ARCHITECTURAL DESIGN MANUAL – April 2025

as described in the constitution as the ARCHITECTURAL BUILDING GUIDELINES

The Brink / Breakwater Bay

ECO ESTATES

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1.0 INTRODUCTION

The aim of this document is to guide planning and architectural design to ensure a built environment that embraces nature conservation and blends in with its natural surroundings. The design of each building should be a sympathetic response to slope, contours, climatic conditions and views of each site.

In order to achieve these aims, various design parameters have been set to ensure that certain unifying elements and not stylistic architectural prototyping create the overall unifying aesthetic of The Brink/Breakwater Bay Eco Estates.

SDK Architects Inc. has been appointed by The Home Owners Association (H.O.A.) of The Brink/Breakwater Bay Eco Estates as the adjudicating architectural design company to assist the Design Review panel in ensuring that the norms as outlined in the architectural manual are correctly interpreted and carried out.

Although the manual will serve as a protective mechanism to ensure a cohesive approach to aesthetics, freedom of design will not be jeopardised.

The Home Owners Association (H.O.A.) in collaboration with the adjudicating architect reserve the right to make additions or alterations to the manual for the necessary architectural style and character envisaged for the entire development.

The Architectural Scrutiny will not include the following issues which are the responsibility of the Owner's appointed Architect:

* Compliance with the relevant Municipal bylaws, requirements and regulations.
* Compliance with the National Building Regulations and Building Standards Act 103 of 1977.
* Compliance with the Housing Protection Measures Act of 1998.
* Compliance with the Latest applicable Safety and Security Act.
* Compliance with the Latest National Forest Act No 84 of 1998.

Only SACAP Registered Professional Architects are allowed to submit plans at The Brink / Breakwater Bay Eco Estates as the Eco Estates are situated in an ecologically sensitive area.

It is important that the architect should visit the site prior to planning and during construction.

2.0 REGULATORY DEFINITIONS

2.1 ECO ESTATE

An area of development combining both residential development and nature conservation but with the emphasis is on the latter.

The objectives are to do the following in an ecologically sensitive manner:
- The site development layout of the estate.
- Design and maintenance of the infrastructure.
- Selection and use of building materials.
- Management of the construction work and landscape development.

The Management of the two Eco Estates aims to ensure that the relationship between residents and between residents and the built- and natural environments is developed and maintained.

2.2 HOME OWNERS ASSOCIATION

H.O.A. means The Brink Estate Home owners Association and Breakwater Bay Home Owners Association.

2.3 OWNER

Owner means the registered owner of erven in The Brink/Breakwater Bay Eco Estates.

2.4 DESIGN REVIEW COMMITEE

The Design Review Committee (D.R.C.) has been appointed by the H.O.A. of The Brink/Breakwater Bay Eco Estates to review proposed building work in terms of the aesthetic requirements as stipulated in this design manual. The approval or non-approval of proposed works by the D.R.C. is final and binding by agreement. The H.O.A., Adjudicating Architect and E.C.O. is represented on the committee.

2.5 ADJUDICATING ARCHITECT

The Adjudicating Architect means the architect appointed by the Home Owners Association (H.O.A.) of The Brink/Breakwater Bay Eco Estates or his successor in title, who will act as adjudicator to assist the Design Review Committee (D.R.C.) to approve proposed building work in terms of the aesthetic requirements as stipulated in the design manual.

The Adjudicating Architect will also from time to time monitor building works to ensure it is completed in accordance with the D.R.C. approved plans.

2.6 COUNCIL

Council means the local authority of George.

2.7 ENVIRONMENTAL CONTROL OFFICER

The Environmental Control Officer (E.C.O.) has been appointed by the H.O.A of The Brink/Breakwater Bay Eco Estates to monitor the environmental considerations in the process of design approval, construction work and landscape development.

2.8 ESTATE MANAGER

The Estate Manager (E.M.) has been appointed by the H.O.A. of The Brink/Breakwater Bay Eco Estates to ensure that residents, visitors and contractors adhere to the Estate Rules & Regulations and the Contractors Conduct Agreement.

2.9 DESIGN MANUAL

It is imperative that before putting pencil to paper, designers should fully familiarise themselves with all aspects of the design manual in order to achieve the original intent of creating an eco estate.

In the planning stages of any site development, care must be given to keep hard paved surfaces, lawns, retaining walls etc. to a minimum in order to preserve the eco-sensitive nature of the site for the mutual benefit of all owners. The minimal removal of any existing fynbos vegetation is paramount.

The architectural manual is drawn up in accordance with the original Deed of Sale which stipulates that no building structures, retaining walls & outside living areas may be erected on the property save in accordance with the architectural manual and prior to the written consent of the adjudicating architect thereto has been obtained. The plans of all buildings and/or structures to be erected on the property must be submitted to the adjudicating architect for approval. Building operations may not proceed before the adjudicating architect has endorsed the plans and approval has been obtained from the Municipal authority and no building and/or structure shall be erected save strictly in accordance to such an approved plan.

The manual has been compiled to regulate the development of erven in The Brink/Breakwater Bay Eco Estates.

The manual must be read in conjunction with the National Building Regulations. In the event of a contradiction in these requirements, the more restrictive stipulation shall apply.
This manual is incorporated in the constitution of The Brink/Breakwater Bay Eco Estates Home Owners Association, and is binding on all present and future owners.

Each property owner has a legal obligation to inform successors in title to their property of the existence of the architectural manual and the rules to which they shall adhere.

2.10 DWELLING UNIT

The primary structure to be erected on each erf.

2.11 NUMBER OF DWELLINGS

Only one primary dwelling unit may be developed per stand.
No secondary dwelling unit (granny flat) shall be permitted on any erf.

2.12 OUTBUILDINGS

Definition: Any structure not reading as being part of the primary dwelling. This may include servants' quarters, garden sheds and garages not linked or in close proximity to the main structure.

All outbuildings are to be attached to the primary dwelling with linking elements to ensure that all structures read as one building form subject to DRC approval.
Linking elements that may be considered includes for example undercover roof or pergola structures.

The intent of the guidelines are for the structures to read as one without freestanding separate building forms not in proximity to main building structures.

2.13 ATTIC

Attic means that portion of the roof space that is adapted to be used as habitable living space. This area shall not be taken into consideration as a storey for the purposes of height restrictions, as long as the building falls within the height restriction as applicable.

2.14 BASEMENT

Basement means a **non-habitable** portion of a building, the finished floor level of which is at least 2m below, or the ceiling of which is at most 1m above, a level halfway between the highest and lowest natural ground levels immediately contiguous to the basement building footprint. Only that part of the basement that does not extend 1m above finished ground level shall be construed as basement.

2.15 GROUND FLOOR

Ground floor means the lowest floor of a building, which is not a basement or lower ground floor.

2.16 LOWER GROUND FLOOR

On steeper sites a habitable lower ground floor may be used in lieu of a first floor.

2.17 COVERAGE

Coverage means the total percentage area of the site that is covered by buildings measured over the outside walls and covered by a roof. An eave overhang or other projection of maximum 1m wide shall be excluded in the calculation of the permissible coverage.

2.18 NATURAL GROUND LEVEL

Natural ground level means the level of the ground before any excavation or construction work has taken place.

2.19 BUILDING LINE

Building line means the distance that building elements and structures, including retaining walls, enclosed courtyards and swimming pools are to be set back from the cadastral boundary.

2.20 STREET BOUNDARY

Street boundary means the boundary of a site or a land unit, which is also its boundary with a street.

2.21 SIDE BOUNDARY

Side boundary means any other boundary other than street boundary or rear boundary.

3.0 DEFINING THE ARCHITECTURE

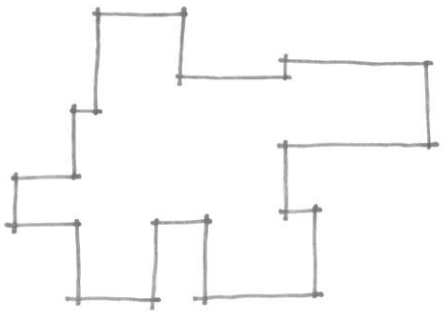
It is of vital importance not to impose specific stylistic architectural prototyping but rather to free the imagination and design skills. Borrowed architectural styles such as Spanish, Moorish, Tuscan, Key West, Classical, Chateau, Cape Dutch, Bali etc. will not be permitted.

The vision entails: low scale buildings using materials such as natural stone plinths, plaster, concrete, timber, glass and steel.

The intention is to discourage dwellings built as large monolithic structures on elevated raised platforms. Designs should accommodate the natural contours of the site and may allow for floor level changes within the design to create an overall aesthetic of stepped and linked rectangular shapes.

The architecture must blend harmoniously with the natural habitat and enhance the qualities of the urban planning as a whole. A common architectural language must be achieved by putting emphasis on the following:

3.1. Fragmented building layout.



3.2. Horizontal rather than vertical building forms.

3.3. Projections/recesses in facades to create depth and shadows.

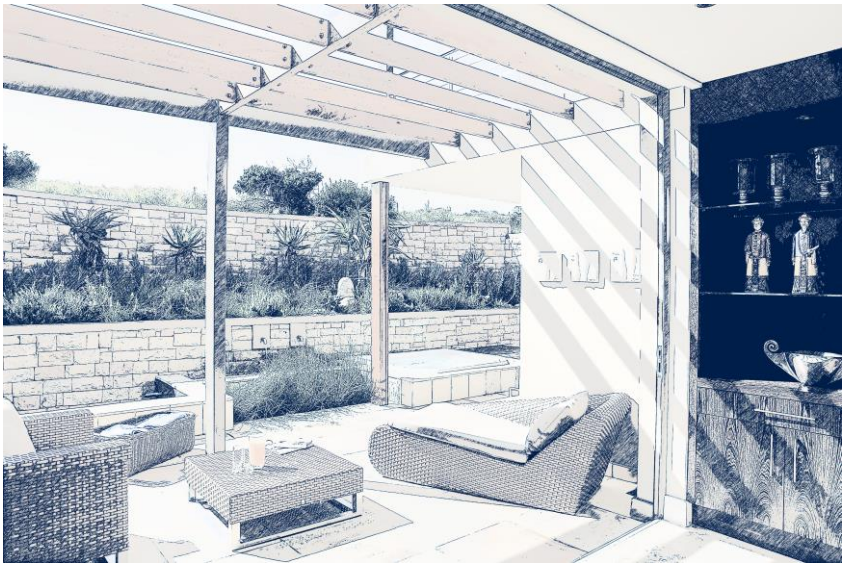
3.4. The use of a compatible range of materials.

3.5. Homogeneous fenestration.

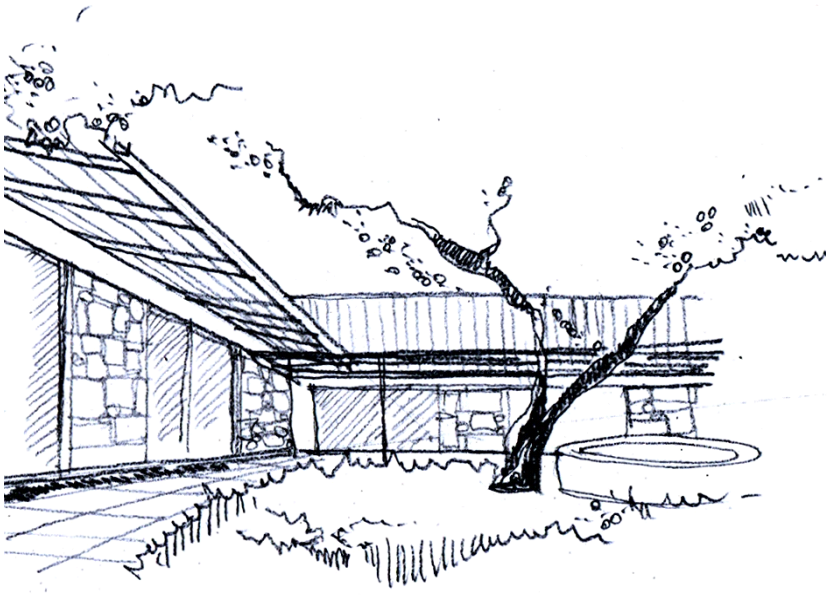
3.6. Complimentary roof forms, shapes and materials.

3.7. Colour scheme must be compatible with the natural surroundings.

3.8. The use of an approved natural stone for feature walls.



3.9. Integration of buildings into the landscape with emphasis on soft transition.



3.10. Appropriate hard and soft landscaping.

3.11. Courtyards and/or patio gardens for maximum sunlight and wind protection.

DESIGN PHILOSOPHY

The main emphasis of the design will be to reduce the visual impact of the building by means of sensitive integration into the landscape. This will be achieved by breaking up the building mass into separate elements, carefully placed with the contours terracing down the slope with minimum cut and fill. These separate entities with individual roofs will safeguard views from the neighbouring properties and minimise the building mass.
(Please see typical example of houses on the website.)

Picture source - http://www.martingomezarquitectos.com/residencial/97-la-boyita-gomez--veloso-/

Considering that it is in the Coastal Area, the esthetical look of the units should be of a "Coastal Contemporary Architecture" with walls in sandy tones and roofs in non-reflective materials. This will reduce the visual impact of the structure and create an unobtrusive neutral feel to the buildings.

Picture source - http://www.cotemaison.fr/maison-famille/longere-moderne-a-belle-ile_16280.html

4.0 DESIGN MANUAL

4.1. COVERAGE & DWELLING COMPOSITION

A dwelling may consist of Ground Floor, First Floor and non-habitable basement or on steeper sites Ground Floor and habitable Lower Ground Floor.

No dwelling may however look like a 3-storey structure from any vantage point.

Maximum size:

The total covered floor area of any proposed building or structure on ground floor shall not exceed 500m² and the first floor may not exceed 80% of the ground floor area (measured over external walls). The sum of the ground and first floor areas or ground floor and lower ground floor may not exceed 800m². These areas shall exclude covered balconies, covered walkways and covered patios as well as any other covered areas, which shall not exceed a maximum area of 200m². Maximum Disturbed Footprint Area of 1200m², this includes e.g. building, open and covered patio, swimming pool, yard, lawn- and paving areas.

Minimum size:

Minimum coverage to be 300 Sq.m.

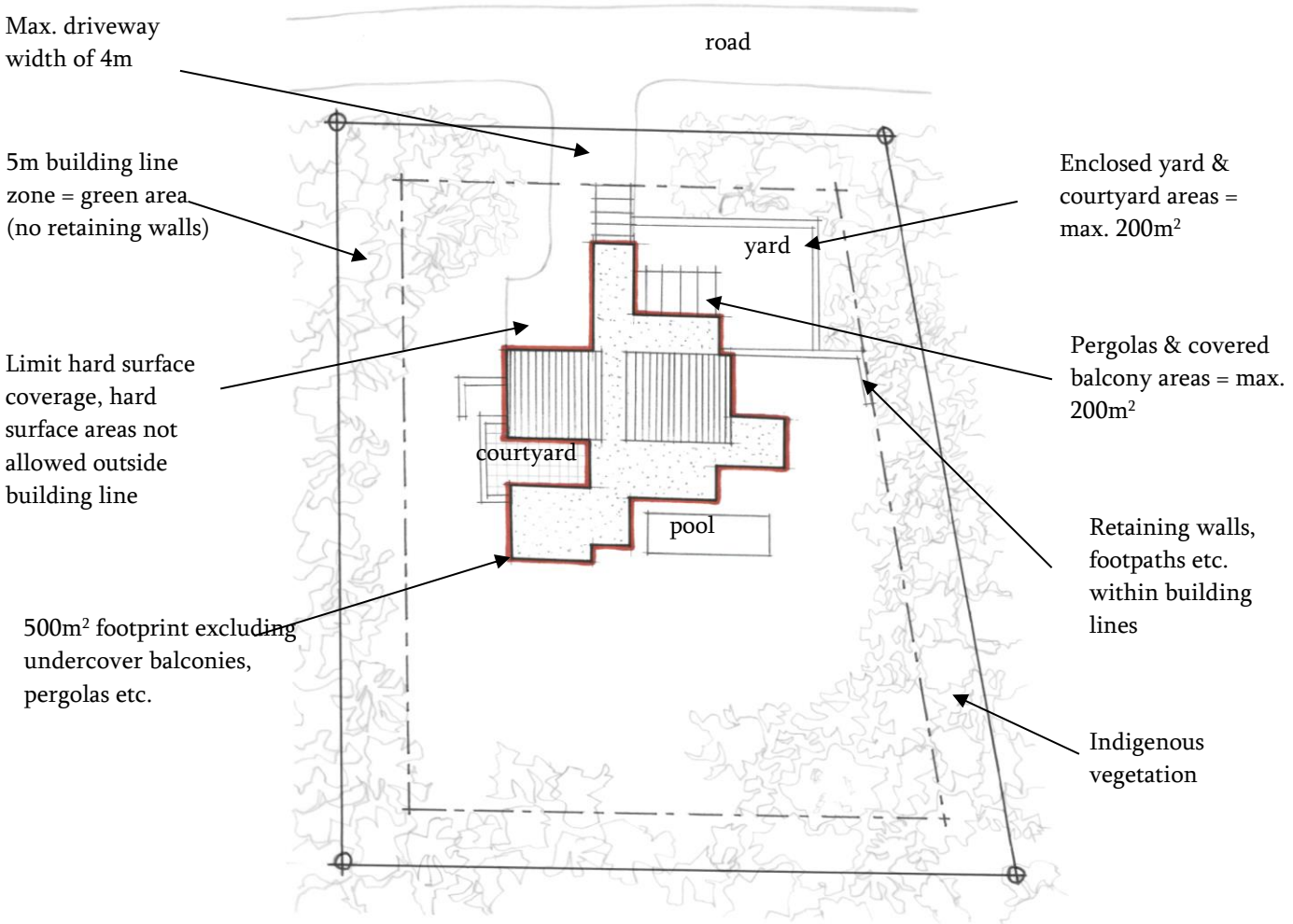
Coverage means the total area of the site that is covered by buildings measured over the outside walls and covered by a roof. An eave overhang or other projection of maximum 1m wide shall be excluded in the calculation of the permissible coverage.

Outbuildings:

Any structure not reading as being part of the primary dwelling. This may include servants' quarters, garden sheds and garages not linked or in close proximity to the main structure.

All outbuildings are to be attached to the primary dwelling with linking elements to ensure that all structures read as one building form subject to DRC approval.
Linking elements that may be considered includes for example undercover roof or pergola structures.

The intent of the guidelines are for the structures to read as one without freestanding separate building forms not in proximity to main building structures.



Please also refer to diagram in point 8.3 of Landscape manual below

4.2. **BUILDING LINES**

The building lines are as follows:

Street boundary	- 5m
Side boundaries	- 5m
Rear Boundary	- 5m

All buildings, structures, retaining walls, hard surfaced patios and paved areas are to be located within the building lines. 4m Wide paved driveways crossing the street building line and entrance paths are excluded from the above restriction, but should be kept to a minimum.

Soil stabilising by means of terracing in loffelstein, timber poles, gabions and rockeries should not be located in the building line areas and be included on the Preliminary- and Final Plans for prior approval by the H.O.A.

4.3. VEHICULAR ACCESS AND SERVICE CONNECTIONS

Vehicle access to the site may be taken at more than one point (max. 2) and should be shown on site plan. All accesses should be designed by an engineer to ensure that the construction vehicles do not damage the existing services when entering the sites, especially on very sloping areas. A layer of sand must be laid down on the existing road surface to prevent trucks damaging the road when entering the site. Service connection points (water, sewerage, power and telephone) will be finalised once the engineer's reticulation plans are approved.

Access to the site across building line should be kept to a minimum
(Maximum width of 4m. See appendix E)

4.4. HEIGHT RESTRICTION

4.4.1 General

The height restriction shall be governed by a straight line parallel to the gradient of the erf taken between the lowest and the highest erf corner pegs.

The height restriction plane formed by such line shall apply in all directions across the entire stand. (See 4.4.2 and 4.4.3).

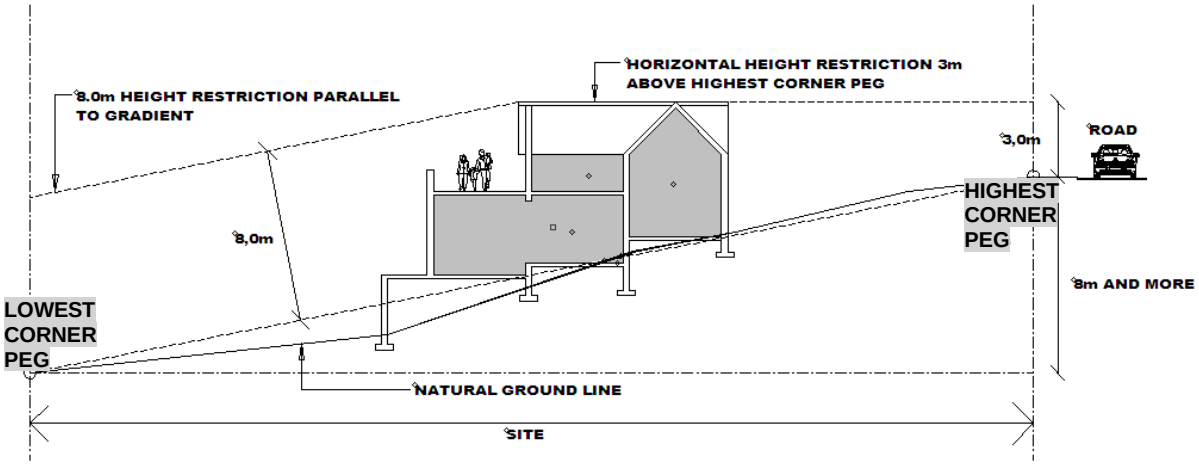
The height restriction shall be determined by a registered professional land surveyor who shall:

a. Determine the height restriction plane at the outset.
b. If necessary, monitor the design of the building in terms of the height restriction.
c. Certify that the design of the building adheres to the height restriction prior to the design being submitted to the adjudicating architect.
d. On completion of the built structure issue a certificate of compliance to the local authority and to the adjudicating architect

Take note of penalties for transgressions (appendix F).

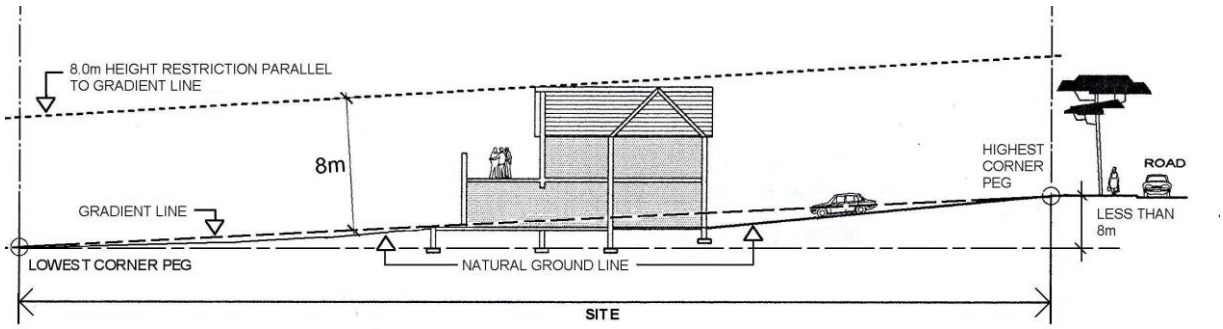
4.4.2 **Erven with a fall of 8m and more**

The height restriction to the top of the roof pitch is governed by a straight 8m line parallel to the gradient of the erf between the highest and the lowest erf corner pegs, until that line intersects with a horizontal line 3m above the highest corner peg.



4.4.3 **Erven with a fall of less than 8m**

The height restriction to the top of the roof pitch is governed by a straight 8m line parallel to the gradient of the erf between the highest and the lowest erf corner pegs.



Take note: Calculation of height restriction does not include chimney.

4.5 PLAN FORMS

Plan forms to be composed of fragmented elements linked together and should be rectangular in form. Skew walls as architectural features or the use of splayed elements would be permitted at the discretion of the D.R.C.

4.6 ROOFS

4.6.1 Roofs shall be pitched to a maximum of 45°. Roofs could be double- or mono-pitched. Roofing material is limited to the following:

- Natural Slate to approved colour is the recommended roof material:
    1. Multi-Colour
    2. Silver Grey
    3. West Country
    4. Mixes to approved sample
    5. "Alpklip Midi" colour "Rosa" Brown slate
- Lafarge Elite (or similar flat tiles by other manufacturers e.g. Coverland Elite, Marley Modern or Eagle Slate etc. subject to D.R.C. approval)
- Note that "Eagle" shingle profile is **not** approved

- Tiles to approved colour:
    1. Through Colour Victorian Grey
    2. Through Colour Slate Grey
    3. Through Colour Kalahari
    4. Through Colour Black

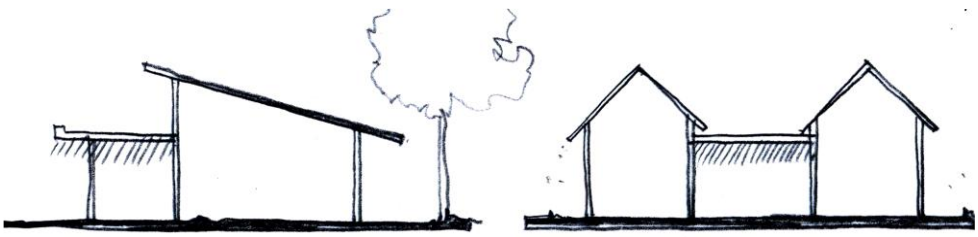
- **Marley Alterna Fibre cement Slate** or similar approved

4.6.2 It is recommended that flat concrete roofs would be permitted in conjunction with pitched roofs. These need to be finally finished with 19mm local chip stone or similar and approved. It is recommended that flat concrete roofs (excluding "green" planted roofs) should not exceed more than 50% of the roof area.

If this ratio is exceeded, to safe guard neighbouring views, flat roofs to be fragmented (horizontally and vertically.)

It is the intention of the guideline to not limit individual creative design and therefore roofs will be adjudicated by the DRC on a project specific basis.

4.6.3 Green roofs (Vegetated Roofs) would be permitted subject to the approval and discretion of the D.R.C.



4.6.4 Fascias and bargeboards shall be flat fibre cement or timber, painted or stained. Tile bargeboards will not be permitted. Painted bargeboards and fascia colour to match roof colour.

4.6.5 Parapet walls used in conjunction with double-pitched roofs are not allowed.

4.6.6 Glazing at roof level allowed subject to approval by the D.R.C.

4.7 EXTERNAL WALLS

4.7.1 Plastered brickwork painted to an approved colour shall constitute the majority of the wall surfaces.

4.7.2 Plastered walls may be finished with Marmoran "suede" as a permanent finish instead of paint. The Marmoran colour will be in accordance with the approved wall colours.

4.7.3 Dressed sandstone or local stone may be used for the construction of plinths and may be used for limited architectural expression.

4.7.4 Exposed concrete block work and imitation rock/stone not permitted.

4.7.5 Off-shutter concrete and Face Brick elements may be permitted subject to the approval by the D.R.C.

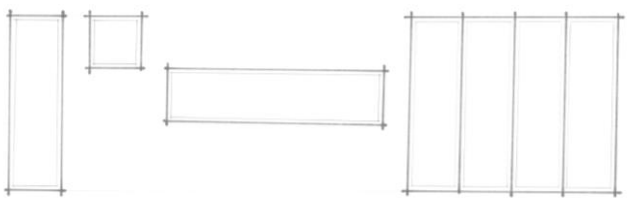
4.7.6 Hardwood timber cladding elements may be permitted subject to the approval by the D.R.C.

4.7.7 It is recommended that designers to consider wildfire risks in choice of building materials and details e.g. non-flammable cladding alternatives subject to DRC approval . Also refer to the latest "Brink/Breakwater Bay Fire Management Plan" on the Website.

4.8 FENESTRATION, DOORS & LOUVERS

4.8.1 All external windows to be vertical, square and/or to have pronounced horizontal proportions.

Larger openings may be created by combining a series of vertically proportioned windows and doors to achieve maximum view.



When the total width of a door opening is greater than 2.1m, a screening device such as a veranda or pergola has to be incorporated in front of the opening to reduce the impact and potential glare of large glazed areas.

Take Note: Individual arched, round & diamond shaped windows will not be permitted. Ornate decorative plaster details are not allowed.

Materials:
The following materials may be used:

- Natural hardwood timber (not SA pine): stained or varnished.
- Aluminium: Epoxy coated aluminium, in earthy colours.
- uPVC: in earthy colours can be used subject to prior D.R.C. approval.

Samples of epoxy colours need to be submitted to the D.R.C. for approval prior to construction.

Take note: White window frames or any other very light colours will not be permitted.

4.8.2 Roof lights (Tony Sandell or similar windows) are permitted and must follow the plane of the main roof. Dormer windows are not permitted. Roof lights on flat roofs may take on the shape of semi-circular, pyramid or mono-pitched monitors (30° minimum, 45° maximum).

4.8.3 Wind blocks or similar pre-cast concrete frames are not permitted.

4.8.4 Garage doors should be horizontally panelled aluminium, steel or timber sectional overhead doors. The material and finish shall match that of the external windows/doors, or colour of the dwelling.

4.8.5 Horizontal sliding louvers/shutters are permitted if functional. The finish can either match that of the windows and doors, or be of a different approved natural colour material.

4.8.6 External burglar bars are not permitted. Internal burglar bars will be reviewed by the D.R.C.

4.9 CHIMNEYS

4.9.1. Details of chimney stacks and cowls to be submitted as part of final submission for approval by the D.R.C.

4.9.2 Chimney flues to be fitted with an ember safety screen

Take note: though chimneys are exempt from the height restriction the chimney height should not exceed the ridge by more than 1m.

4.10 PATIO, PERGOLA, VERANDA, GAZEBO AND CARPORT ELEMENTS

4.10.1 Contemporary columns of simple design will be permitted subject to the approval by the D.R.C.

Replicas of classical design will not be permitted.

4.10.2 All exposed structural elements should be in timber, steel, aluminium, masonry or polished stainless steel. Retractable awnings in sunshade cloth must be in monotone colours. Aluminium louvers or timber slats / louvres are permitted.

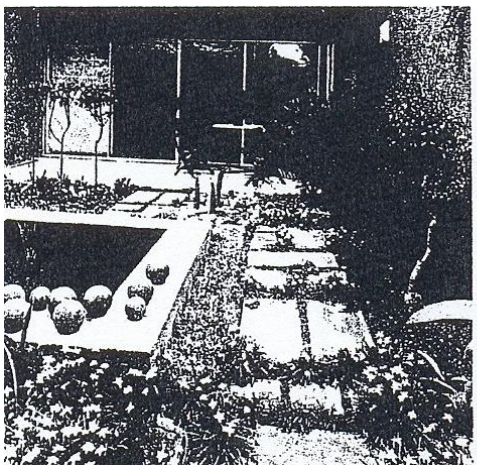
4.10.3 Veranda balustrades could be in timber, painted steelwork, glass or polished stainless steel. A variety of balustrades may be considered but is subject to approval by the D.R.C.

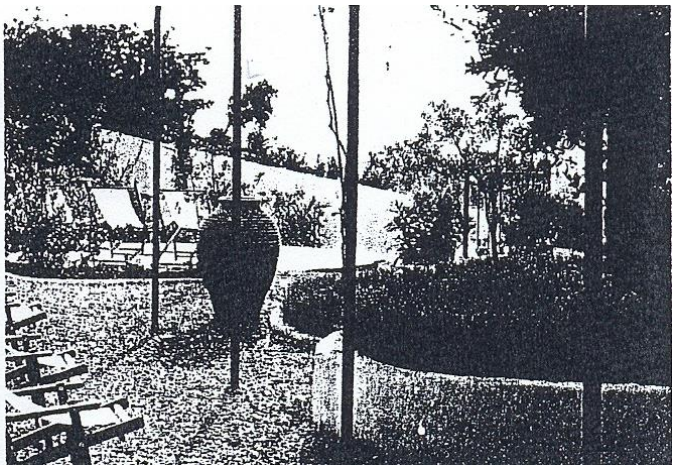
Take note: balustrade details to be included in final submission for approval by the D.R.C.

4.10.4 Private outdoor living areas must blend into nature and cause as little disruption as possible.

Take note: Large expanses of paving are not allowed.

4.10.5 Gazebos are subject to the approval by the D.R.C. Details of the gazebo to be submitted with the final submission. Replicas of classical design will not be permitted.





4.10.6 Materials such as river stone, sleepers or stepping planks and vertical timber posts should be used as an alternative as well as timber decks in lieu of paved patios.

4.11 GUTTERS AND DOWN PIPES

Rainwater goods should preferably be omitted. If gutters and down pipes are used they should match colour of roof or facia. Exposed gutters must be continuous seamless aluminium to an approved colour.

4.12 SOIL AND WASTE PIPES

Soil and waste pipes must be concealed in service shafts and not visible on any external surfaces. Screen ground floor/ basement waste pipes by planting or approved landscaping features.
Take note: Drainage to be connected to the Municipal connection. Geotechnical conditions on site (decomposed granite) do not make French drains and septic tanks feasible.

4.13 ORNATE DETAILS

Classical ornate details on buildings will not be permitted.

4.14 VISIBLE SERVICES

4.14.1 Solar panels and Solar Geysers, if used, must form an integrated and functional part of a design element. If not, conceal as much as possible from the internal roads and neighbouring properties. Solar panels and Solar Geysers should be indicated on elevations, sections and on roof plan for approval by the D.R.C.

4.14.2 Heat pumps and HVAC systems, if used, should be concealed as much as possible from internal roads and neighbouring properties. Heat pumps and Air-conditioning condensers should be indicated on elevations, sections and on roof plan for approval by the D.R.C.

4.14.3 Television and or other reception devices must be located in the most unobtrusive areas.
Take note: television and other reception devices must be indicated on drawings.

4.14.4 Lettering or numbers on name signs must be clear, bold, of simple design and shall not exceed 250 mm in height. The illumination thereof must be approved by the adjudicating architect.

4.14.5 No free standing post boxes are permitted. The design thereof shall form an integral part of the entrance gate structure and/or the structure of the main building.

4.15 DRIVEWAYS AND EXTERNAL PAVED AREAS

4.15.1 All driveways, leading from the internal access roads to the erven boundary are to be surfaced with pavers to match paving of roadway. See appendix E.

4.15.2 Rest of driveways can be finished off in either the same finish, or any other paving in natural colours, to be approved.

4.15.3 Paved circulation areas to be limited and placed within the building lines.

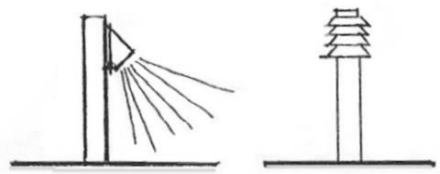
4.15.4 Large expanses of paving are not allowed.

4.15.5 Driveway entrance width across the street building line may not exceed 4m.

4.15.6 Driveways are not allowed in the side and rear building line areas.

4.16 SITE LIGHTING

4.16.1 External lighting should be restricted to the absolute minimum to preserve the ambience of the natural habitat that the building sits in. Private driveway lighting must be located at a low level no more than 500mm above finished driveway level and the lighting must be directed downwards.



4.16.2 Internal & patio lighting may not be of such nature to cause environmental disturbance around the property or be a nuisance to neighbours. (i.e. may not shine directly outward from the dwelling etc.)

4.16.3 External lighting: Excessive uplighting on building facades to be prevented. (i.e. external wall light to only shine downwards.)

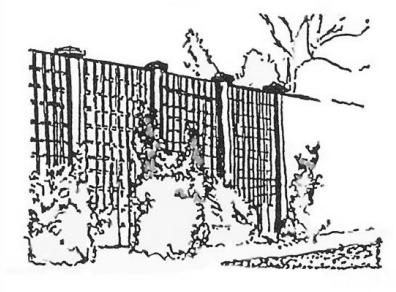
4.17 FENCES, BOUNDARY WALLS

Boundary walls and fences are not permitted.

4.18 YARDS AND LAUNDRY LINES AND PET ENCLOSURES

Kitchen yards, laundry lines and refuse bins are to be enclosed with maximum 2,0m high walls to match the building. Walls could be broken with lattice screens. No laundry lines and refuse bins shall be exposed to public view. If the yard is an excavation the retaining wall can be used as the yard enclosure. The yard area, which includes the pet enclosure, may not exceed 200m². The courtyard may also

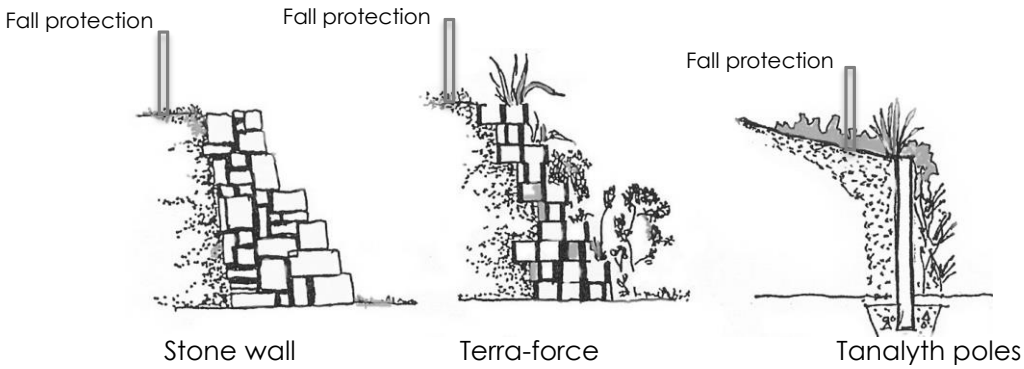
be used as access control for swimming pools. Timber poles may not be used to create courtyards.



Take note: no wire fencing, galvanized palisade fencing or precast concrete walls allowed.

4.19 **RETAINING WALLS**

4.19.1 Landscape retaining structures should be stone, a terra-force stone type system, gabions or vertically planted tanalyth timber poles. Planting must be introduced to limit the visual impact of such systems. Fall protection must be provided for all retaining structures exceeding 1m in height. Timber poles spaced 100mm apart, shrubs to be planted at the base of the poles and the poles will become hidden from view in time.



4.19.2 Plinth higher than 2.0m needs to be treated in the same way as landscape retaining walls.

4.19.3 No retaining wall may exceed 2.0m in height. If it is required to have a higher wall, then the retaining system must be stepped in terraces of no more than 1.5m high, with a setback large enough for planting. All retaining walls are subject to approval by the D.R.C.

4.19.4 Where there are specific site restrictions; concrete and terra-force walls higher than 2m must be constructed to engineers or manufacturing specification. This must first be approved by the D.R.C.

4.19.5 In order to create suitable levels for building purposes, the topography of the majority of sites necessitates excavations of varying depths. This could create safety risks. It is important to stress that the safety on the stand or erf, remains the responsibility of the home owner.

Because fences and boundary walls are not permitted and in order to address this safety issue, the following suggestion is made:

Erect a safety barrier of at least 1m high not further than 1m away from wall , by planting tanalyth poles of varying lengths and thickness against each other and at least 1m from the edge of the retaining wall. Create an attractive and undulating effect (height and footprint) and refrain from planting these poles in a straight line to avoid the feeling of a fence. Screen this pole barrier on both sides, by a close planting of the two different species of num-num (Carissa bispinosa and C. macrocarpa) and Kei apple (Dovyalis caffra). All three species are spinescent and evergreen. They also bear edible fruit and will attract birds. Other spinescent shrubs from the list may also be used. By including a few other trees and colorful shrubs, the stark and stiff appearance of the "pole fence" could be softened. Once the plants are fully grown, the poles can be removed or cut down. Other solutions how to address this problem, must be discussed with the E.C.O.

4.19.6 Retaining walls necessitated by entrance driveway construction to be of minimum height.

4.20 **RAINWATER / STORMWATER DISPOSAL**

Rainwater run-off from roofs and paved areas are to be disposed of as follows:

4.20.1 Discharge into underground storage tank or,

4.20.2 Discharge into above ground storage tank constructed to adhere to architectural manual and must be screened of with a wall or approved screen or,

4.20.3 Discharge into a surface rainwater channel to discharge into the road storm water system or,

4.20.4 Discharge into a surface rainwater channel system designed to spread the storm water over the erf.

4.20.5 Storm water from estate that could threaten retaining walls, are to be disposed of in a surface water channel system, or into a sub-surface concrete pipe system, taking the water to an open or exposed rock or natural watercourse on the estate. The design must be indicated on the storm water plan for approval by E.C.O.

Take Note: Preference should be given to 4.20.1 and 4.20.2.

4.21 **COLOUR:**

4.21.1 USE OF COLOUR

The colour for the modern, contemporary architecture to blend into the natural habitat and complement the coastal landscape and distant mountains should be earthy colours.
The wall colour must complement and enhance the roofing and other detail elements in order to create a product that nestles successfully in the environment as a whole. Darker colours are encouraged.

4.21.2 ROOFS

As specified in 4.6.1 – 4.6.3

4.21.3 FASCIAS AND BARGE BOARDS

These shall be painted in a colour to match the roofing colour, or timber stained as specified in 4.6.5

4.21.4 SOFFITS AND EAVES

All eaves and soffits are to be painted to match the wall colour, or timber stained.

4.21.5 WALL COLOURS

The spectrum of the following colours from the Midas and Plascon ranges are merely a guide. Other paint brands can be used but deviations must be approved by submitting a painted A4 colour sample to the adjudicating architect before application. Sample boards of the listed Midas and Plascon colours can be viewed at the Adjudicating Architects office.

PROPOSED COLOURS

MIDAS	PLASCON
Karoo Sand 1HEG	Baby Elephant Y1-E1-4
Kettle Spout 1JDP	Waxen Tint Y2-D2-1
Candle Light 3FDP	Ivory Ridge Y3-D2-2
Malva Pud	Beach Wood Y3-D2-1
My Love 2GEG	Houri Y4-E2-2
Bleached Wash Table 3BCP	Samovar Y4-E2-1
Bleached Bone	Castle Stone Y5-E2-2
Conclusion 4BEG	Wishing well Y5-E2-1

Take Note: Alternative colours may be used subject to approval (by the D.R.C.) of painted samples on site.

4.22 ALTERNATIVE BUILDING METHODS

All alternative building methods will be evaluated and approved at the discretion of the D.R.C. Each case will be evaluated according to its own merit and no precedent will be created.

5.0 PROCEDURE FOR APPROVAL OF PLANS

5.1 All proposed development is to be approved by the D.R.C. before any building work may commence. The applicant shall formally apply for the approval of plans in accordance with the architectural manual.

5.2 All plans for the construction of or alterations to buildings must be prepared by a SACAP Registered Professional Architects.

5.3 PRELIMINARY PLAN SUBMISSION

Prior to the submission of formal plans, stand owners must submit sketch drawings in pdf format to the Adjudicating Architect for approval in principle of the design concept. Drawings must be to a scale of 1:100 and selected materials and colours must be indicated on the drawing, according to the plan submission form. *(See Appendix "A")* (Refer to 4.4.1 for input by professional land surveyor).

- Site development plan/ site plan showing adjacent erven, (including existing structures on adjacent erven), all hard paved surfaces, timber decking, soft landscaping, soil retaining structures and all other types of hard landscaping as well as natural vegetation so that the extent of the disturbance of the natural vegetation can be determined (scale 1:200).
- Floor plans (scale 1:100)
- Longitudinal Section (scale 1:100)
- 3-Dimensional Model Views
- 4 Elevations showing NGL (scale 1:100)
- Surveyor's plan (0.5 m contours)

If pdf copies are e-mailed to the Adjudicating Architects submission will be deemed concluded on confirmation of receipt by the Adjudicating Architects.

5.4 FINAL PLAN SUBMISSION

Before drawings can be submitted to the Local Authority for approval it must carry the stamps of approval from the Adjudicating Architect and the H.O.A. The following drawings and documents are to be submitted in electronic pdf to the Adjudicating Architect together with the plan submission form: *(See Appendix "A" & Application Form 7.0)*

- Site development plan/ site plan-showing adjacent erven, (including existing structures on adjacent erven), all hard paved surfaces, timber decking, soft landscaping, soil retaining structures and natural vegetation so that the extent of the disturbance of the natural vegetation can be determined (scale 1:200).

- Roof plan
- Floor plans
- Sections through all major elements
- 4 elevations showing NGL
- Surveyor's plan(0.5 m contours)
- Storm water & drainage layouts
- Bulk, earthworks
- All retaining and free standing wall elevations and sections
- Chimney, Column and Balustrade Details
- Driveway section and entrance detail as per Annexure E.
- Outdoor lighting detail plan.

5.5 On approval of the proposed development, the Adjudicating Architect shall endorse DRC approval electronically and return by mail

5.6 A perusal fee is to be paid to the Adjudicating Architect upon approval of each submission of the proposed building work. The approved documents will only be handed over to the applicant once the perusal fee has been paid. This fee is stipulated on the plan submission form.

5.7 The approval, or non-approval, by the D.R.C. of any proposed building work is final and binding by agreement.

5.8 Upon completion of works the owner or his/her representative shall submit to the Local Authority and the Adjudicating Architect a certificate from a registered Land Surveyor stating the final height of the building and the levels of the boundary pegs. The Surveyor must also certify that the building conforms to the relevant height restrictions.

5.9 Upon completion the appointed designer or appointed registered architect shall submit a certificate of compliance with the requirements of this Manual and the approved plans.

5.10 The H.O.A. reserves the right to halt any building work not approved in advance, and to have any building or structure not in accordance with these approved drawings demolished and removed at the cost of the owner. (See 6.24).

5.11 **SUBMISSIONS FOR ALTERATIONS AND APPROVALS**

5.11.1 All changes to approved plans need to be submitted for approval to the Adjudicating Architect and H.O.A. prior to submission to the local authority for building plan approval and/or construction and prior to construction.

5.11.2 All perusal fee is to be paid to the Adjudicating Architect on approval of the proposed addition or alteration. (See Appendix B).

6.0 CONDUCT OF BUILDING WORKS

6.1 The site has been cleared by the Developer. All indigenous trees must be retained where possible, but all, if any, invader species are to be eradicated by the property owner.

6.2 No trees having a stem diameter greater than 100mm or designated to be preserved will be permitted to be removed without the written consent of the Environmental Control Officer (E.C.O.).

6.3 Any such tree which is removed from an erf without authority must be replaced with a similar approved indigenous specimen at the erf owner's cost.

6.4 Contractor activity is only allowed during the following time hours:

Normal weekdays 07h00 - 18h00
Saturdays 07h00 - 13h00
No contractor activity is permitted on Sundays and Public Holidays without special permission from the Home Owners Association.

6.5 All the contractor's workers/and or sub-contractors must enter the Estate in an approved vehicle with a temporary access token.

6.6 All construction on site once commenced, shall be completed in as short a reasonable time as possible and shall be executed in a workman like manner.

6.7 The only access allowed to a building site is from the street boundary. No access is permitted from the back boundary or the common side boundaries unless approved by E.C.O.

6.8 If and when material has to be excavated and removed from the site, the excavated material excluding topsoil must be removed, without delay, from the confines of the Estate unless alternative measures has been approved by the E.C.O. The same applies to rubble removal.

6.9 The contractor shall provide facilities for rubbish disposal and ensure that the workers use the facility provided and that the rubbish is removed weekly. Rubbish may not be burnt on site.

6.10 Deliveries from suppliers may only be scheduled during approved construction hours.

6.11 No articulated trucks will be permitted onto the estate for construction purposes or for deliveries etc. The road turning circles have not been designed for such vehicles.

6.12 Materials may not be stored on roadways or pavements and must be cleared on the same day as the delivery. The contractor and the owner will ensure that the roadway is always clean of material, rubble and building plant.

6.13 During construction it must be assured that no materials from the construction sites are washed onto the common area alongside the road, sandbags may be used where necessary.

6.14 The contractor and the owner shall be held responsible for any damage to the kerbs and/or plants on the sidewalks or road reserve.

6.15 No concrete, dagha, cement or such may be stored and/or mixed or prepared on any of the roadways, pavements or road reserves.

6.16 Only chemical rock breaking or cracking is allowed and surveys to adjoining properties must be carried out before and after such procedures. No rock blasting will be allowed unless prior approval by H.O.A. and done by Professional Rock blasting company. (Note that the Committee will take strong action against property owners who ignore this requirement).

6.17 The erection of the shade-net screen must be done in the following manner: Please refer to section 9 on page 34.

6.18 It is incumbent on the contractor to provide toilet facilities. All building equipment, latrines and activities must be confined to the owner's specific erf.

6.19 At the completion of building work, the contractor shall clear the site thoroughly of all rubble and refuse and make good any damage to kerbs, landscaping and community services, to the satisfaction of E.C.O. and the D.R.C. As a safeguard a building deposit (amount to be determined) must be paid to the H.O.A. prior to construction and to be held in trust (free of interest) by the H.O.A. against contractor's negligence.

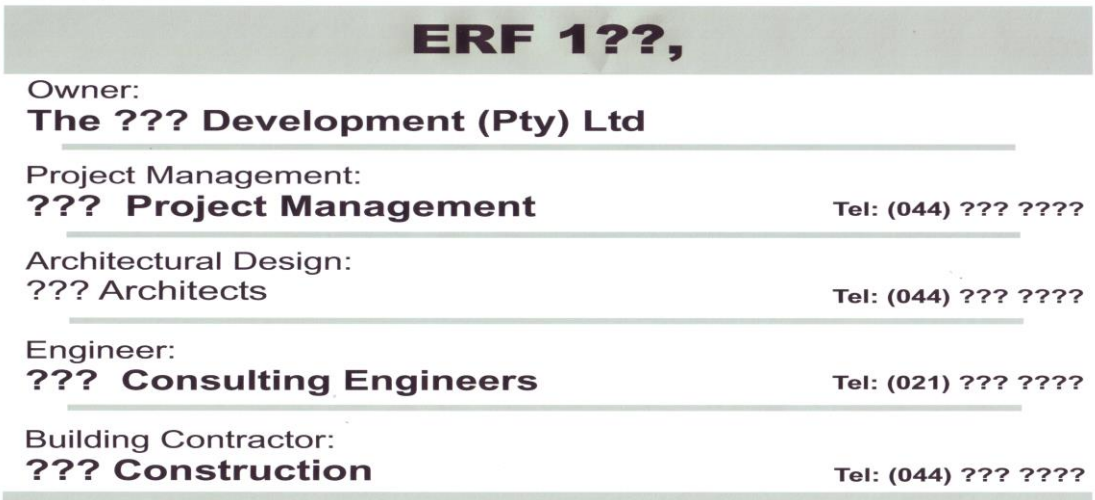
6.20 Owners are to use accredited builders registered with NHBRC and the Master Builders Association of South Africa. Owners will not be permitted to conduct building operation on an owner/builder basis unless represented by a Professional Management team or with proof of personal registration.

6.21 Should the H.O.A. have any concern with the conduct of the contractor and or sub-contractors, the H.O.A. reserve the right to suspend building activity until such undesirable conduct is rectified, which it may do so at any time and without notice, and without recourse from the owner and/or contractor and/or sub-contractor.

6.22 Building boards may only be erected if they comply with the H.O.A. standards, details of that are available from the Association. No sub-contractors boards are allowed. All boards must be removed by the contractor on completion of construction.

6.23 The notice board of the professionals must comply with the H.O.A. standards and must be erected alongside the building board in order to form an orderly and cohesive entity. The boards must be removed by professionals upon completion. See example below:

The size of the board must be: 120 cm wide and 80 cm high. The architect's presentation board may not be larger than 1.5 m high by 2.4m wide.



6.23.1 All building works must comply with the "Contractor's Conduct Agreement." The Agreement must be signed and returned, together with approved municipal plans, to the H.O.A. before commencement of building works.

6.23.2 Before owner occupation, a final inspection must be arranged with the Adjudicating Architect. A compliance checklist (Design manual summary) will be evaluated on site. If the site conforms, an occupation letter will be issued to the owner. No occupation will be allowed without approval of the checklist and occupation letter.

6.24 Contractors to take note that no structures may be built which is not indicated on approved building plans. (See 5.11).

7.0 APPLICATION FORM: APPROVAL OF BUILDING PLANS

SDK Architects Inc.
125 Meade street
George
6530

I the undersigned, hereby submit to you, the Adjudication Architectural Design Company appointed by The Brink/Breakwater Bay Eco Estates Home Owners Association to act as their agent, plans for approval for building construction on the erf indicated below.

I undertake to carry out the building construction strictly in accordance with the requirements outlined in the Architectural Design Manual. I have taken particular note of the clauses in the manual referring to "Conduct of Building Works" and undertake to ensure that the employed building contractor is familiar with the contents of the Manual and comply with the requirements detailed therein.

I also undertake to ensure that the employed building contractor, without delay, shall rectify any damage done to any adjoining sites, or to kerbs, paving, roadway etc. adjacent to the site.

I also undertake in additions to the provisions of The Brink/Breakwater Bay Urban Code and this Architectural Code, all construction is subject to the provisions of the George Council, National Home Builders Registration Council and the National Building Regulations SABS 0400. All details, review and inspection procedures described in these regulations and the design approval process are intended to assure compliance.

I hereby acknowledge that SDK Architects only scrutinize the plans according to The Brink/Breakwater Bay Architectural Manual and do not take responsibility for the plans to be according to the NBR SABS0400 as well as all other Municipal regulations.

I further undertake to inform you of any changes of design intended to the proposed building works, and to submit to you plans indicating these changes for further approval prior to the commencement of building work:

Plot Number: ……..
Erf Number:……

Owner:	……..	*Telephone Numbers*
Address:	……..	*(Home)* ……...
	……..	*(Work)* ……...
	……..	*(Mobile)* ……..
	……..	*(e-mail)* ……..

Signature: …….. *Date:* ……..

Architect: ……..

	……..	*Telephone Numbers*
Address:	……..	*(Home)* ……...
	……..	*(Work)* ……...
	……..	*(Mobile)* ……..
	……..	*(e-mail)* ……..

Signature: …….. *Date:* ……..

8.0 LANDSCAPE MANUAL

8.1 LANDSCAPE MANUAL FOR DOMESTIC GARDENS

Landscape Lifestyle Concept

The development is an Eco Estate situated on a previous pine plantation. The aliens have currently been removed and the existing coastal fynbos and ravine flora is currently reappearing. The major aspect of the development is the breath-taking views and the sensitive manner in which the house erven are positioned to ensure each erven's view, not to be jeopardised.

The ambiance, which the D.R.C. wishes to create, is that the dwellings have been sensitively placed within an established endemic fynbos area, with the minimum intensive landscaping directly around the dwellings. Erf boundaries must be unobtrusive with the indigenous vegetation flowing from one erf to another; to the edge of the circulation roads and the private open spaces.

The Developer has set a precedent with the fynbos theme, within the road reserves (areas between the erf boundary and edge of the circulation roads), private open spaces bordering on the circulation roads and areas which have been disturbed where the services had been installed.

Where detailed landscaping is required, it must be limited directly around the dwelling and the lawn areas should be minimal only where active recreation areas are required e.g. around swimming pools. Spaces around the dwelling will be linked with stepping-stones or narrow natural gravel paths through the indigenous vegetation.

Take note of **appendix D** - The National Forest Act (NFA) (act no 84 of 1998) as amended: Forests/Protected Trees). On some erven the following species is present: Kasuur (Pittosporum viridiflorum) and Wit Melkhout (Sideroxylon inerme).

Should these or other listed protected trees be encountered directive in act to be followed.

Also take note of **appendix G –** "Firescaping your Garden "Brochure**".**

8.2 **Planting**

The planting must be done in such a way as to not jeopardize the neighbouring dwelling views. The development is situated on the ocean and high cliffs, which accentuates the salt laden winds thus resulting in a minimised planting palette of hardy indigenous plant species, which can endure the harsh conditions. A plant list is attached with a selection of trees, shrubs, groundcovers and creepers to be used.

Owners/Landscapers must, before commencing with planting, submit a list of the selected plants from the said attached list to the E.C.O. for approval
(See Appendix C) as well as a rough concept landscaping plan indicating areas to be planted, lawn areas and any landscape related structures.

The E.C.O to receive this information well in advance of beneficial occupation approximately when roof construction is completed

Most of the plant species recommended are water wise and would only require irrigation during the establishment stage, which is for the 5-month period after the completion of landscaping, depending on the season. The installation of an irrigation system in the fynbos area will not be required, but it is suggested that only the lawn areas; irrigation be automated if the dwelling is a holiday home.

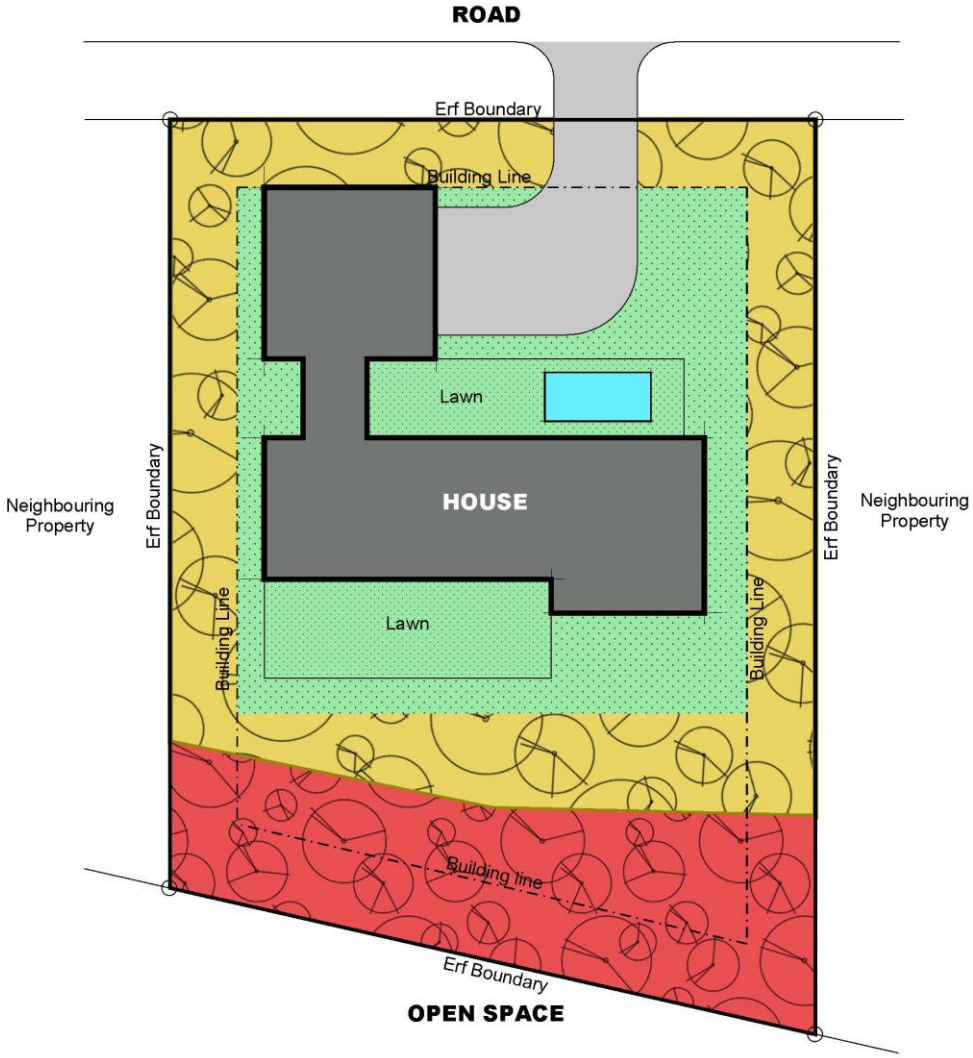
The estates are currently almost free of any weeds. Extreme care must therefore be taken by landscapers/owners, when using topsoil and/or compost from outside the estates, that it contains no seed of weeds.
PLEASE CHECK WITH SUPPLIERS!

8.3 **Firescaping**

The Estate is situated in a highly Flammable Indigenous vegetation area.

Please refer to the latest " Brink/Breakwater Bay Fire Management Plan" on the Website.
Please see "Fire scaping" Diagramme Figure below as well as the "Firescaping your Garden" Brochure on the website which needs to inform the landscaping plan and planting list to mitigate these risks.

Note:
Concept Landscaping- and site establishment plan to be submitted with final submission for approval by the ECO.



ZONE 1

Zone 1: LOW RESISTENCE ZONE: 2m (sides) to 5m (front & back) wide strip around house edge. Landscaped formal gardens & living areas directly adjacent to the house, including: paving, walkways / paths and lawn areas. Lawn area may only be within enclosed courtyards or retained platforms permissible i.t.o. the 1200m² disturbance area). These areas should be planted with low-growing indigenous shrubs and groundcovers, and kept free of tall trees and shrubs & high flammable vegetation and materials.

ZONE 2

MEDIUM RESISTENCE ZONE: Rehabilitated area / defensible space. Low-flammable indigenous vegetation containing scattered or grouped shrubs, bushes and small trees, interspersed with groundcovers.

ZONE 3

BUFFER ZONE: Undisturbed, managed natural vegetation. Tall trees and dense bushes should be trimmed up from undergrowth and/or thinned, where necessary. All dead biomass (dead branches) should be removed. The removal of composting leaves / mulch groundcover is discouraged as this practice will eventually starve the vegetation of nutrience and surface moisture.
This area should also be kept free of highly flammable vegetation and materials.

8.4 **Hard Landscaping**

It is proposed that only natural material be used for paving, walls, retaining walls, steps and screens.

Recommended Material

- Wood
  - Tanalyth treated gum poles and lath
  - Hard wood, railway sleepers, balau and karri gum

- Rock and Boulders
  - Stone cladding of brick walls, dry pack stone walls and gabions

- Clay Products
  - Bricks – rough textured plaster bricks
  - Clay tiles – unglazed, rough
  - Clay pots as plant containers

- Crushed stone surfacing
  - Natural hard surface can be created with concrete slabs cast in situ and exposing the stone or pebbles on the surface which has been mixed into the concrete

- Gravel / laterite surfacing – sieved gravel / laterite with a 10% clay content can be mix with cement (1 cement: 7 laterite / gravel) and be compacted in a 75mm thick layer on a stabilised base, to create a rustic durable gravel surface in areas with minimal slopes.

- NOTE:

  - Imitation rock features will not be allowed.

  - Pigmented concrete products i.e., natural rock texture, railway sleepers or clay materials to be used on a limited basis and not as large, paved surfaces.

- Lattice Screen (tanalyth treated gum pole lath 35 – 50mmØ)
  - To create court yards or privacy, outside bedrooms and bathrooms or screening off kitchen service yards. Creepers can also be planted on the screens.

8.5 Swimming Pools and Water Features

To blend in with the natural fynbos theme the inside finish colour of swimming pools & covers to range from grey to charcoal.

No artificial rock and boulders are to be used to create cascades and waterfalls.

Take note: The safety of the swimming pool and its enclosure as well as limiting public access remains the responsibility of the home owner.

8.6 Conclusion

The long-term success of these Eco Estates will be determined by the home owners in the manner in which they landscape their gardens to conform to the endemic fynbos theme created by the Manual in the private open areas.

9.0 GUIDELINES FOR THE ERECTION OF A SHADE-CLOTH FENCE DURING CONSTRUCTION

9.0 GUIDELINES FOR THE ERECTION OF A SHADE-CLOTH FENCE DURING CONSTRUCTION
(ECO = Environmental Control Officer, EM = Estate Manager)

The purpose of the fence is threefold:
a. It fences all building activities on the erf and thereby protects all vegetation in the direct vicinity.
b. It forms a visual barrier not only with respect to privacy on the building site, but especially to screen off all building activities from other home owners and visitors.
c. It decreases pollution of the vicinity. As this is not always 100% successful, contractors must on a daily basis, remove all waste matter, paper, bottles etc. which may blow over the fence. This is especially for sub-contractors with a "couldn't-care-less" attitude. The Main Contractor (whether or not the sub-contractor is accountable to him) remains primarily responsible for neatness on and around the site, up to the stage when the owner takes possession of the site.

Further note the following:
(i) The fence must at all time, for the full duration of the building project, be maintained neatly. Should the fence blow over or be damaged in any other manner or temporarily removed, it must be repaired immediately. Patch-work is not acceptable.
Should the contractor, after being requested repeatedly, fail to do so, the ECO or EM retain the right to appoint another contractor to the repair work, costs of which is to be paid from deposit.
(ii) The fence must be free-standing and may not be used as a retaining wall for hoarding of any building materials, rubble or soil. During the digging of ditches this is often the case.
(iii) The fence may only be removed near the end of the building project, with permission

from ECO or EM.

Erection of fence and related matters:

1. The erf boundary must for the full duration of the building project, be marked by a coloured nylon line. On erven with high-density vegetation, or erven with high bushes, these may not be chopped down in order to indicate position of erf boundary. In such cases, long poles must be used.
2. The position of foundations must be indicated temporarily in the same manner,
3. The position of the shade-cloth fence, 3m from the foundations, must be determined in conjunction with the ECO and be indicated by the ECO on the site plan. In cases where the building has a very irregular outline, relaxation from the 3m distance may be considered in certain areas. The position of the fence must also be indicated temporarily by means of a nylon line.
4. Where excavations must be done to position the building, this will naturally influence the position of the fencing, and must be discussed with ECO.
5. Removal of vegetation may only commence after determining the position of the fence, but before the fence is erected.
6. Plants which are chopped-down inside of the fence-off area may not be disposed of outside the position where the fencing is to be erected.
7. No plants outside the fence may be removed or damaged. If this is necessary to accommodate services, the ECO must be consulted.
8. The fence-poles must be a spaced at a maximum of 3m from each other, deeply planted and the holes filled with concrete. The poles on both sides of the gate and from inner- and outer corners must furthermore be anchored or supported. The poles should be trimmed to the same hight as the shade-cloth (1800 mm).
9. (a) The top end of each fence-pole must be joined to the pole next in line by a 76 x 50 perlin and the bottom parts with a 38 x 38 baton.
9. (b) Alternatively, if the slope is not too steep, panels of 1800 x ±3000, made of 76 x 50 perlins to fit in between the poles, and tightly secured to the poles, could be used.
10. The shade-cloth material to be used is Knittex K80 (1800mm width). In order to withstand the very strong winds which blow from time to time, the shade-cloth must be stretched and sturdily secured to the perlins and batons as well as the poles. The same applies when panels are used.
11. Keep one section of the fence, in the vicinity of the manhole of the main sewerage line, open for the plumber to make the necessary connection. Close-off this opening with a removable panel made of perlins and shade-cloth.
12. The gate must be a solid-type which creates a neat impression and be made from the same Knittex-material and must be of the same hight as the fence and must always be closed after hours. Take the wind into consideration.
13. The site office, storage room and toilet, (the latter of which the door to be facing away from the street), must be positioned within the fencing.
14. The mixing of concrete, chopping of stone and storage of sand etc., must be done at the position of the future entrance road.
15. Topsoil and subsoil from excavations may be temporarily stored within the fencing at an area indicated by the ECO. Surplus soil will gladly be used by ECO/EM for combating soil erosion elsewhere on the Estate.

All contractors: Please complete form below and return to the Estate Manager.

Erf number: ……..
Plot number.....

Owner : .....
Address: ……
……
Tel no: …….. Cell phone no. ..……..
E-mail: ……

Architect : .....
Tel. no: …… Cell phone no. ……
E-mail: ……

Contractor : …… Company: ……..
……
E-mail: ……
Cell Phone no.: ……..

Site Foreman : ……
Cell Phone no.: ……
Anticipated Date of Completion: ……

Builders Deposit: R12 000 (R10 000 refundable after completion)
Environmental Fee: R7 000

●●●●●●●●●●●●●●●

10.0 APPENDIX

10.1 **A - Building plan submission form (Preliminary and final)**

10.2 **B - Building plan submission form (Alterations)**

10.3 **C - Selected plant species**

10.4 **D - The national forest act (NFA) (act no 84 of 1998) as amended: forests/protected trees.**

10.5 **E – Typical engineers' detail of driveway entrance**

APPENDIX - A

CONCEPT SUBMISSION FORM - 2025

ERF no:		**PLOT no:**	
Date:		SACAP Reg no.	

1. General Information	Name	Contact tel no.	E-Mail:
Architect			
Owner			

(SACAP Registration certificate to be included)

2. Building Information

Erf Area	m²	Total Floor Area (Max. 800m²)	m²
Ground Floor Area (Max. 500m²)	m²		
First Floor Area / Lower Ground Floor Area		Coverage percentage	%
(Max. 80% of Ground Floor Area)	m²	Total Courtyard / Yard Area (max 200m²)	m²
Basement / Area	m²	Total Pergola / Covered Stoep Area (Max. 200m²)	m²
Swimming Pool Area	m²	Maximum Disturbed Footprint Area (Max. 1200m²) (Includes eg. Building, open and covered verandha, swimming pool, yards and paving area)	m²
Kitchen Yard Area	m²		
Total of External Paved Areas	m²		

3. Building Lines

STREET building line			SIDE building line			REAR building line		
5m		(checked)	5m		(checked)	5m		(checked)

4. Architecture

Ballustrades	Material:			Height:	
Laundry Yard enclosed?		Yes		No	

5. Height Restrictions

Erven with fall of less than 8m		(max 8.0m) As described in the Design Manual.
Erven with fall of 8m and more		(max 8.0m) As described in the Design Manual.
Erven with fall of 8m and more		(max 3.0m) As described in the Design Manual.

6. Doors and Windows	Type / Material	Finish / Colour
Windows		
External doors		
Garage Doors (sectional overhead doors)		

7. Roofs	Type / Material	Finish / Colour	Pitch
Main roof covering			

8. Walls	Type / Material	Finish / Colour
External walls		
Feature walls		
Retaining walls		

9. External Works / General

Off Street visitor's parking		Yes		No
Swimming Pool		Yes		No
Kitchen yard screened with 2m high wall		Yes		No
Rainwater storage tank shown		Yes		No
Solar PV panels position shown		Yes		No

PRELIMINARY PLAN SUBMISSION:
(These may be hand drawings / presentation sketches provided that is shown all necessary information and dimensions.)

Site Survey (0.5m contours)		Yes		No
Basic Site Plans		Yes		No
Basic Floor Plans		Yes		No
Basic Sections		Yes		No
Basic Elevations		Yes		No
3D Perspective Views		Yes		No
Electronic PDF Drawings		Yes		No

Scrutiy fee paid **R3000** (VAT inclusive)		Yes
Proof of Payment to be included with submission		Yes

NOTES:
An electronic copy of final approved municipal plans must be handed in to the HOA for electronic records.
The validity period of approved plans is 12 months. If building work does not commence within this period, the approved plans will lapse.
Hand-in dates can be confirmed with the HOA office as it is scheduled regularly depending on applications received.
Each submission and related fees is limited to 3 submissions each. (i.e. 3 x Preliminary submissions & 3 x Final submissions.)
Subsequant or amended design submissions will be subject to additional fees of R2000 + VAT per additional submissions.

The Architectural Scrutiny fees are payable at hand-in of plans prior to scrutiny:
SDK Architects Inc.
125 Meade Street, George, 6530
Standard Bank: George
Branch Code: 050 - 214
Account Number: 281 862 613
Reference : Erf Nr

Owner's Signature _____ Architect's Signature _____ Date _____

FINAL SUBMISSION FORM - 2025

ERF no:		**PLOT no:**	
Date:			SACAP Reg no.
		(SACAP Registration certificate to be included)	

1. General Information	Name	Contact tel no.	E-Mail:
Architect			
Owner			

2. Building Information

Erf Area	m²	Total Floor Area (Max. 800m²)	m²
Ground Floor Area (Max. 500m²)	m²		
First Floor Area / Lower Ground Floor Area		Coverage percentage	%
(Max. 80% of Ground Floor Area)	m²	Total Courtyard / Yard Area (max 200m²)	m²
Basement / Area	m²	Total Pergola / Covered Stoep Area (Max. 200m²)	m²
Swimming Pool Area	m²	Maximum Disturbed Footprint Area (Max. 1200m²) (Includes eg. Building, open and covered verandha, swimming pool, yards and paving area)	m²
Kitchen Yard Area	m²		
Total of External Paved Areas	m²		

3. Building Lines

STREET building line			SIDE building line			REAR building line		
5m		(checked)	5m		(checked)	5m		(checked)

4. Architecture

Ballustrades	Material:				Height:	
Laundry Yard enclosed?		Yes		No		

5. Height Restrictions

Erven with fall of less than 8m		(max 8.0m) As described in the Design Manual.		
Erven with fall of 8m and more		(max 8.0m) As described in the Design Manual.		
Erven with fall of 8m and more		(max 3.0m) As described in the Design Manual.		
Surveyor's diagram included?(Compulsory)		Yes		No

6. Doors and Windows	Type / Material	Finish / Colour
Windows		
External doors		
Garage Doors (sectional overhead doors)		
Shutters (no false shutters)		
Roof lights		

7. Roofs	Type / Material	Finish / Colour	Pitch
Main roof covering			

8. Walls	Type / Material	Finish / Colour
External walls		
Feature walls		
Retaining walls		

9. External Works / General

Off Street visitor's parking		Yes		No	Sewer connection and drainage checked and shown		Yes		No
Swimming Pool Colour indicated on plan		Yes		No	Sewer pipes concealed		Yes		No
Washlines, refuse bins and gas bottles screen with 2 m wall		Yes		No	Gutters & downpipes	Type & Colour:			
					Airconditioning		Yes		No
Rainwater storage tank indicated screened from above & all sides		Yes		No	If "yes" to airconditioning, are condensor positions shown & screened from view		Yes		No
Solar PV panels position shown		Yes		No	Fall protection for retaining walls shown on plans & elevations		Yes		No

FINAL PLAN SUBMISSION:
(Municipal Submission Drawings)

Site Plan		Yes		No
Ground Floor plans		Yes		No
First Floor Plan		Yes		No
Lower Ground Floor Plan		Yes		No
Basement Plan		Yes		No
Roof Plan		Yes		No
Sections		Yes		No
Driveway Section & Entrance detail		Yes		No
4 Elevations		Yes		No
Stormwater Layout		Yes		No
Drainage Layout		Yes		No
Bulk Earthworks		Yes		No
Locality Plan		Yes		No
Chimney Cowl Details		Yes		No
Balustrade & Column Details		Yes		No
Electrical Plan for Outdoor Lighting		Yes		No
Site Survey (0.5m contours)		Yes		No
Disturbed area diagram		Yes		No
Land Surveyor Height Letter		Yes		No
Site Establishment Plan		Yes		No
Electronic PDF Drawings		Yes		No

Scrutiy fee paid **R12 500** (VAT inclusive)		Yes
Proof of Payment to be included with submission		Yes

NOTES:
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The Architectural Scrutiny fees are payable at hand-in of plans prior to scrutiny:
SDK Architects Inc.
125 Meade Street, George, 6530
Standard Bank: George
Branch Code: 050 - 214
Account Number: 281 862 613
Reference : Erf Nr

Owner's Signature | Architect's Signature | Date

APPENDIX - B

ALTERATION SUBMISSION FORM - 2025

ERF no:		PLOT no:	
Date:			SACAP Reg no.
		(SACAP Registration certificate to be included)	

1. General Information	Name	Contact tel no.	E-Mail:
Architect			
Owner			

2. Building Information

Erf Area	m²	Total Floor Area (Max. 800m²)	m²
Ground Floor Area (Max. 500m²)	m²		
First Floor Area / Lower Ground Floor Area		Coverage percentage	%
(Max. 80% of Ground Floor Area)	m²	Total Courtyard / Yard Area (max 200m²)	m²
Basement / Area	m²	Total Pergola / Covered Stoep Area (Max. 200m²)	m²
Swimming Pool Area	m²	Maximum Disturbed Footprint Area (Max. 1200m²) (Includes eg. Building, open and covered verandha, swimming pool, yards and paving area)	m²
Kitchen Yard Area	m²		
Total of External Paved Areas	m²		

3. Building Lines

STREET building line			SIDE building line			REAR building line		
5m		(checked)	5m		(checked)	5m		(checked)

4. Architecture

Ballustrades	Material:			Height:	
Laundry Yard enclosed?		Yes		No	

5. Height Restrictions

Erven with fall of less than 8m		(max 8.0m) As described in the Design Manual.
Erven with fall of 8m and more		(max 8.0m) As described in the Design Manual.
Erven with fall of 8m and more		(max 3.0m) As described in the Design Manual.
Surveyor's diagram included? (Compulsory)	Yes	No

6. Doors and Windows	Type / Material	Finish / Colour
Windows		
External doors		
Garage Doors (sectional overhead doors)		
Shutters (no false shutters)		
Roof lights		

7. Roofs	Type / Material	Finish / Colour	Pitch
Main roof covering			

8. Walls	Type / Material	Finish / Colour
External walls		
Retaining walls		

9. External Works / General

Swimming Pool Colour indicated on plan		Yes		No	Sewer pipes concealed		Yes		No
Washlines, refuse bins and gas bottles screen with 2 m wall		Yes		No	Gutters & downpipes	Type & Colour:			
					Airconditioning		Yes		No
Rainwater storage tank indicated screened from above & all sides		Yes		No	If "yes" to airconditioning, are condensor positions shown & screened from view		Yes		No
Solar PV panels position shown		Yes		No	Fall protection for retaining walls shown on plans & elevations		Yes		No

10. Listed Alterations

ALTERATION SUBMISSION:

(Municipal Submission Drawings)

Site Plan		Yes		No
Ground Floor plans		Yes		No
First Floor Plan		Yes		No
Lower Ground Floor Plan		Yes		No
Basement Plan		Yes		No
Roof Plan		Yes		No
Sections		Yes		No
Driveway Section & Entrance detail		Yes		No
4 Elevations		Yes		No
Stormwater Layout		Yes		No
Drainage Layout		Yes		No
Bulk Earthworks		Yes		No
Locality Plan (Location in estate)		Yes		No
Chimney Cowl Details		Yes		No
Balustrade & Column Details		Yes		No
Electrical Plan for outdoor lighting		Yes		No
Disturbed area diagram		Yes		No
Site Survey (0.5m contours)		Yes		No
Land Surveyor Height Letter		Yes		No
Electronic PDF Drawings		Yes		No

Scrutiy fee paid **R3000** (VAT inclusive)		Yes
Proof of Payment to be included with submission		Yes

NOTES:

An electronic copy of final approved municipal plans must be handed in to the HOA for electronic records.
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The Architectural Scrutiny fees are payable at hand-in of plans prior to scrutiny:
SDK Architects Inc.
Beacon Place, 125 Meade Street, George, 6530
Standard Bank: George
Branch Code: 050 - 214
Account Number: 281 862 613
Swft Code :
Reference : Erf Nr

Owner's Signature

Architect's Signature

Date

APPENDIX - C

Names of selected plant species for gardens in Breakwater Bay /The Brink (Vegetable and herb gardens, see footnote)

TREES

Plant Name	Common Name	Flowering time	Flower Colour	Height (m)
Alberta magna	Flame Tree	Summer/Autumn	Red	6
***Afrocarpus falcatus**	Outeniqua yellowwood	Summer	Cones	12+
Apodytes dimidiata	White pear	Summer	White	10
Brachylaena discolor	Coast silver oak	Winter	Cream	6
Buddleja saligna	White olive	Spring - summer	Cream	8
Calodendrum capense	Cape chestnut	Summer	Pink - purple	8
Canthium inerme	Turkey berry	Spring	Tasty fruit	6
Cassine peragua	Bastard saffron	Summer	Cream	8
Celtis africana	White stinkwood	Summer	Pale green	6
Chionanthus foveolatus	Pock ironwood	Summer	Cream	8
Combretum caffrum	Cape bush willow	Summer	White	9
Cunonia capensis	Red alder	Autumn	Cream	9
Curtisia dentata	Assegai wood	Summer	Yellow fruit	7
Cussonia paniculata	Mountain kiepersol	Summer	Green	7
Cussonia spicata	Cabbage tree	Summer	Green	8
Dais cotinifolia	Pom-pom	Summer	Pink	5
Dovyalis caffra	Kei apple	Spring	White	7
Dracaena mannii	Natal dragon tree	Aug.– Oct.	White, yellow	6
***Elaeodendron croceum**	Common saffron	Summer	Green, white	7
***Encephalartos** spp.	Cycads	Various	Cones	1 - 3
Erythrina caffra	Coastal coral tree	Spring	Scarlet	8
Faurea macnaughtonii	Terblans	May	White – reddish	9
Ficus sur	Cape wild fig	Summer	Large figs	10
Ficus burtt-davyi	Burtt-davyi fig	Summer	Small figs	7
Ficus natalensis	Natal wild fig	Summer - winter	Green fruit	10
Freylinia lanceolata	Heuningklokkiesbos	Feb. – Jul.	Cream – yellow	2 – 4(6)
Gardenia thunbergia	Wild gardenia	Summer	Cream	3
Gonioma kamassi	Kamassi	Spring - summer	White	7
Halleria lucida	Tree fuchsia	Spring - summer	Orange	8
Harpephyllum caffrum	Wild plum	Summer	White	12
Ilex mitis	Cape holly	Summer	Red berries	8
Kigelia africana	Sausage tree	Winter-spring	Dark	9
Kiggelaria africana	Wild peach	Summer	Orange seeds	8
Nuxia floribunda	Forest elder	Autumn - winter	Cream	8
Ocotea bullata	Black stinkwood	Summer	Green	12
Olea capensis (both subsp.)	Ironwood	Spring	White	9
***Olea europaea** supsp. **africana**	Wild olive	Summer	Black berries	5
Olinia ventosa	Hard pear	Summer	White	8
Pittosporum viridiflorum	Cheesewood	Summer	Red fruits	7
Platylophus trifoliatus	White alder	Jan. – Feb.	White, cream	15
Podocarpus latifolius	Real yellowwood	Summer	Cones	12+
Prunus africana	Red stinkwood	Summer	Green fruits	10
Pterocelastrus tricuspidatus	Candlewood	Spring	Orange fruit	8
Pterocelastrus rostratus	Red candlewood	Summer	Orange fruit	6
Rapanea melanophloeos	Cape beach	Spring	Purple berries	9
Rauvolfia caffra	Quinine tree	Summer	White	8
Rothmannia capensis	Wild gardenia	Summer	Cream	7
Salix mucronata	Wild willow	Spring	Green	12
Schotia afra	Karoo boerboon	Jan.- Apr.	Purple	5
***Searsia chirindensis**	Red currant	Autumn	Cream	12
***Searsia glauca**	Karee	Spring	Green	6
***Saersia lancea**	Blue kunibush	Winter	Green	5
***Searsia lucida**	Glossy crowberry	Summer	Green	3
***Searsia pendulina**	White karee	Summer	Green	9
Sideroxylon inerme	White milkwood	Summer	Black berries	7

Strelitzia alba	Cape strelitzia	Autumn/summer	White	4-10
Syzygium cordatum	Waterberry	Spring	Purple berries	8
***Tarchonanthus litoralis**	Wild camphor	Summer	White	4
Trichilia dregeana	Cape mahogany	Summer	White	6
Trichilia emetica	Natal mahogany	Summer	White	5
Trimeria grandifolia	Wild mulberry	Summer	White	6
***Vepris lanceolata**	White ironwood	Summer	White	4
Virgilia oroboides	Keurboom	Summer	Pink	8
Widdringtonia nodiflora	Mountain cypress	Summer	Green cones	5
Widdringtonia schwarzii	Baviaanskloof cypress	Summer	Green cones	5

FERNS

Plant Name	Common Name	Flowering time	Flower Colour	Height (cm)
***Alsophila capensis**	Common tree fern			300
***Alsophila dregei**	Common tree fern			300
Blechnum capensis	Green sword fern			40
Blechnum tabulare	Forest fern			500
Rumohra adiantiformis	Seven week fern			50
Todea barbara	Todea tree fern			150

GRASSES & REEDS

Please take note that:
(a). Kikuyu grass (Pennisetum clandistinum) is not allowed and therefore not included in the list.
(b). 8.1 (page31) of The ARCHITECTURAL DESIGN MANUAL states it very clearly that lawn areas should be minimal only where active recreation areas are required e.g. around swimming pools.

Plant Name	Common Name	Flowering time	Flower Colour	Height (m)
***Cynodon dactylon**	Kweek	Sept. - May	Light brown	Mat- forming
Elegia capensis	Spring reed	?	Light brown	2
Elegia equisetacea	Horse tail	Sept.	Straw coloured	1
Elegia grandispicata	Outeniqua elegia	May – Aug.	Straw coloured	1, 5
Elegia juncea	Besemriet	June - July	Tan	0, 8
***Elegia tectorum**	Dekriet	?	Light brown	1
Ficinia nigrescens	Ficinia	April	Golden brown	7 - 40
Hellmuthia membranacea	Biesie	March – Aug.	Golden brown	0, 8
Ischyrolepis subverticillata	Garden reed	Feb. - June	Brown	1, 5
Juncus acutus	Biesie	Nov. – Feb.	Chestnut brown	0, 5 - 2
Restio spp.	Restio	Various	Brown seed	2, 5
Rhodocoma capensis	Cape rhodocoma	Summer	Brown	1, 5
Rhodocoma gigantea	Giant rhodocoma	Winter	Brown	2, 5
***Stenotaphrum secundatum**	Buffelskweek	Oct. – Jan.	Light brown	Mat- forming
Thamnochortus insignis	Albertinia thatch reed	Winter - spring	Brown	1, 8
Thamnochortus cinereus	Silver reed	Winter - spring	Silver brown	1, 5
Typha capensis	Bull rush	Dec.– March	Dark brown	2

GROUND COVERS & BULBS

Plant Name	Common Name	Flowering time	Flower Colour	Height (cm)
Agapanthus africanus	Agapanthus	Summer	White, blue, purple	80
Agapanthus praecox	Bloulelie	Dec. - April	Blue	50
Amaryllis belladonna	Belladonna lily	Autumn	Pink	50
Anchusa capensis	Forget me not	Oct. – Dec.	Blue	100
Arctotheca calendula	Cape weed	Sept.- May	Yellow	15
Arctotis acaulis	Arctotis daisy	Spring	Red, orange, yellow, pink	15
Aristea confusa	Bloukanolpypie	Summer	Blue	150
Aristea ecklonii	Giant star flower	Summer	Blue	50
Aristea ensifolia	Blue star flower	Early summer	Blue	40
Asystasia gangetica	Wild foxglove	Winter - spring	Cream	30
Babiana nana	Bobbejaantjies	Aug. – Sept.	Blue, violet	15
Bobartia aphylla	Blombiesie	Spring - summer	Yellow	50
Bobartia robusta	Blombiesie	Spring - summer	Yellow	200
Bonatea speciosa	Green wood orchid	June – Feb.	White, green	1000
Boophone disticha	Seeroogblom	Feb. - April	Pink	40
Brunsvigia orientalis	Candelabra flower	Late summer	Orange, red	50
Bulbine frutescens	Rankkopieva, Snotterbel	All year	Yellow, red	30

Bulbine lagopus	Geel katstert	Oct. - March	Yellow	25
Carissa "green carpet"	Dwarf num-num	Summer	White	40
Chaetacanthus setiger	Star flower	Summer	White	20
Chascanum dehiscens	Chascanum	All year	White	40
Chasmanthe aethiopica	Suurkanol	Autumn - winter	Orange, red	40
Chironia baccifera	Christmas berry	Summer	Red berry	80
Chlorophytum comosum	Hen & chicken	All year	White	30
Clivia miniata	Clivia	Summer	Orange	70
Clivia nobilis	Bush lily	Spring - summer	Yellow, orange	40
Cotula coronopifolia	Gansgras	Sept. - May	Yellow	30
Crocosmia aurea	Falling stars	Summer	Yellow, orange	40
Chrysocoma ciliata	Bitterbush	Summer	Yellow	60
Cyrtanthus elatus	George lily	Spring - summer	Pink, scarlet	40
Cyrtanthus angustifolius	Fire lily	Oct. - May	Red	300
Delosperma cooperi	Skaapvygie	Summer	White	20
Dierama pulcherrimum	Hare -bells	Spring - summer	Pink	80
Dietes bicolor	Yellow wild iris	Spring - summer	Yellow	60
Dietes grandiflora	Blue wild iris	Spring - summer	Blue, white	90
Dietes iridioides	Wild iris	Aug. - March	White, purple	30
Dimorphotheca fruticosa	Rankbietou	June – Oct.	White, mauve & purple	Sprawling
Dimorphotheca nudicaulis	Witmagriet	Aug. – Oct.	White, purple & copper	30
Disa hallackii	Golden orchid	Sept.- Nov.	Gold-green	30
Disa racemosa	Knysna disa	Nov.- Jan.	Deep pink	50
Disa aconites	Ouma se kappie	Oct.- Nov.	Mauve	25
Disa cornuta	Golden dusted orchid	Sept.- Nov.	Mauve & gold	30
Disa sagittalis	Pink orchid	Nov.- April	Pink	30
Drosanthemum spp.	Common vygie	Spring	Various	20
Dymondia margaretae	Carpet gazania	All year	Yellow	5
Erica spp.	Erica (heather)	All year	Various	0, 5 - 2
Falkia repens	Oortjies	Spring - summer	Pink	5
Felicia spp.	Felicia	Winter - spring	Blue, white	0, 5
Freesia spp.	Wild Freesia	Spring	White, yellow	30
Gazania rigens	Gazania	All year	Various	30
Geranium incanum	Carpet geranium	Spring - summer	Mauve	30
Gladiolus spp.	Gladiolus	All year	Red, pink, white	30 - 100
Haemanthus albiflos	White paint brush	Summer - winter	White	40
Haemanthus coccineus	April fool	Autumn	Pink, scarlet	40
Haemanthus rotundifolius	Veldskoenblaar	Jan. - March	Red	30
Helichrysum spp.	Everlastings	Summer	Cream, yellow	20 - 40
Hermannia angularis	Poprosie	Jul. – Aug.	Orange, Red	45
Hermannia saccifera	Konynbessie	Spring	Yellow	30
Hypoxis hemerocallidea	Gifbol	Oct. - April	Yellow	30
Hypoxis setosa	Aardpatat	Summer	Yellow	30
Ixia orientalis	Pienk kalossie	Sept. – Nov.	White, pink	40
Kniphofia spp.	Red hot poker	Summer - winter	Orange-yellow	90
Knowltonia vesicatoria	Brandblare	Winter - spring	Cream	30
Lachenalia bulbifera	Rooinaeltjie	April – Sept.	Red	8 - 30
Lanaria lanata	Kapokblom	Oct. – Jan.	White and purple	30
Leysera gnaphalodes	Skilpadteebossie	Sept. – Jan.	Yellow	40
Leysera tenella	Vaalteebossie	Aug. – Oct.	Yellow	20
Linum africanum	African flax	Spring - summer	Yellow	30
Lobelia coronopifolia	Wild lobelia	All year	Dark blue	30
Lobelia tomentosa	Wild lobelia	Nov. - June	Dark blue	30
Moraea spp.	Moraea Tulp	All year	Various	30 - 100
***Nymphaea nouchali**	Blue water lily	Spring -summer	Blue	10
Oedera capensis	Perdekaroo	Jun. – Sept.	Yellow	30
Oedera squarrosa	Perdekaroo	Summer	Yellow	1
Ornithogalum dubium	Chincherinchee	Spring	Yellow, white	30
Osteospermum spp.	Buttermilk	Spring - autumn	Buttermilk, purple	0, 5
Oxalis flava	Sorrel	Spring - summer	Yellow	20
Othonna dentata	Wild aster	Winter	Yellow	40
Pelargonium spp.	Pelargonium	All year	Various	40 - 60
Phaenocoma prolifera	Pink everlasting	All year	Pink	60
Plectranthus ciliatus	Cockscomb	Autumn	Mauve	40
Plectranthus neochilus	Cockscomb	All year	Blue	40

Plectranthus strigosus	Creeping plectranthus	Autumn - winter	White	20
Scabiosa columbaria	Butterfly blue	All year	Blue	40
Scadoxus multiflorus	Paintbrush	Summer	Red	20
Scadoxus puniceus	Paintbrush	Summer	Red	30 - 40
Selago eckloniana	Witaarbossie	April - May	White	30 - 50
Selago glomerata	Blue vein bush	All year	Mauve	0, 5
Selago thunbergii	Featherleaf selago	All year	Mauve	60
Senecio burchellii	Molteno disease plant	All year	Yellow	40
Senecio elegans	Wild cineraria	Aug. - March	Purple, pink	50
Senecio macroglossus	Flowering ivy	Autumn - spring	Yellow	Creeper
Senecio pinifolius	Senecio	March - May	Yellow	40
Senecio rosmarinifolius	Gryshongerblom	Oct. - March	Yellow	80
Senecio rigidus	Rough ragwort	Nov. – Jan.	Yellow	150
Senecio tomatoides	Canary creeper	Autumn - winter	Yellow	Creeper
Stoebe alopecuroides	Katstertbossie	Jul. – Nov.	White	100 - 150
Stoebe plumosa	Slangbos	April – Jul.	Brownish	1000
Streptocarpus rexii	Cowslip	Nov.- Aug.	Purple, mauve	30
Sutera cordata	Mauve mist	All year	Mauve, white	20
Syncarpha paniculata	Silver everlasting	Aug. – Nov.	Yellow, pink	70
Tritonia crocata	Venstertjies	Spring - summer	Orange	30
Tritoniopsis antholyza	Karkarblom	Nov. - April	Red	90
Tritoniopsis caffra	Rooipypie	Spring -summer	Red	45
Tulbaghia violacea	Wild garlic	Nov. - March	Mauve	40
Ursinia anthemoides	Cape marigold	Aug.- Des.	Black, orange	30
Ursinia nana	Dwarf Cape marigold	March - Sept.	Yellow	15
Veltheimia capensis	Sandlelie	April – Jul.	Pink	20 - 40
Wachendorfia thyrsiflora	Bloodroot	Spring - summer	Yellow, orange	80
Wahlenbergia spp.	Bluebell	Summer	Blue, purple	20 - 60
Watsonia spp.	Watsonia	Spring - autumn	Various	50 - 90
Zanthedescia aethiopica	Calla lily	June – Dec.	White	60 - 100

SUCCULENTS

Plant Name	Common Name	Flowering time	Flower Colour	Height (cm)
***Aloe** spp**.**	Aloe	Autumn - spring	Various	30 - 300
***Aloidendron barberae**	Tree aloe	Autumn - spring	Rose to rose-pink	6m+
***Aloidendron dichotomum**	Quivertree	Autumn - spring	Yellow	6 – 8m
***Aloidendron pillansii**	Giant quivertree	Autumn - spring	Yellow	10m
***Aloidendron ramosissimum**	Maidens quivertree	Autumn - spring	Yellow	2-3m
Bulbine frutescens	Bulbine	All year	Orange – yellow	50
Carpobrotus edulis	Sour fig	Spring	Yellow, mauve	30
Crassula atropurpurea	Crassula	Oct. – Dec.	Cream	60
Crassula capensis	Cape snowdrop	May – Nov.	White – pinkish	5 - 20
Crassula natans	Watergrass	May – Oct.	White – pinkish	2 - 25
Crassula orbicularis	Klip blom	Summer	Cream	20
Crassula rupestris	Concertina plant	June – Oct.	White – pinkish	50
Crassula saxifraga	Crassula	April - June	White – pinkish	60
Cotyledon orbiculata	Pig's ears	Winter - spring	Red	60
Cyphostemma bainesii	Botterboom	Dec.	Greenish-yellow	100-200
Cyphostemma juttae	Jutta's Botterboom	Dec.-Feb.	Yellow / cream	360
Gasteria disticha	Kanniedood	Sept. – Nov.	Pink green	41
Lampranthus spp**.**	Vygie	Spring-summer	Various	30
Tylecodon paniculatus	Botterboom	Summer	Yellow, red	1, 5

SHRUBS & CLIMBERS

Plant Name	Common Name	Flowering time	Flower Colour	Height (m)
Agathosma capensis	Buchu	Aug .- April	Bluish purple	0, 4
Agathosma cerefolium	Buchu	April - Sept.	Pale purple	0, 5
Agathosma ovata	False buchu	April - Oct.	Pink	0, 4
Anisodontea scabrosa	Anisodontea	All year	Pink	1, 5
Aspalathus angustifolia	Aspalathus	Summer	Yellow	45
Aspalathus pinguis	Cape gorse	Spring - summer	Yellow & red	1
Aspalathus florifera	Aspalathus	Aug. – Oct.	Yelow	1
Asparagus aethiopicus	Cat thorn	Jan. - June	White	Climber
Asparagus asparagoides	Bridal creeper	Jul. – Sept.	White	Scrambler
Asparagus capensis	Cat thorn	March – Oct.	White	1
Asparagus densiflorus meyeri	Cats tail	Spring	Red berries	50
Asparagus densiflorus "sprengeri"	Sprengeri fern	Spring	Red berries	Sprawling
Asparagus lignosus	Cat thorn	Oct. - March	White	0, 8
Asparagus ovatus	Cat thorn	Jul. – Aug.	White & brown	Scrambler
Azima tetracantha	Speldedoring	Nov. - June	Inconspicuous	2
Barleria obtusa	Barleria	Autumn	Blue pink	0, 6
Bauhinia galpinii	Pride of de Kaap	Spring - summer	Orange	2, 5
Berzelia intermedia	Knoppiesbos	Aug.- Jan.	Creamy white	1, 5
Brunia nodiflora	Buttonbush	April - Dec.	Cream	1
Buddleja auriculata	Weeping sage	Autumn - winter	Cream, orange	2
Buddleja salviifolia	Sage wood	Winter - spring	Lilac	2 - 4
Burchellia bubalina	Wild pomegranate	Spring - summer	Red	2 - 4
Carissa bispinosa	Cape num-num	Spring - summer	White	1, 5
Carissa macrocarpa	Natal num-num	Spring - summer	White	1 - 3
Clematis brachiata	Travelers joy	Autumn	White	Climber
Cliffortia ruscifolia	Climbers friend	Aug. - Sept	Red	1, 5
Coleonema pulchellum	Confetti bush	April – Sept.	White	1 – 1, 5
Crotalaria capensis	Cape rattle pod	Spring - summer	Yellow	2
Cussonia thyrsiflora	Kiepersol	Sept. - April	Cream	Scrambler
Cyclopia genistoides	Honey bush tea	Spring	Yellow	2
Cyclopia subternata	Honey bush tea	Spring	Yellow	1
Cyphia volubilis	Bergbaroe	Aug. – Oct.	White, purple	Climber
Diospyros dichrophylla	Common star apple	Summer	Cream	2
Diospyros whyteana	Bladder nut	Summer	Cream	2
Dipogon lignosus	Wilde-ertjie	All year	Pink – purple	Climber
Eriocephalus africanus	Wild rosemary	Winter - spring	White	1
Euphorbia mauritanica	Geelmelkbos	May – Oct.	Yellow	1
Euryops spp.	Wild marguerite	All year	Yellow	0, 5 - 1
Gnidia oppositifolia	Basbos	All year	Pale yellow	3
Grewia occidentalis	Cross berry	Spring - summer	Pink	2 - 3
Hemizygia obermeyerae	Pink mist bush	Summer	Pink	1, 5
Hibiscus ludwigii	Wild stock rose	Dec. - May	Yellow	2
Hibiscus pedunculatus	Wild hibiscus	Spring - summer	Pink	2
Hypoestes aristata	Ribbon bush	Autumn - winter	Purple, white	1
Indigofera heterophylla	Indigo	May – Feb.	Pink – purple	1, 5
Leonotis leonurus	Wild dagga	Autumn - winter	Orange, white	1 - 2
Leonotis ocymifolia	Wild dagga	Summer - winter	Orange	1 - 2
***Lessertia frutescens**	Kankerbos	Spring - summer	Red	2 - 3
Leucadendron spp.	Tolbosse	All year	Various cones	1 - 3
Leucospermum spp.	Pin cushion	All year	Various	1 - 3
Lobostemon echioides	Agtdaegeneesbossie	Aug. - Oct.	Blue & pink	0, 8
Lysimachia nutans	Creeping Jenny	Des. – Jan.	Maroon	0, 5
Mackaya bella	Forrest bell bush	Spring - summer	White	1, 2
Melianthus major	Heuningblom	Aug. – Sept.	Red, maroon	2
Metalasia spp.	Blombos	April – Feb.	White	1 - 1, 5
Metalasia muricata	Mountain blombos	April – Feb.	White	1 - 1, 5
***Morella cordata**	Wax berry	June – Oct.	Waxy leaves	2
***Morella quercifolia**	Maagpynbos	Spring	Waxy leaves	0,1 – 0,6
Myrsine africana	Cape myrtle	Spring - summer	White	2
Ochna natalitia	Natal plane	Spring - summer	Pink, wine red	1, 5
Ochna serrulata	Mickey mouse bush	Spring	Red, yellow	2
Olea exasperata	Coast olive	Spring	White	2 - 5

***Osteospermum moniliferum**	Bietou, bush-tick berry	Autumn - spring	Yellow	1 - 2
***Osyris compressa**	Cape sumach	Winter	Various berries	3, 5
Passerina corymbosa	Gonna	Oct. – Nov.	Red	2
Passerina rigida	Dune string	Oct. – Dec.	Cream	2
Pelargonium spp.	Pelargonium	All year	Various	0, 3+
Phylica ericoides	Phylica	All year	White	1
Phylica pubescens	Featherhead	May – Aug.	Cream	1, 5
Plectranthus ecklonii	Medley wood	Autumn - winter	Purple	1 - 1, 5
Plectranthus fruticosus	Mauve plectranthus	Autumn - winter	Mauve	1
Plumbago auriculata	Cape forget-me-not	Spring - autumn	Blue, white	1, 5
Podalyria calyptrata	Water blossom pea	Spring	Pink	1, 2
Podalyria sericea	Silver sweet pea	Spring	Pink	1, 2
Polygala spp.	Fynbos pea flower	Winter - summer	Magenta	1, 2
Portulacaria afra	Spekboom	Summer	Mauve, pink	1, 3
Portulacaria afra "**prostrata**"	Creeping spekboom	Summer	Mauve, pink	0, 5
Protea spp.	Protea	All year, winter	Various	1 - 3
Psoralea affinis	Blue fountain bush	Summer	Blue	2 - 4
Rhamnus prunioides	Dogwood	Spring - summer	Glossy leaves	2
Rhoicissus digitata	Monkey grape	March - April	Black berries	Climber
Rhoicissus tomentosa	Wild grape	Nov. – Dec.	Black berries	Climber
Ruttya fruticosa	Jammy mouth	Summer	Yellow, orange	1
Salvia spp.	Sage	Winter summer	Various	1
***Searsia crenata**	Dune crow berry	Autumn	Red berries	3
Senecio angulatus	Canary creeper	April - July	Yellow	Climber
Sparrmannia africana	Stokroos	Sept. - Nov.	White	6
Strelitzia juncea	Bird of-paradise	Nov. – Jul.	Orange & purple	1, 5
Strelitzia nicolai	Natal wild banana	Summer	Blue & white	4
Strelitzia reginae	Crane flower	Autumn	Orange & purple	1, 5
***Tecoma capensis**	Cape honey suckle	Spring, autumn	Various	2 - 3
Thunbergia alata	Black eyed Susan	All year	Orange & black, white	Climber
Zygophyllum morgsana	Vetbos	Sept. - March	Yellow	1, 5

Vegetable and herb gardens.

Gardens of limited size are allowed. If herbs are planted in pots, it may be placed amongst other plants in the garden where growing conditions for that specific plant, might be more suitable.

*** Afrocarpus falcatus (= Podocarpus falcatus)**

*** Aloe** spp.
Please note the new names for the tree aloes:
Aloidendron barberae (= Aloe barberae)
Aloidendron dichotomum (= Aloe dichotomum)
Aloidendron dichotomum (= Aloe dichotomum)
Aloidendron pillansii (= Aloe pillansii)
Aloidendron ramosissimum (= Aloe ramosissimum)

Please give preference to local Aloe species e.g.
- A. arborescens
- A. ferox
- A. striata
- A. variegata

*** Elaeodendron croceum** (= **Cassine papillosa**)
*** Elegia tectorum** (= **Chondropetalum tectorum**)
*** Lessertia frutescens** (**= Sutherlandia frutescens**)
*** Morella quercifolia** (= **Myrica quercifolia**)
*** Nymphaea nouchali** (= **N. capensis**)
*** Osteospermum moniliferum** (= **Chrysanthemoides monilifera**)
*** Osyris compressa** (= **Colpoon compressum**)
*** Searsia** (= **Rhus**)
*** Tarchonanthus litoralis** (**=T. camphoratus** only those close to the sea)
*** Tecoma capensis** (= **Tecomaria capensis**)
*** Vepris lanceolata** (= **V. undulata**)

*** Encephalartos** spp. Be careful of the scorching effect of salt spray close to the sea! New home owners, with a collection of one or more *Encephalartos* spp. and with the intention to resettle these plants in their new garden, must ensure that they are in possession of the following documents:

i) Permits for each individual specie and

ii) Transport permits.

These permits can be obtained from the Dept. of Nature Conservation.

*** Olea europaea** supsp. **africana.** Be careful of the scorching effect of salt spray close to the sea!

***** The only grass species allowed for lawns, but keep **Dymondia margaretae** in mind.

Take note the plant list may be updated from time to time.
Please confirm the latest plant list from the Environmental Control Officer.

APPENDIX - D

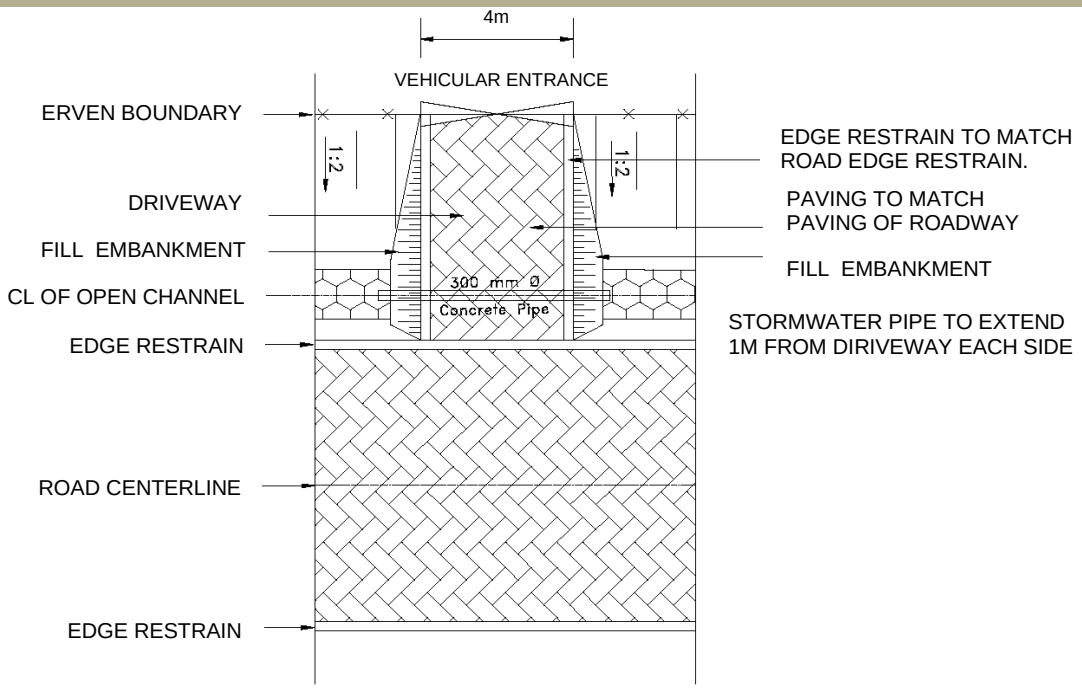
D J Botha
Date: May 2015

THE NATIONAL FOREST ACT (NFA) (ACT NO. 84 OF 1998) as amended: FORESTS/ PROTECTED TREES

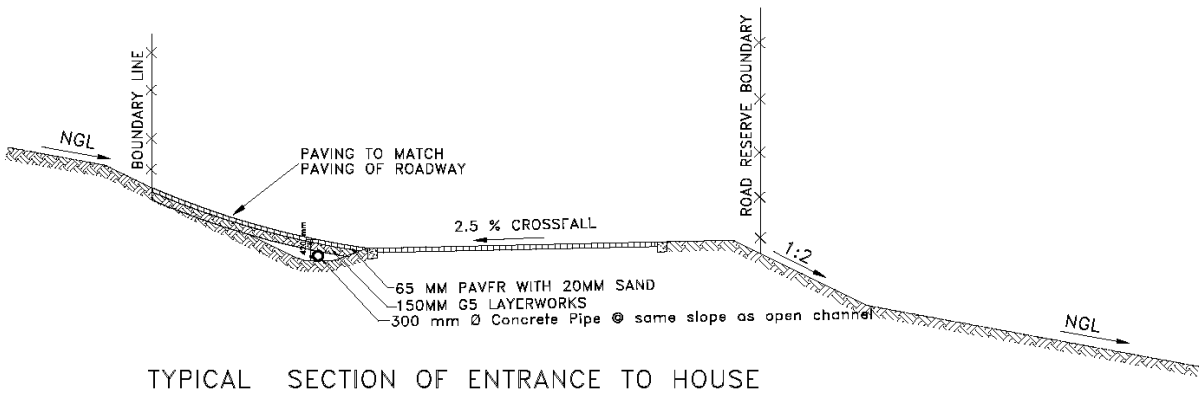
Protected trees such as Stinkwood (*Ocotea bullata),* Yellowwood (*Podocarpus falcatus* and *P. latifolius),* Assegai (*Curtisia dentata),* Cheesewood (*Pittosporum viridiflorum*) and Milkwood (*Sideroxylon inerme)*, are protected under Section 15 of the NFA, which prohibits the destruction of these trees without a license. "No person may cut, damage, destroy or remove any protected tree; or collect, remove, transport, export, purchase, sell donate or in any other manner acquire or dispose of any protected tree……."Anyone contravening this prohibition, is guilty of a first category offence, and can be sentenced to up to 3 years imprisonment, or a fine, or both.

Note that on some erven in The Brink /Breakwater Bay the following species may be found: Cheesewood/ Kasuur (*Pittosporum viridiflorum*) and Milkwood/ Wit melkhout (*Sideroxylon inerme).*

APPENDIX - E



TYPICAL PLAN VIEW OF ENTRANCE TO HOUSE
OVER OPEN CHANNEL
NTS



TYPICAL SECTION OF ENTRANCE TO HOUSE
OVER OPEN CHANNEL
NTS

REV A:
PIPE SIZE REVISED - 15 MAY 2007

PROJECT: BREAKWATER ECO ESTATE					ARCUS GIBB CONSULTING • DESIGN • MANAGEMENT	
DETAIL: TYPICAL DETAIL FOR ENTRANCE OVER OPEN STORMWATER CHANNEL						
Prepared By: EB	Checked By: PG	Reviewed By: PG	Scale: NTS	Date: 2/02/2006	Project No.: J25163	Drg.No.: 300 / Rev.: A

11.0 CONTACT DETAILS

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