



S I L V E R H U R S T

D E V E L O P M E N T & D E S I G N M A N U A L

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Approved by special resolution of members on the 10 August 2021.

PART 1

INTRODUCTION + APPROVAL PROCESS

1.1 The Manual

Introduction

The property on which Silverhurst Estate is developed was acquired as Remainder of Erf 1203, Constantia. The first private properties on the Estate went on sale as early as 1991. The Estate property is just over 25 hectares in extent, comprising of 79 individual residential erven ranging in size from 1350sq.m to 10 324 sq.m. The original property formed part of one of the early wine farms of Constantia and still proudly contains 'The Manor House', a gracious farmhouse whose origin can be traced back some 300 years to around 1716.

Conditions of rezoning (extract for historical context)

In the granting of the rezoning of the property in 1989 the Minister of the Department of Local Government, Housing and Works (Administration: House of Assembly) and in the agreement of the Western Cape Regional Services Council to the establishment of a private township thereon, the following conditions were laid down.

1. A private township is to be established as indicated on Plan No. 8729/7068
2. The establishment of a Home Owner's Association; the constitution of which is to be to the satisfaction of Council's Legal Advisor.
3. The preparation of a design manual together with a development plan indicating building line controls and landscape proposals; both to the satisfaction of the Engineer's Department.
4. The withholding of the transfer and occupancy certificate of all plots measuring less than 2 500 sq.m pending completion of the buildings in accordance with the Manual and building line plan to the satisfaction of the Engineers Department.
5. The withholding of the transfer and occupancy certificate of six plots measuring less than 2 500 sq.m pending the clearance by the Engineer's Department of all services, landscaping, the treatment of all boundaries and the detailed treatment of the area in the vicinity of the existing entrance road.
6. The erven being zoned Single Residential (No Further Sub-division) as reflected on Plan No. 8729/7068
7. The Engineer's Department being given delegated powers to deal with any minor changes to the sub-division plan provided the number of plots is not exceeded.

The conditions set out above in items 2 and 4 were subsequently relaxed in the following two amended resolutions passed by the Local Council of Constantia Valley on 17/10/1989

1. That the developers be required to establish a Home Owners Association, the constitution of which is to be approved of by Council and providing for compulsory membership of all the owners within the area of development.
2. That a transfer shall be cleared once the transferee has signed the approved building plan and entered into a legal undertaking with the Local Council to abide by the terms and conditions set out in the Development Plan and Design Manual (such undertaking to be binding on any successor in title), and further provided that the transferee is a member of the Home Owners Association.

Purpose

The 'Silverhurst Estate Development and Design Manual' (hereafter DADM) is developed to reflect the context of the property within the heart of the historic Constantia Valley.

The aim of the DADM is to establish three Primary Controls with which the Homeowners and their Architects will have to comply with when considering any new buildings, alterations and additions, major landscaping, or pools on their property. Namely:

- a. Urban Design Control (Part 2 + Part 3): to clarify and elucidate the intent of Development Plans A, B and C which forms the primary principles of the Estate as a whole and to respect and adhere to 'The Precincts' development criteria, which forms part of secondary influences and constraints.
- b. Architectural Design Control (Part 4): to control the design and architectural language of the Estate and establish conditions and standards which must be met by all development and building.
- c. Landscape Design Control (Part 5): to set controls for landscape elements as well as plant species for both individual properties and 'The Precincts'.

Status

The DADM forms part of the Silverhurst Estate Home Owners Association (hereafter SEHOA) Memorandum of Incorporation (registration number 1991/001082/08) and is controlled by the Building and Development Committee (hereafter BADC).

In terms of Chapter III of the Land Use Planning Ordinance of 1985 this Manual, being a condition of sub-division, has statutory authority. The duties and function of this Standing Committee are set out in the Constitution of the Home Owners Association.

The manual does not cover aspects looked at by the BADC, such as situation to adjacent buildings sites, Private Open Space, how the street frontages would form a cohesive whole and overall aesthetics.

The SEHOA has the right to vary the requirements contained within the DADM subject to the approval by way of Special Resolution as well as the South Peninsula Municipality (hereafter SPM).

1.2 Building plan approval process

Homeowners are required to notify the BADC of any intended building work, pool construction, and landscaping of whatever nature. The notification is to be made in writing to the Estate Office via email: info@silverhurst.org

Homeowners and Architects are to engage with the design principles, conditions, standards, controls, and guidelines as set out in the DADM.

The Homeowner is to appoint a Professional (in the relevant category) currently registered with the South African Council for the Architectural Profession (hereafter SACAP) for any new buildings, structural changes, alterations and additions, major landscaping, and pools. This appointment is to be a full professional service for the work including site inspections.

BADC approval is a prerequisite to submission to the SPM.

The BADC, assisted by an independent Architect, is responsible for the approval of all building and major landscaping work of whatever nature carried out on the Estate or, where necessary, to adjudicate in any interpretations of the DADM. It is important to note that the DADM does not cover all aspects particular to each individual submission as such, the BADC reserves the right to scrutinize and adjudicate each submission on its own merit.

It is recommended that homeowner and/or their Architects meet with the Estate Architect ahead of submitting a proposal to the BADC.

In order to mitigate significant design changes, it is recommended that a Sketch Plan be submitted for initial assessment before the final submission.

Deviations from the DADM are discouraged and will require consent firstly from the BADC, Board of Directors as finally any affected neighbours (where applicable) before such deviations can be considered for approval.

All building plan submissions, building contractors appointments, building levies, and building works completion are to strictly comply with conditions outlined in the Silverhurst Estate Rules and Regulations. Specifically:

- a. Regulation 3: Regulations governing the design submission and plan approval of new buildings, alterations, additions, major landscaping, and pools.
- b. Regulation 4: Regulations regarding building operations.

1.3 Definitions

Alterations: shall mean change/modification/adjustment/variation to an existing structure where the overall area of the existing building is not increased.

Additions: shall be defined as new work, which increases overall area (either horizontal or vertical) to an existing building.

BADC: shall mean the 'Building and Development Committee.

Balcony: means a floor projecting outside a building at a level higher than that of the ground floor, enclosed only by low walls or railings or by main containing walls of rooms abutting such projecting floor, and may include a roof over such floor and pillars supporting such roof.

Basement: means that space in a building between a floor and ceiling, including such floor or ceiling, which is not intended as habitable space and which is completely below the existing ground level and remains underground, except that it may include vehicular access from a road, provided that such access may only be obtained at a downward or level angle.

Boundary wall: means any wall, fence or enclosing structure erected on or next to a cadastral property boundary, and any other structure, including security devices.

Building zone: as a condition of establishment a *building zone* is a pre-defined area or platform within which all structures must be confined. Buildings or structures beyond this point are prohibited.

Bulk: for the purpose of Bulk calculations "Double Storey Area" means First floor area, the maximum extent of which is determined by the Precinct.

Contemporary lifestyle: refers to a lifestyle in present times and is thus ever changing.

DADM: shall refer to the 'Silverhurst Estate Development and Design Manual.

Demolition: a building is considered demolished, where the breaking down of built form, measured horizontally over walls and floors in plan, exceeds sixty percent of the total horizontal wall and floor plan area of the existing building.

Eaves: means a portion of a roof projecting beyond the face of a building, including any gutters.

Existing Ground Level: means the level of the land surface in its unmodified state before any building had been erected or alterations in levels had been made thereon.

Focal point homes: shall mean those homes that create a feature of gracious proportions and aesthetically pleasing to either close off vistas, enhance surroundings or create axis.

First floor area: shall mean the overall area measured over; internal and external walls, floor slab voids (double volumes) and stairwells, all external areas walled on three sides and roofed areas. Furthermore, all permanent shading devices projecting more than 1m from the external face of the building are to be included.

Ground floor area: shall mean the overall area of the works, measured from the approved plans over internal and external walls, and shall include all roofed areas including terraces, balconies, decks, patios, verandas, stoeps, slab and stairwell voids. The structure may not exceed coverage as defined in the DADM.

Ground & First floor area (for Building Levy calculation): shall mean the overall area of the works, measured from the approved plans over internal and external walls, and shall include all, balconies, decks, patios, verandahs, stoeps, slab and stairwell voids.

Mean Ground Level: means the average ground level of an erf taken between the corner survey pegs on the property's lateral boundaries.

Minor Demolition: shall mean that portion of the building that is demolished is 30% or less of the total horizontal wall and floor plan area of the existing building.

Modern design: refers to an architectural style or era that has passed and became most prominent in the mid-20th century.

Must: in this Manual means mandatory provisions.

New Build's: shall mean new building works on a vacant erf.

Outbuilding: means a structure, whether attached or separate from the main building, which is normally ancillary and subservient to the main building on a land unit and includes a building which is designed to be used for garaging of motor vehicles, and any other activity but does not include a second dwelling.

Parapet: means a low projection, wall or molding which finishes the uppermost edge of a building with a flat or low-pitched roof.

Porch: means a roof (not being the floor of a balcony) projecting from the outside of a building above a doorway, and forming a covered entrance to such building, and includes any paved area there under and any low walls or railings enclosing such paved area, and pillars supporting such roof.

SACAP: shall mean the 'South African Council for the Architectural Profession' (as constituted by the Architectural Profession Act No.44 of 2000).

SEHOA: shall mean the 'Silverhurst Estate Home Owners Association'.

Shall: in this Manual means mandatory provisions.

Should: in this Manual means desirable and recommended provisions that may only be deviated from at the discretion of the BADC.

SPM: shall mean the 'South Peninsula Municipality', part of the City of Cape Town Municipal Offices.

Stoep: means an uncovered paved area or projecting floor outside and immediately adjoining a building, at or below the level of the ground floor thereof and includes any low walls or railings enclosing such paved areas or floors.

Terrace: means an area to which occupants or users of a building have access, created on a flat roof over a portion of a building, resulting from the setting back of part of the building above such portion.

Total Building Coverage: shall mean the total area covered by buildings, including all roofed areas and basement slabs that are above natural ground level. Areas excluded are stoeps, landing and entrance steps not under a roof and eaves or shading devices not projecting more than 1m from the building.

Tripartite: shall mean the agreement entered into between the 'Silverhurst Estate Homeowners Association' (HOA), the title deed holder (Homeowner), and the Homeowner's employed Contractor.

Verandah: means a covered area (not being an area which is part of a yard or parking area) or projecting floor outside and immediately adjoining a building at or below the level of the ground floor thereof; and includes both such area or floor and the roof or other feature covering it, as well as any low walls or railings enclosing such paved area or floor.

PART 2

DEVELOPMENT PLAN CONTROLS

2.1 Introduction

The general building form is controlled by a number of Development Plans, which are based on the Cadastral Plan (Fig. 1,3,4 + 5) in addition to the Building Height Controls (Fig.2). The Development Plan is divided into three sections:

- a. Development Plan A: Planning (Fig. 3)
- b. Development Plan B: Services (Fig. 4)
- c. Development Plan C: Landscaping (Fig. 5)

The table, determining the controls, consists of three columns:

- **Control:** The contents of this column relate directly to the contents of the keys of the drawings (except where otherwise indicated).
- **Intent:** The purpose of this column is to describe the intention behind the control.
- **Implication:** This column clarifies and lays down the effects of the control.

The Development Plan does not cover all building control issues. Controls which are not covered in the Manual fall under the Local Authority Town Planning / Building Regulations.



SILVERHURST BUILDING ZONES PLAN

Fig. 1

2.2 Building Height Controls (refer to Fig. 2)

In order to achieve a consistent scale and a general architectural character in keeping with the quality and status of the development, the preferred floor to ceiling height in habitable rooms is 3.0m or higher. The recommended minimum height in all rooms is 2.7m.

The height of each building shall be a maximum height of 9.5m measured from natural ground level to the top of the parapet in case of a flat roof, or to a point midway between the eave and the ridge in case of a pitched roof.

Height of buildings in relation to orientation and slope are given in Part 4 Section 4.3.4, 'Spatial Envelopes', of this document.

CONTROL	INTENT	IMPLICATION
(a) 33% double	To provide the greatest height limitations on sites abutting existing residential development.	The extent of double storey area not to exceed 33% of the total building coverage on a given erf.
(b) 67% double	To preserve views and to avoid over-massing on exposed sites other than those in category (a) above.	The extent of double storey area not to exceed 67% of the total building coverage on a given erf.
(c) 100% double	To permit freedom of design in areas with less resistance on views or in generally less exposed areas.	Double storey permitted over full building coverage.

The meaning of double storey here shall not prevent the construction of attics which are fully contained within a pitched roof of not greater than 45° and which may constitute a floor or mezzanine on a third level, provided that the height controls set out in this document are not exceeded on the exterior of the building.

For other definitions refer to 1.6 'Definitions' in this document.

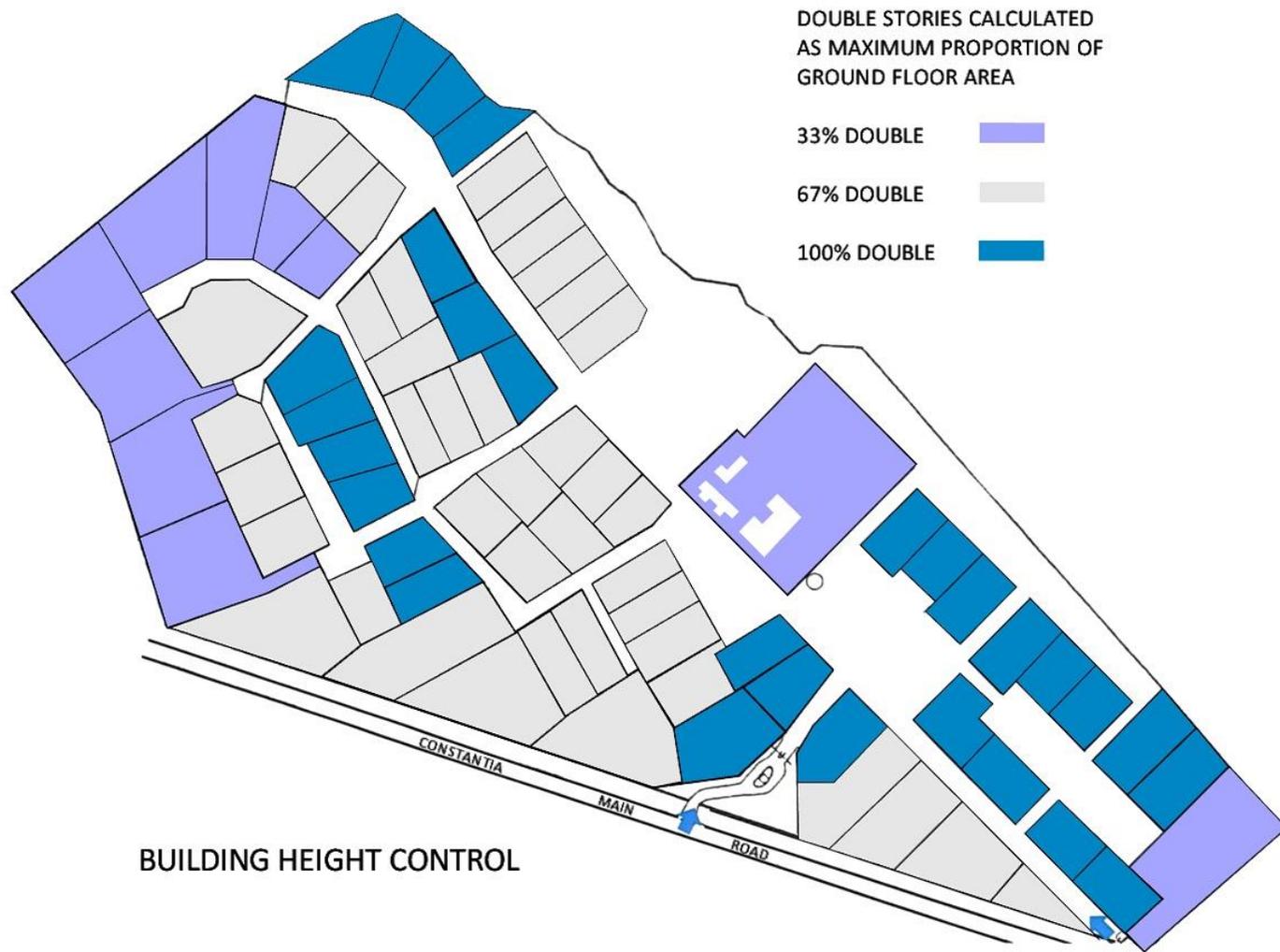


Fig. 2

2.3 Development Plan A: Planning (Fig. 3)

	CONTROL	INTENT	IMPLICATION
2.3.1.	PLANNING CRITERIA		
a)	Building zones on erven <2500m ²	<ul style="list-style-type: none"> - To preserve vistas of, and from the site. - To ensure privacy of adjacent sites. - To preserve un-built areas within the Estate. 	<ul style="list-style-type: none"> - All structures on the site must be confined to within the building zones. - No-build zones are specifically designed to prevent building encroaching on one another and must be strictly adhered to.
b)	Perimeter building line	<ul style="list-style-type: none"> - To set the development back from the surrounding neighbourhood. 	<ul style="list-style-type: none"> - No structure may be erected above ground between this line and the boundary.
c)	Space around building on erven >2500m ² (not on figure 3)	<ul style="list-style-type: none"> - To satisfy requirements of the Local Authority. 	<ul style="list-style-type: none"> - Space about buildings to conform to Town Planning Building Regulations.
d)	Building Extent and Coverage Note: as passed by a Special Resolution of members on 28/10/2007.	<ul style="list-style-type: none"> - To propose an appropriate building configuration. - To illustrate proposed density. 	<ul style="list-style-type: none"> - Sites greater than 2 500sq.m to have a maximum coverage of 50% of the site area. - Sites less than 2 500sq.m to have a maximum coverage of 50% of the relevant Building Zone.
e)	Vehicle access point to the erven	<ul style="list-style-type: none"> - To encourage maximum safety and convenience to road users. - To encourage the use of the most appropriate entry point for the best use of the site. 	<ul style="list-style-type: none"> - Guideline only.
f)	Backyards/laundry/caravans/boats	<ul style="list-style-type: none"> - Laundry to be screened by walls of 2m in height. Caravans and boats must not be visible from common properties. 	<ul style="list-style-type: none"> - No laundry may be dried anywhere other than behind 2m high screen walls. Caravans and boats to be screened from view from common properties.
g)	Parking	<ul style="list-style-type: none"> - To minimize on-street parking in the Estate. 	<ul style="list-style-type: none"> - In addition to the Town Planning Building Regulations' the requirement is for 2 off street bays per dwelling unit. This may consist of the driveway itself.
h)	Public Parking	<ul style="list-style-type: none"> - That, should it be required by the H.O.A., it be provided on a suitable site. 	<ul style="list-style-type: none"> - This may be provided for approximately 15 cars immediately north of the Manor House erf, adjacent to the Main Avenue.
i)	Tennis Court	<ul style="list-style-type: none"> - To minimize negative impact on environment. 	<ul style="list-style-type: none"> - Fencing and poles to be green. Fencing and poles to be black or green to conform to environmental aesthetics. - To be set back from any boundary by a 2m tree and planting belt.
j)	Height of Building	<ul style="list-style-type: none"> - To control the height of a building. 	<ul style="list-style-type: none"> - The height of each building shall be a maximum height of 9.5m measured from natural ground level to the top of the parapet in case of a flat roof, or to a point midway between the eave and the ridge in case of a pitched roof. Chimney height as per NBR.
k)	Second Dwellings/ Staff Quarters	<ul style="list-style-type: none"> - To comply with conditions of rezoning. 	<ul style="list-style-type: none"> - No second dwellings are permitted on sites.

	CONTROL	INTENT	IMPLICATION
2.3.2	ERVEN BOUNDARIES		
a)	Site enclosure	<ul style="list-style-type: none"> - To control the height of boundary walls and fences. - To allow the definition of public space by building facades, rather than by high walls. - To increase the level of surveillance of certain roads and squares. 	<ul style="list-style-type: none"> - No building may be set back less than 5m from the road reserve. - No plastic-coated chain-links will be permitted along erf boundaries bordering on critical edges, parks or roadways. - - Fences are reserved for borders between plots out of sight from the Private Open Space. - Ruling on chain-link fencing altered along riverside public open space from 2m to 1.5m to be planted simultaneously to ensure consistent “green” wall along public open space. Alternative option being open yard to public open space. No walls permitted.
b)	New boundary walls + palisades	<p>- The procedure for arriving at a wall height for new boundary walls on private property is dependent upon the particular Precinct, their inherent critical edges and the outlook of the wall - of which there are 4 categories.</p> <ol style="list-style-type: none"> 1. The Street. 2. Private Open Space including walkways and links. 3. Common boundaries (between neighbours). 4. Service & laundry areas <ul style="list-style-type: none"> -There are two types of boundary enclosures. -Type A: plastered Masonry wall with coping. -Type B: Palisade wall comprising of a 1.2m maximum height low masonry section with coping and supporting piers with matching caps and painted galvanised mild steel palisades, the tops of which must not be higher than 1.8m above NGL. 	<p>1. The Street:</p> <p>Precinct 1 “The Historic Core”: Height: 1.2m max. Form: Plastered masonry with coping, painted white.</p> <p>Precinct 2 “The Avenues” Height: 1.2m max. Exception: Critical edges can be 1.8m for privacy. Form: Plastered masonry with coping, painted white.</p> <p>Precinct 3 “The Riverside” Height: Masonry 1.2m max., Palisade 1.8m max. Form: Plastered masonry with coping, painted white. Exception: Critical edge: boundary of enclosure along Public Open Space - 2.0m height palisade fence.</p> <p>Precinct 4 “The Terraces” No Critical edge. Height: Masonry 1.2m max. Palisade 1.8m. max. Form: Plastered masonry with coping, painted white.</p> <p>Precinct 5 “The Ridge” Height: Masonry 1.2m (preferred) to 1.8m max. for privacy. Exception: Critical edge: courtyard boundaries to have white plastered masonry walls. Form: Plastered masonry with coping, painted white.</p> <p>2. Private Open Space, walkways, and links: A boundary wall adjacent to a link, which leads to Private Open Space Height: 0.6m to 1.0m (preferred), otherwise 1.8m should privacy be an issue. BADC to determine length of wall.</p>

	CONTROL	INTENT	IMPLICATION
			<p>Exceptions: Manor House: low masonry walls of maximum height of 1.2m throughout. Critical edges: entrance ways to Private Open Space. Form: Plastered masonry with coping or palisade fence with piers and caps</p> <p>Common Boundary: Common boundary walls or fences between properties (lateral boundaries): Heights: 1.8m (preferred) to 2.0m max. To be agreed by neighbours. Form: Plastered masonry with coping or Palisade fence.</p> <p>4. Service & Laundry yards: Wall to screen unsightly services or laundry yard. Height: 2.0m only. Exception: 2.0m wall height not allowed on street frontage. Form: Plastered masonry with coping. No Palisades.</p>
	Green enclosure	<ul style="list-style-type: none"> - To ensure a leafy rural character to the Estate. - To minimise the visual impact of the development as viewed from the surrounding area. 	<ul style="list-style-type: none"> - Any enclosure along boundaries concerned must be by means of a hedge, shrubbery, or creeper-covered walls.
d)	Driveways	<ul style="list-style-type: none"> - To ensure continuity. 	<ul style="list-style-type: none"> - Driveway paving on Estate common ground to match roadways unless alternative proposal has been discussed with the BADC. - Where designated driveways have been pre-built and if an alternative is sought, cost incurred for altering the road verge is at the expense of the homeowner.
2.3.3	ESTATE BOUNDARIES		
a)	Perimeter Fence	<ul style="list-style-type: none"> - To define enclosure of private Estate. - Security. 	<ul style="list-style-type: none"> - To be erected in accordance with plan - Height: 2.0m max.
b)	Perimeter Wall	<ul style="list-style-type: none"> - As above. - To provide an aesthetically attractive definition to the Estate boundary in sympathy with the tradition of plastered walls in Constantia. 	<ul style="list-style-type: none"> - To be erected in accordance with plan - Height: 2.0m max.



Fig. 3

2.4 Development Plan B: Services (Fig. 4) *1

	CONTROL	INTENT	IMPLICATION
2.4	SERVICES		
a)	Flood levels *2	<ul style="list-style-type: none"> - To define the levels subject to 50 year storm flooding. - To ensure maintenance of a free flow of floodwaters. 	<ul style="list-style-type: none"> - No habitable structures permitted. - Floor levels to be kept above the highest flood level for each erf. - No structures or earth works which could block, or direct floodwaters may be erected below the flood levels.
b)	Storm water corridor	<ul style="list-style-type: none"> - To provide alignments for all designed storm water pipes. - To provide routes for surface run-off during storms with an intensity greater than the designed capacity of the underground system. 	<ul style="list-style-type: none"> - No habitable structure or new trees permitted within 1.5m of all trunk routes centre-lines.
c)	Trunk sewerage routes	<ul style="list-style-type: none"> - To provide for water borne sewerage from all sites to connect into the Council sewer main in the south east corner of the Estate. 	<ul style="list-style-type: none"> - No new habitable structures or new trees permitted within 1.5m of all trunk routes.
d)	High pressure water main	<ul style="list-style-type: none"> - Existing 4m wide servitude around existing 300mm water main to remain. - To maintain accessibility of the length of the main at all times. 	<ul style="list-style-type: none"> - No buildings within servitude - Clear access via access gates for Council maintenance vehicles at all times. - Owners affected by this servitude may not plant over it, dump refuse in it or block it off in any way. - A 2.5m wide strip along the servitude to be kept open to ensure accessibility for maintenance vehicles.
e)	Potable water system	<ul style="list-style-type: none"> - Provision for water supply to all residential sites. 	<ul style="list-style-type: none"> - No buildings within 1.5m of all trunk routes.
f)	Irrigation system	<ul style="list-style-type: none"> - To allow irrigation of common private open space on the estate. 	<ul style="list-style-type: none"> - Routed away from structures.
g)	Ornamental water features	<ul style="list-style-type: none"> - To re-instate the historic irrigation channel along the north-western section of the oak avenue. - To provide for a number of water features (fountains, ponds) in the common areas of the Estate. 	<ul style="list-style-type: none"> - Utilisation of existing riparian rights. - To be developed by the developer at the time of laying out the roads and private open spaces and to be maintained by the SEHOA.
h)	Electrical and telephone reticulation	<ul style="list-style-type: none"> - To provide for underground supply by the Cape Town City Electrical Engineer's Department and the Department of Posts and Telecommunications to all points of demand. - To provide for low-level decorative and security lighting in common areas. 	<ul style="list-style-type: none"> - No new buildings or trees within 1.5m of cable routes - Vehicular access to be maintained to all sub-stations and metre kiosks for Cape Town City Electrical Engineer's Department. - No high-level street lighting. - Bollard lights and up-lighters to be provided in common areas by the developer at the time of laying out the roads and private open spaces and to be maintained by HOA. - External lights on private buildings, boundary walls and gate posts may be provided at the discretion of property owners provided that no glare is created on surrounding properties and all bright light sources are shielded. - Tennis court lighting shall not cause excessive glare on surrounding properties.

	CONTROL	INTENT	IMPLICATION
i)	Water storage tanks		<ul style="list-style-type: none"> - Water storage tanks are to be screened from view from both common and private property. - Screening by means of walls, fencing or trellising. Permeable fencing or trellising is, in turn, to be screened by the growing of creepers. - Proposed storage solution is to be indicated on plans when making approval application to BADC.
j)	Service equipment – noise level	- To mitigate noise levels of service equipment.	- In installing boreholes, air-conditioning units, generators, pool pumps, water feature pumps etc. due consideration is to be given in their placement to minimize noise levels experienced by neighbours, especially at night.
k)	Solar Power generating systems for hot water and electricity.	- Solar collecting panels for electricity and hot water are permitted provided their position and installation conform to requirements as outlined under 'Implications'.	<p>Solar Powered hot water panels:</p> <ul style="list-style-type: none"> -The geyser + water supply to and from the solar panel arrangement, including vacuum breakers and pressure regulating valves, are all to be concealed within the roof space. Henceforth, the solar collecting panel is all that is to be visible from the exterior and must: <ul style="list-style-type: none"> • Be positioned on the roof in a manner sympathetic to neighbours, especially those neighbours who have a direct line of sight to the installation. • Not project above the ridgeline of pitched roofs, or beyond any eaves lines and be positioned min. 300mm below the apex of the roof on which the pane sits. • Be installed close to flush with the roof material. • In the case of flat roofs to be completely concealed behind parapet walls and not project above these walls. • Header manifolds are to be finished in a dark grey. No light colours are permissible. <p>Specifically excluded are “combined solar hot water panel and geyser” systems, solar collectors incorporating webs of rubber tubing, and pole or wall mounted systems.</p> <p>Solar Electrical PV (Photo Voltaic) panels:</p> <ul style="list-style-type: none"> -The solar voltaic panel installation must meet the requirements for solar hot water panels stipulated above. -The only part of this power generation system allowed to remain visible externally, is the PV panel.
l)	Home Generator	From the SEHOA's perspective all generator installations must comply with the following provisions. Note that homeowners may be restricted by their Title Deeds from installing a generator. They also note that there are Municipal requirements regarding the permanent installation of a generator that deal with electrical safety as well as other	<ol style="list-style-type: none"> 1. The generator is located within the building zone, ideally attached to the current property on the erf. 2. Noise must be limited to a maximum of 60dB. 3. Ideally located in a soundproofed, waterproofed, and ventilated masonry structure with a solid door. 4. That provision is made to mitigate the resulting fumes.

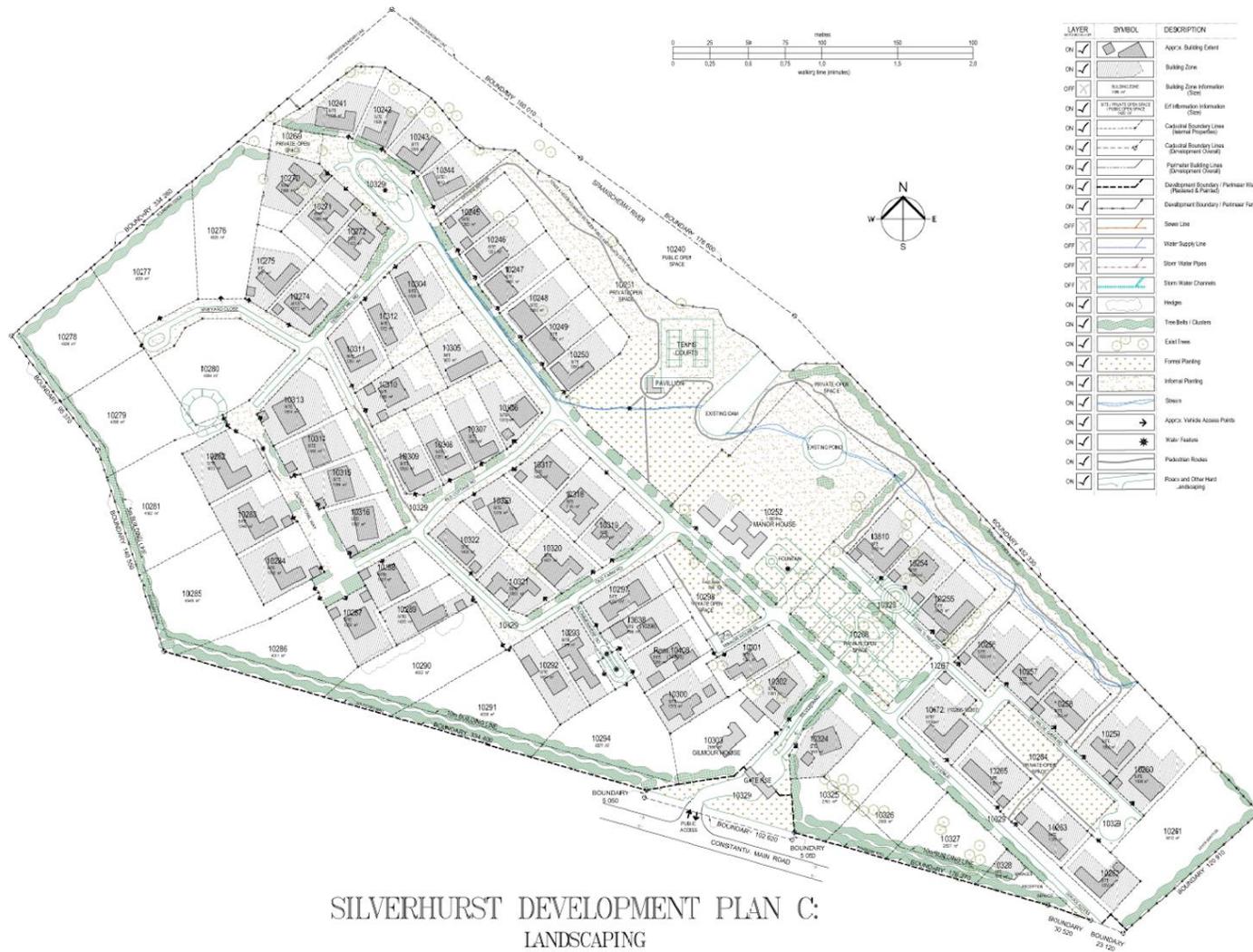
		<p>issues including noise, air pollution and the safe storage of petrol/diesel. It is the homeowner's responsibility to ensure that relevant applications are made, and permissions obtained. The SEHOA will not oppose such applications as long as the requirements set out in 1 to 5 are adhered to.</p>	<p>5. Generators to run during power outages only. Homeowners considering such an installation must present plans to the Estate Office that demonstrate compliance with the above requirements.</p>
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- *1. Development Plan B (Fig. 4) as contained in this manual is diagrammatic and will be superseded by as built drawings to be lodged at the Council.
- *2. Flood levels are defined at the Engineer's report lodged with and monitored by the Council's Engineer.

2.5 Development Plan C: Landscaping (Fig. 5)

	CONTROL	INTENT	IMPLICATION
2.5	LANDSCAPING		
a)	Existing Trees retained	- For aesthetic and landscaping purposes.	- No trees to be felled without the consent of the HOA - Trees in the belts supplied by the SEHOA may under no circumstances be removed without prior consent of the Association. - No trees on private or public property to be pruned or trimmed without prior liaison with the Estate Manager. - Cognisance must be taken of trees on plots with homes designed to accommodate these trees. Removal of a tree will only be considered if no alternative exists as to the residence's placement and orientation.
b)	Existing Hedges retained	- For aesthetic and landscaping purposes	- No hedges to be felled without the consent of the HOA
c)	Tree Belts or Clusters	- Substantial trees to define edges and render dignity to the public roads and spaces. - To give rural leafy character to the area. - To minimize the environmental impact of the estate from the surrounding areas.	- Trees to be planted by the developer/property owner in accordance with the list of species (ref. 5.4). - The Silverhurst Estate Home Owners Association decides upon the planting of trees on road verges. Maintenance of road verges i.e. cutting will be undertaken by the Estate staff. No landscaping permitted on these pavements. Minimum run-off gradients to be maintained.
d)	Hedge Rows etc.	- See paragraph 2.3.3 of the Development Plan.	- To be developed by the property owner where site enclosure is desired.
c)	Footpaths	- To allow for pedestrian movement around the estate private open spaces.	- To be maintained by the HOA.
d)	Formal Planting	- To enhance the area surrounding the Manor House by formal landscape design in a manner appropriate to a country estate.	- To be maintained by the HOA.
e)	Informal Planting	- To complement the rural character and the informal layout of the parts of the site beyond the inner historic precinct.	- To be maintained by the HOA.
f)	Estate Roads	- To control the landscaping on the road verges.	- Road verges are Private Open Space. Tree planting and strategic landscaping will be done at the discretion of the Estate Manager on behalf of the SEHOA, where civil work permits such implementation.
g)	Fill material	- Guideline regarding the importation and use of fill material on erven.	- Care must be taken to conserve the 'Existing Ground Level'. Homeowners are encouraged to utilize the natural slope and contours of the site. - Should a site require levelling, the resultant area cannot be higher than the 'Mean Ground Level' - Clean sand may be imported for the purpose of filling and compacting at foundation level. - The top of the resultant retaining wall on the lower border is to be an overall height no higher than the 'Mean Ground

	CONTROL	INTENT	IMPLICATION
			Level' - Top soil may be imported for landscaping purposes. - Garden retaining walls must be within the existing building line of the erf. - Refer to 'Definitions' in clause 1.3 regarding Existing and Mean Ground Level



LAYER	SYMBOL	DESCRIPTION
ON	[Symbol]	Apex Building Footprint
ON	[Symbol]	Building Zone
OFF	[Symbol]	Building Zone Information (See)
ON	[Symbol]	Site Information (See)
ON	[Symbol]	Capital Boundary Lines (Internal Boundaries)
ON	[Symbol]	Capital Boundary Lines (Development Control)
ON	[Symbol]	Formal Building Lines (Development Control)
ON	[Symbol]	Development Boundary / Perimeter Walls (Planned & Parcel)
ON	[Symbol]	Development Boundary / Perimeter Fencing
OFF	[Symbol]	Sewer Lines
OFF	[Symbol]	Water Supply Line
OFF	[Symbol]	Storm Water Pipes
OFF	[Symbol]	Storm Water Channels
ON	[Symbol]	Hedges
ON	[Symbol]	Tree Beds / Clusters
ON	[Symbol]	Excel Trees
ON	[Symbol]	Formal Planting
ON	[Symbol]	Informal Planting
ON	[Symbol]	Shrubs
ON	[Symbol]	Apex Vehicle Access Paths
ON	[Symbol]	Water Features
ON	[Symbol]	Paved/Other Roads
ON	[Symbol]	Paths and Other Hard Landscaping

Fig.5

PART 3

PRECINCT DEVELOPMENT CONTROLS

3.1 The Precincts (Fig. 6)

The Development Plan is a resolution based upon a number of primary principles shaped and adapted by secondary influences and constraints.

The plan, in responding to these principles can be broken down into five distinct areas or Precincts each with its own development issues, constraints and physical character. These precincts offer unique opportunities for development and style within the overall framework of the controls in this manual.

The precincts are:

- a. The Historic Core
- b. The Avenue
- c. The Riverside
- d. The Terraces
- e. The Ridge

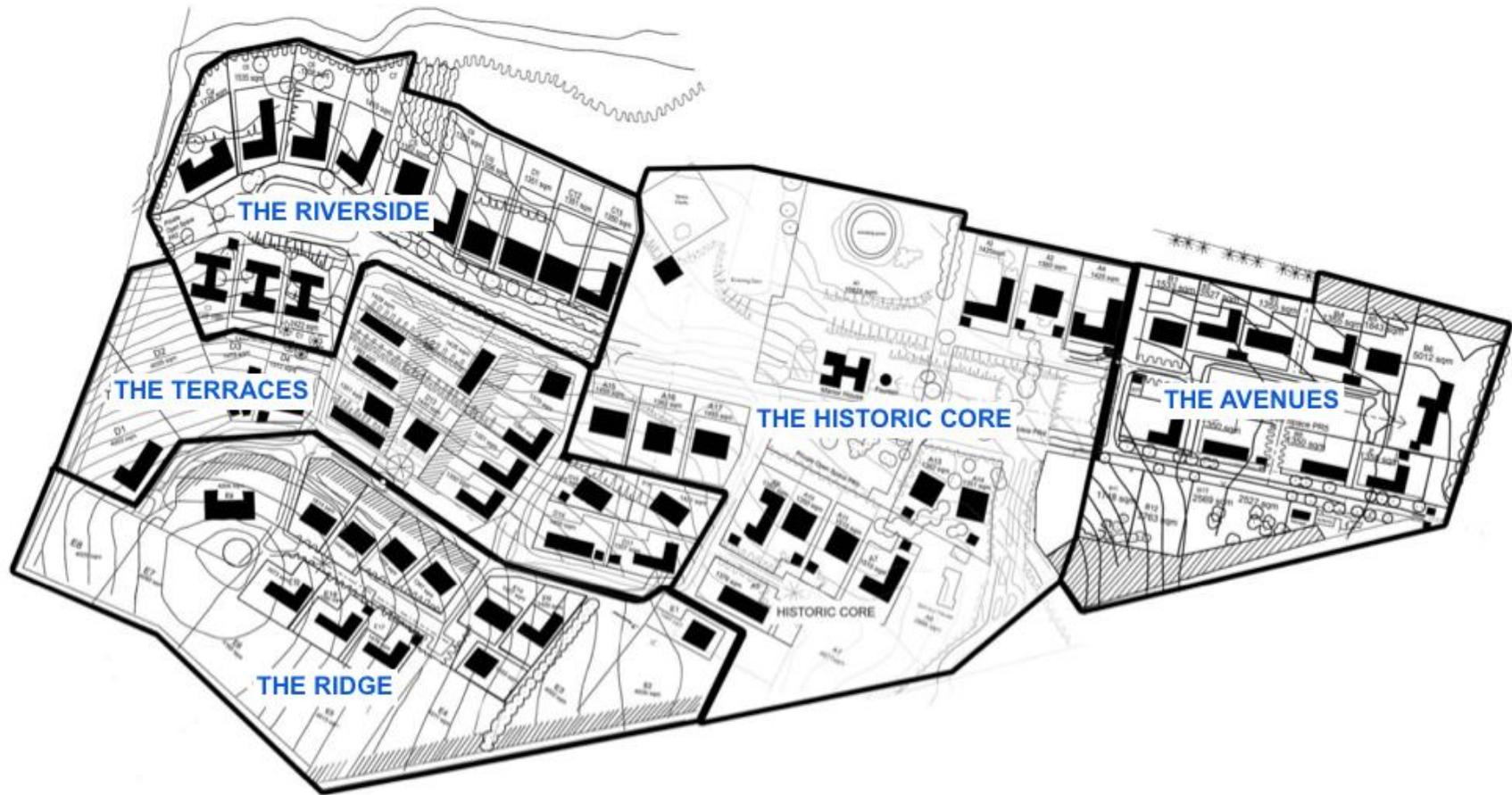


Fig.6

THE PRECINCTS

3.2 Precinct Development Criteria

3.2.1 The Historic Core (Fig. 7)

	DESIGN INFORMANTS	ELEMENTS	DEVELOPMENT CRITERIA
	EXISTING ELEMENTS		
a)	Historic elements	- Manor House, fountain, historic slave bell + dairy.	- To be retained. New development may not obscure or detract from these dominant elements.
b)	Landscape elements	- Oak trees, bamboo grove, Camellias Azaleas, Norfolk pine, ornamental palm, dam.	- Not to be felled/removed without the written consent of the SEHOA.
c)	Views	- Front façade of Manor House. - Vista from avenue across tennis courts to river.	- To be retained as indicated on Fig. 7.
d)	Visual impact from surrounding area	- Inward views from north screened by existing vegetation.	- Maintain existing vegetation.
e)	Topography	- General slope towards river.	- North facades of buildings to be designed as “public” facades.
	DESIGN ELEMENTS		
f)	Visual axis	- As shown on Fig. 7.	- Clear views across common open space to be retained
g)	Focal points	- At heads and intersections of visual axis in formal gardens.	- Indicate positions for water features and symmetrical facades.
h)	Critical Edges	- Bounding common areas around Manor House. - Around access courtyard.	- White plastered boundary walls along public edges.
i)	Key buildings	- As shown on Fig. 7: A2, A3, A4, A15, A16, A17 + Tennis court pavilion.	- Buildings of similar proportion, and compatible with, the Manor House. No new structures larger and of greater visual impact in their setting than the Manor House.
j)	Access courtyard	- As shown on Fig. 7.	- Required means of access to all 5 properties abutting the courtyard. Visitors parking to be provided in the design of the courtyard. - White plastered boundary walls around courtyard.
k)	“The Green” over-looking the tennis courts	- As shown on Development Plan B Landscaping Fig. 4	- Tennis courts, other outdoor recreation and ornamental features.

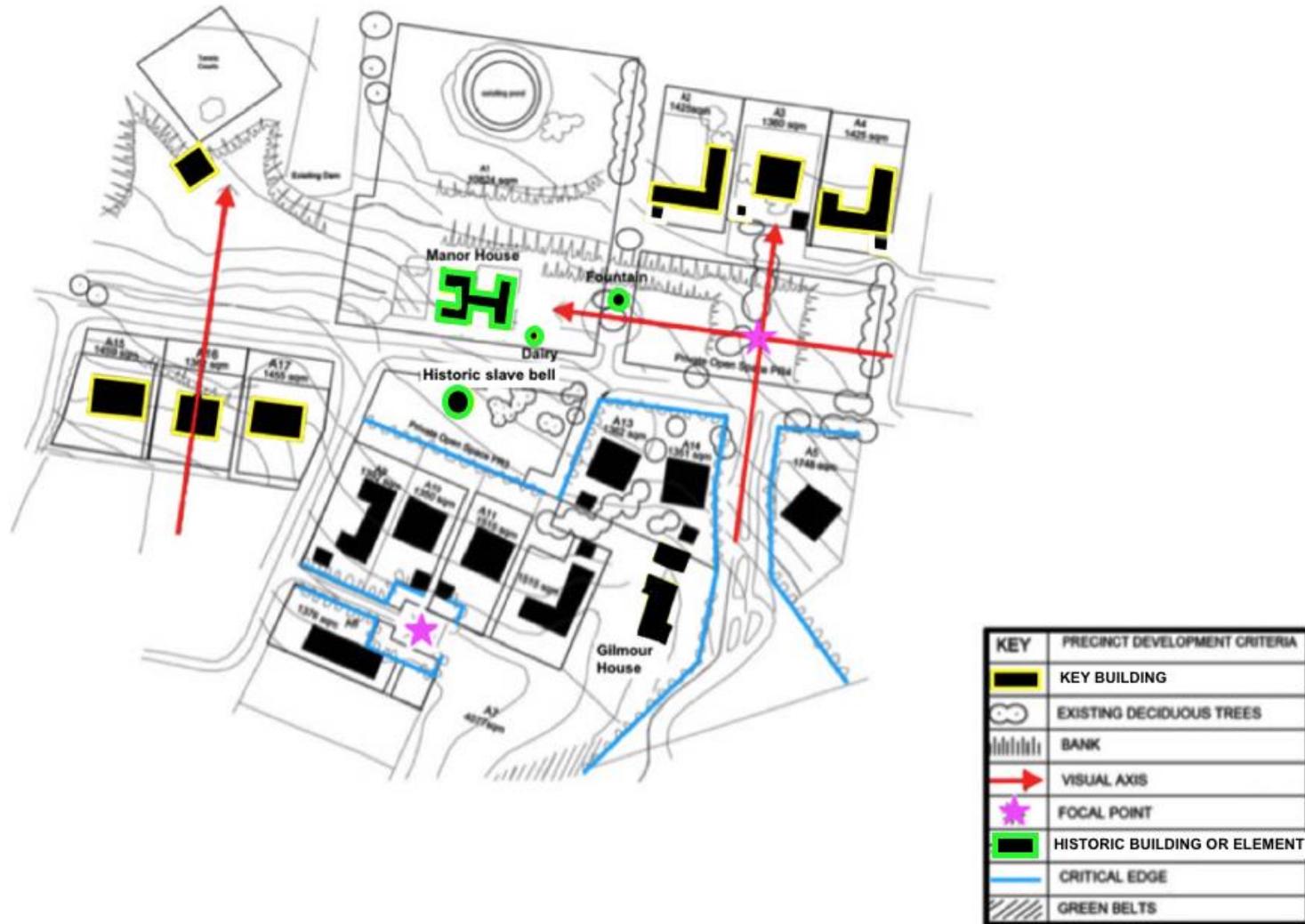


Fig. 7

THE HISTORIC CORE

3.2.2 The Avenues (Fig. 8)

	DESIGN INFORMANTS	ELEMENTS	DEVELOPMENT CRITERIA
	AVENUES		
	EXISTING ELEMENTS		
a)	Historic elements	- Old Gateway	- To be retained. New development may not obscure or detract from these dominant elements.
b)	Landscape elements	- Oak avenue and oak belts	- Not to be felled/removed without the written consent of the SEHOA.
c)	Views	- Upward views towards Devils Peak	- Other views not dominant
d)	Visual impact from surrounding area	- Screened by existing vegetation - Flat and low-lying	- Maintain existing vegetation - Floor levels to be kept well clear of floodplain and water table in accordance with Engineer's report lodged with the Council
e)	Topography	- As shown on Fig. 8.	- Clear views across common open space to be retained
	DESIGN ELEMENTS		
f)	Visual axes	- At heads and intersections of visual axes	- Indicate positions for water features and symmetrical facades
g)	Focal points		
h)	Critical edges	- Entrance ways to central open space	- Boundary enclosures to be constructed of symmetrical 2.0m high plastered walls. Other structures immediately adjacent to, or on, critical edge boundaries to be symmetrical around entrance routes
i)	Key buildings	- As shown on Fig. 8: B6.	- North west façade of building (or part of building) at the end of the central open space to be symmetrical and of sufficient scale to close the vista down the open space

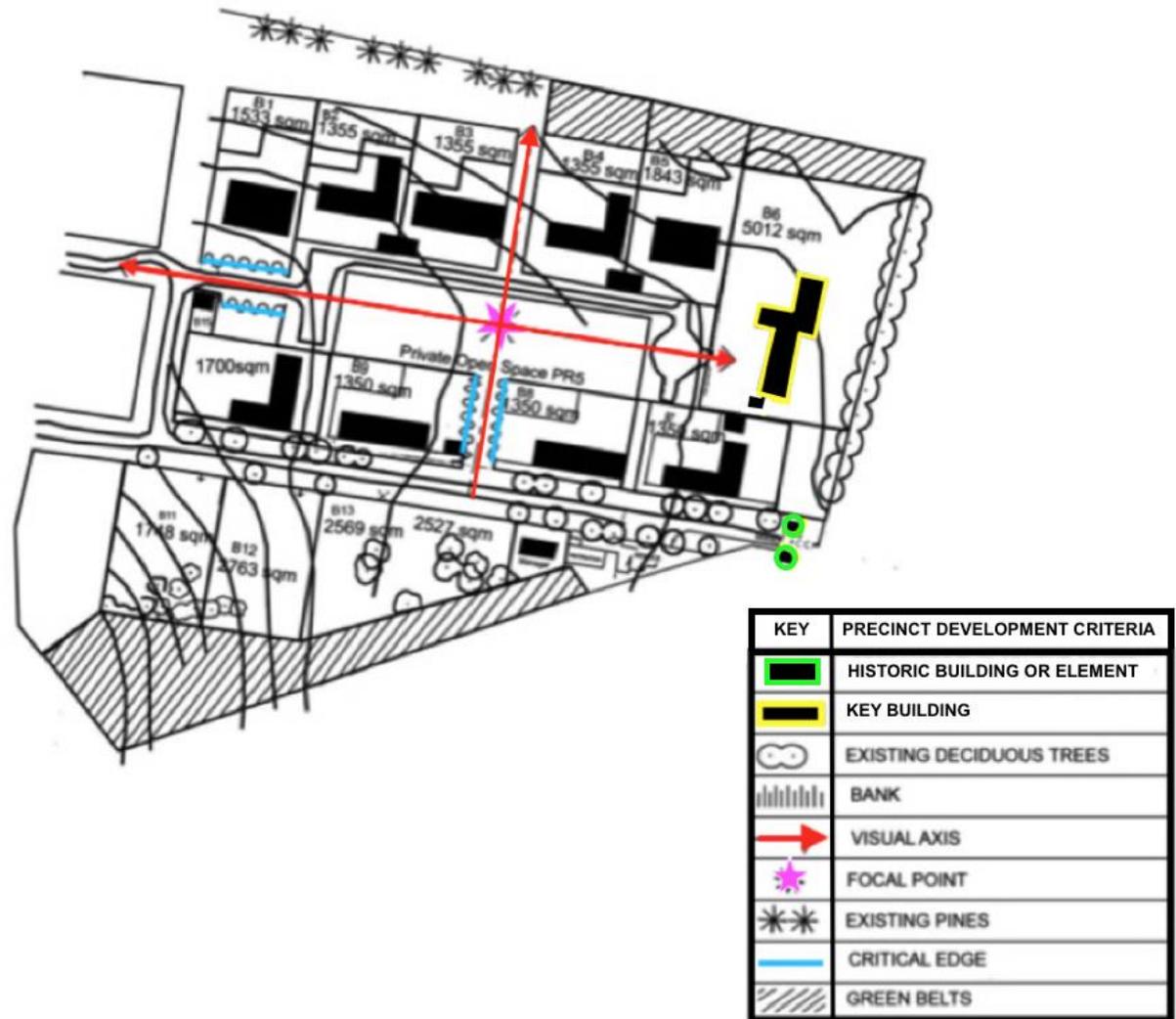


Fig. 8

THE AVENUES

3.2.3 The Riverside (Fig. 9)

	DESIGN INFORMANTS	ELEMENTS	DEVELOPMENT CRITERIA
	RIVERSIDE		
	EXISTING ELEMENTS		
a)	Historic elements	- Water channel.	- To be retained as ornamental feature draining to dam
b)	Landscape elements	- Oak avenue, bougainvillea hedge, poplars - Spaanschemat river (flowing through Public Open Space).	- Trees/vegetation not to be felled/removed without the written consent of the SEHOA.
c)	Views	- Views from private properties down to river.	- Boundary of enclosure along public open space edge to be 2m wire mesh fencing which does not obscure the vista through to the planting along the banks of the river.
d)	Visual impact from surrounding area	- Generally screened by planting around edges of precinct.	- Maintain existing vegetation.
	Topography	- Ground steps down from road with low lying plain towards river.	- Building height limit of 2 storeys measured in relation to road level i.e., 3 storeys within spatial envelope permissible on lower side of road.
	DESIGN ELEMENTS		
e)	Focal points	- Turning circle at end of oak avenue.	- To be landscaped as open "village green".
f)	Critical edges	- As shown on Fig. 9.facing "village green".	- Existing bank to be stabilised with retaining structures.
g)	Key buildings	- As shown on Fig. 9: C1, C2, C3, C4 + C8.	- Buildings around "village green" to provide public edge to the open space. - Building above poplar grove set back from trees.

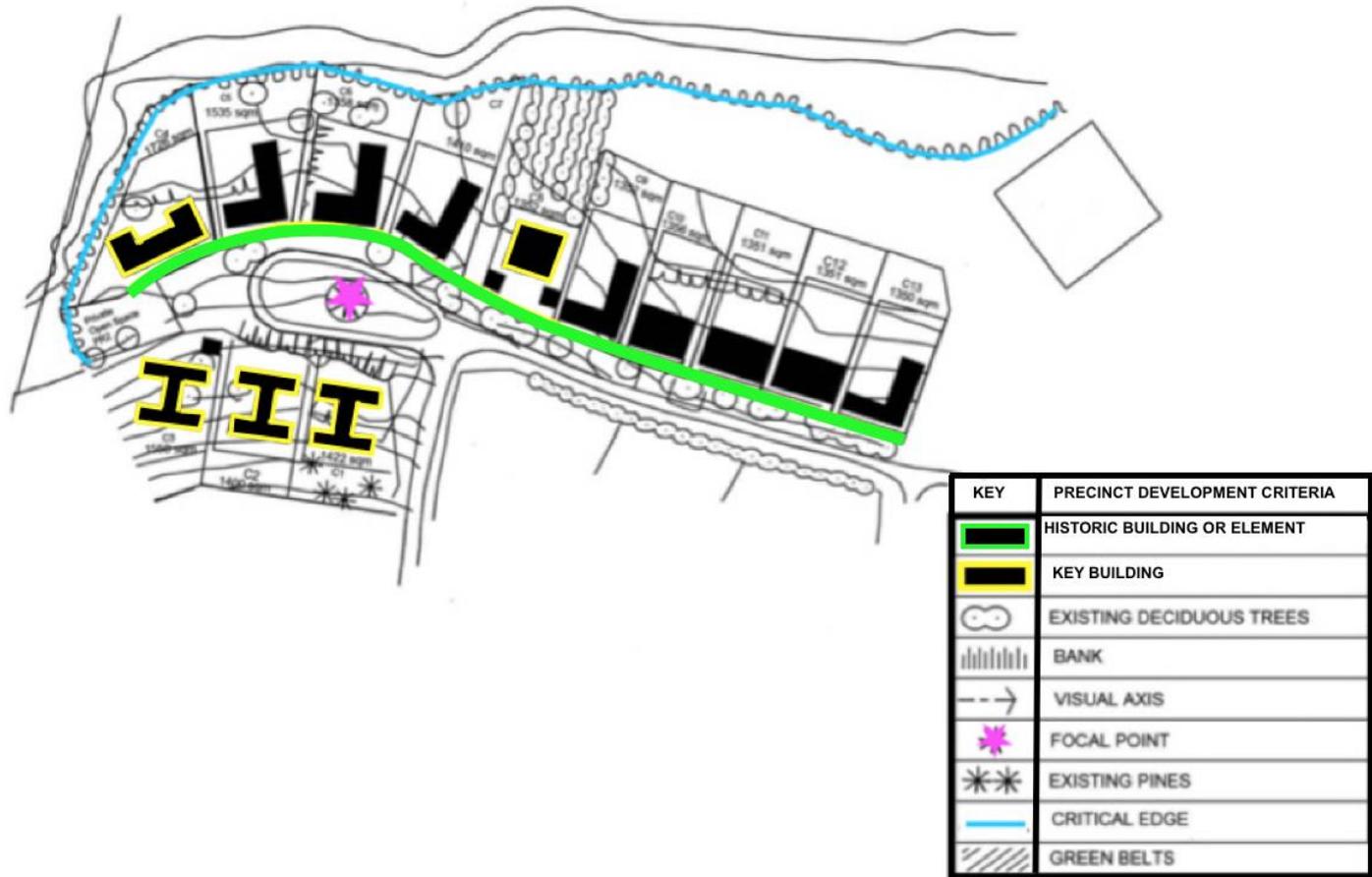


Fig. 9

THE RIVERSIDE

3.2.4 The Terraces (Fig. 10)

	DESIGN INFORMANTS	ELEMENTS	DEVELOPMENT CRITERIA
	TERRACES		
	EXISTING ELEMENTS		
a)	Landscape elements	- Poplars and Oaks.	- Not to be felled without the written consent of the SEHOA.
b)	Views	- Clear views to the north east and west.	- Heights of buildings to conform to spatial envelope criteria to preserve views across/between adjacent buildings.
c)	Visual impact from surrounding area	- Generally exposed from the north.	- Development of all sites to include landscaping closely in accordance with Development Plan B Landscaping Fig. 4.
d)	Topography	- Stepped terraces of approximately 2m.	- Buildings to align with terraces. - Sloping faces to be stabilised and cultivated.
	DESIGN ELEMENTS		
e)	Visual axes	- As shown on Fig. 10 bisecting central block.	- Maintain open planting pattern.
f)	Focal points	- Above central block.	- Indicates position for possible water feature.
g)	Green belts	- North western sides of roads running up slope. - Two belts defined by building lines run up slope through central block.	- Extensive planting and significant trees to be provided with the development of these sites in accordance with Development Plan B Landscaping Fig. 4.
h)	Key buildings	- As shown on Fig. 10: D1 + D13.	- Building designs to be viewed from the north with public facades to the front and rear. - Other buildings to be sited away from key building towards perimeter roads.

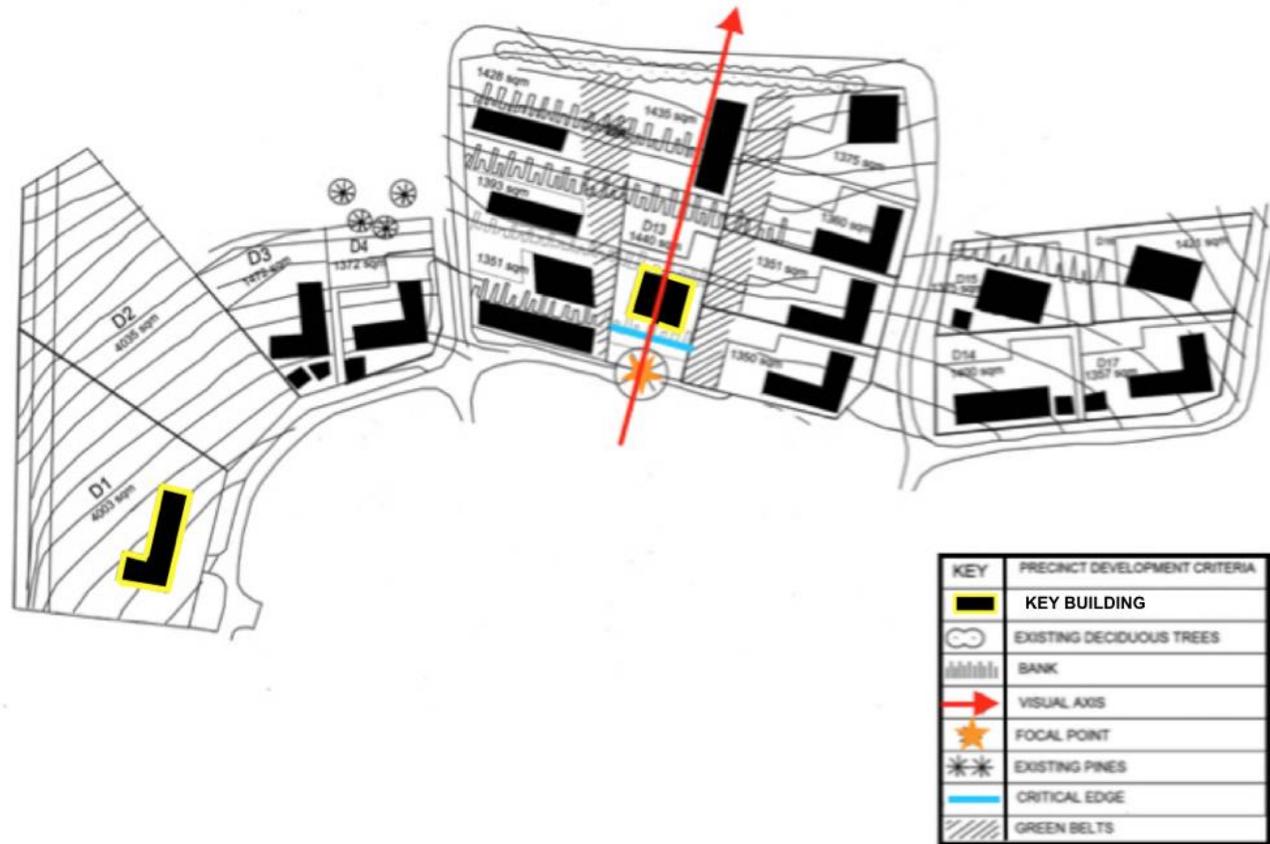


Fig. 10

THE TERRACES

3.2.5 The Ridge (Fig. 11)

	DESIGN INFORMANTS	ELEMENTS	DEVELOPMENT CRITERIA
	RIDGE		
	EXISTING ELEMENTS		
a)	Landscape elements.	- Hedges / Liquidambar and Olives.	- To be retained where possible. New development to respond to this element.
b)	Views.	- To north and south of ridge.	- Buildings sited along contours to either side of ridge in conformity with spatial envelope criteria to preserve views across/between adjacent buildings.
c)	Visual impact from surrounding area.	- Exposed to the north and west and partly visible from main road to the south.	- All visible building facades to be designed as public facades with regard to composition, form and detail - Yards to be screened and inconspicuously sited between buildings.
d)	Topography	- Ridge runs down from high point in west towards south-east. Land falls away gently north and south of ridge.	- Drainage of public and private areas to be kept unobstructed and minimum run-off gradients maintained.
	DESIGN ELEMENTS		
e)	Visual axes	- As shown on Fig. 11 down centre of courtyard.	- Keep unobstructed.
f)	Focal points	- Within common area linked to courtyard.	- Indicates position for possible water feature.
g)	Critical edges	- Around access courtyard.	- White plastered boundary walls along courtyard boundaries.
h)	Green belts	- As shown on Fig. 11.along top embankment on northern edge of precinct and on the southern edge along the Main Road.	- Extensive planting of embankment with the development of these sites.
i)	Key buildings	- As shown in Fig. 11: E9 + E16.	- Buildings facing green belt to be designed to be viewed from the north with well-proportioned public facades on all exposed sides. - Building at southern end of courtyard to be symmetrical and of significant scale to close the vista down the courtyard.
j)	Access courtyard	- As shown on Fig. 11.	- As for 3.2.1.j

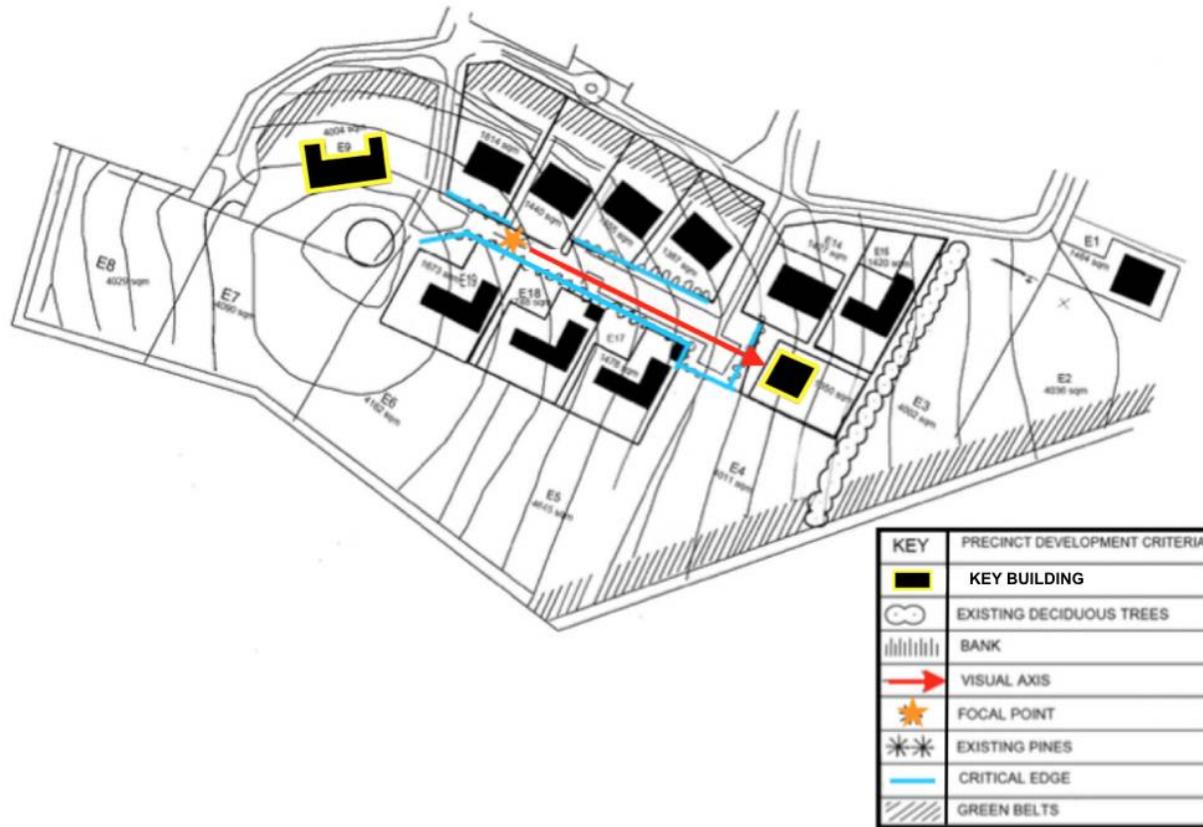


Fig. 11

THE RIDGE

PART 4

ARCHITECTURAL DESIGN CONTROLS

4.1 Context + Architectural Language

The Silverhurst Estate design controls are developed to reflect the context of the property within the historic Constantia Valley. An authentically restored 18th century Silverhurst homestead is at the centerpiece of the development. The character and detail of this building and its surrounds are typical of the early Cape wine farm and form part of the cultural history of the Cape.

The guiding principle for all development on the estate is to maintain a high standard of authentic Cape architecture whilst addressing the needs of a contemporary lifestyle. This will be achieved by adhering to classical rules of proportion, scale and detailing as demonstrated in the evolution of Cape architectural styles up to the early 19th century, summarized in the following five styles:

<i>Cape Cottage</i>	– 4.3.1
<i>Edwardian</i>	– 4.3.2
<i>Georgian</i>	– 4.3.3
<i>Neo Classical Cape Townhouse</i>	– 4.3.4
<i>Victorian</i>	– 4.3.5

The aim of the controls of this Manual is to provide a basis for the continuing evolution of this regional language of architectural detail, and not explicitly to design reproductions or copies of existing historical buildings. Homes on the Estate must rather be designed to be compatible with one another whilst not reflecting a closely repeated style. All new buildings and alterations should thus be contextually sensitive and visually harmonious with one another.

The method of control adopted by this Manual is to identify the items that are specifically excluded and may not be used, and to indicate the design intent by setting out items for general inclusions.

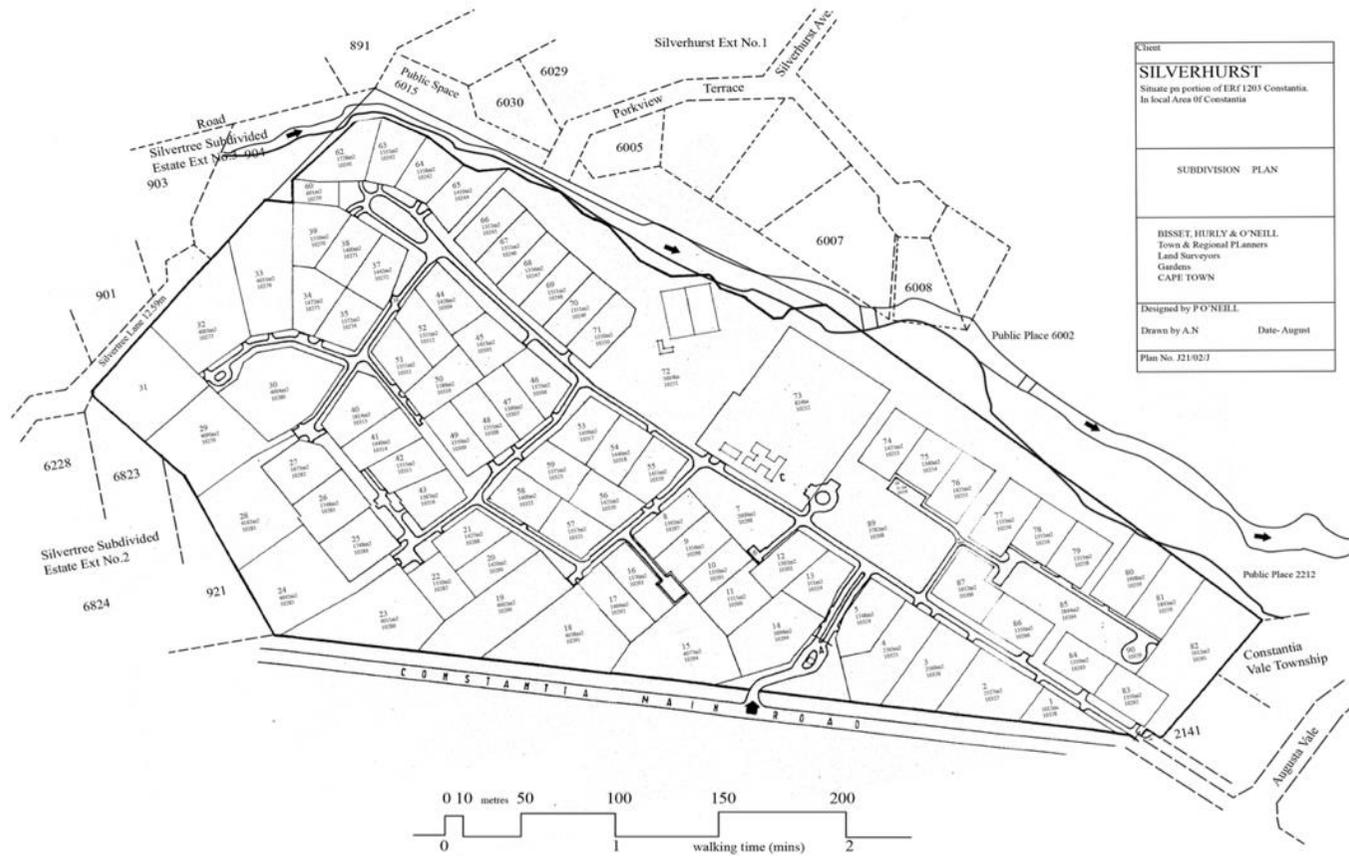


Fig. 12

SILVERHURST SUB-DIVISION PLAN

4.2 Architectural Controls

4.2.1 The architectural building design of the Estate are prescribed by the following general controls:

- a) Specific inclusion of certain historical building types, forms, and elements (4.3).
- b) Specific exclusion and general inclusions of certain materials + finishes, colours and building elements (4.4).
- c) Spatial envelopes related to site orientation and building height (4.5).

At the general level of control a variety of materials, forms and styles is accepted within the abovementioned constraints.

4.2.2 In order to maintain an overall architectural identity on the Estate and to achieve harmony and compatibility within the 5 precincts, the following additional controls are prescribed for each precinct.

- a) Application of spatial envelopes guiding the positioning of buildings on each site.
- b) Key buildings with specific architectural character.
- c) Critical edges requiring specific boundary enclosures.
- d) Significant elements to be preserved or provided.
- e) Landscaping features to be maintained or introduced.
- f) Visual corridors to be provided.

4.2.3 In summary all physical building development on the Estate must therefore comply with the conditions set out at 3 levels of control: viz.

- a) Development Plan Controls (Part 2 in this Manual)
- b) Precinct Development Controls (Part 3 in this Manual)
- c) Architectural Design Controls (Part 4 in this Manual)

4.3 Guiding principles for historical building types, forms and elements

At the general level of control a variety of five historical regional architectural building types or styles have been identified. What all these traditional styles have in common is that the elevations are more wall than window, there are openings that are predominantly vertical in proportion and that plaster detail, layering, and lean-to structures form an important part of the balance and scale. The following table highlights each style and references historically accurate building elements pertaining to that period. It is within the interpretation of these historical styles within a contemporary context that the architectural elements specified in the general inclusions are intended to be guiding principles from which all lesser ideas unfold.

	HISTORICAL BUILDING TYPES	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
4.3.1	Cape Cottage	- Direct copies of Cape Dutch homesteads	Elevation and Form: - Strong parapet edge - Large mouldings - Symmetrical with central focus

	HISTORICAL BUILDING TYPES	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
			<p>Simple monotone finishes</p> <ul style="list-style-type: none"> - Plain eaves line <p>Roof Form:</p> <ul style="list-style-type: none"> - Typically, double pitches at approximately 40 degrees behind gable ends - Lean-to roofs behind parapets or simply supported on light columns - Simple ridge line - Concealed downpipes <p>Chimneys:</p> <ul style="list-style-type: none"> - Placed at gable ends and articulated in pure form
			<ul style="list-style-type: none"> - Plastered and painted with no elaborate mouldings or decoration - Must comply with SANS 10400 <p>Doors:</p> <ul style="list-style-type: none"> - Central plain front door with no decoration – often two panel stable door with no glazing - Traditional door <p>Windows:</p> <ul style="list-style-type: none"> - Vertical sash windows - Strict symmetry - Top and bottom openings/windows align - Plaster detail around window - Shutters encouraged
4.3.2	Edwardian		<p>Elevation and Form:</p> <ul style="list-style-type: none"> - General level of balance to the full elevations - Symmetrical composed parts - External cladding permitted on small annexure to main house, such as bay windows, or part of window design - Simple quoining to bay windows and corners - Use of plinth lines to reduce the scale <p>Roof Form:</p> <ul style="list-style-type: none"> - Double pitched - Close curved profile coloured metal sheeting or flat clay tiles - Lean-to components and covered verandas are part of this style - Ridge line express with decorative elements such as ridge tiles - Eave lines accentuate with brick or stone corbelling, sometimes the roof rafters are expressed - Downpipes and gutters are expressed in the eaves detailing

	HISTORICAL BUILDING TYPE	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
			<p>Chimneys:</p> <ul style="list-style-type: none"> - Roof line features - Prominently articulated - Tall, slender and expressed <p>Doors:</p> <ul style="list-style-type: none"> - Typically panelled with decorative fanlights - Celebrated as a prominent feature with either portico or decorative derivation - Other types are never fully glazed - Brick lintels or plaster <p>Windows:</p> <ul style="list-style-type: none"> - Small paned - Hierarchy of type and size from one storey to the next
4.3.3	Georgian		<p>Elevation and Form:</p> <ul style="list-style-type: none"> - Typically, a high level of symmetry over the full elevation - Simple massing and pure forms dominate - Quoining sometimes employed to the corners of the façade - Plinth is typically downplayed <p>Roof Form:</p> <ul style="list-style-type: none"> - Typically, double pitched and hip ended - Can include low mono pitch hidden behind parapet walls - Ridge lines are not expressed <p>Chimneys:</p> <ul style="list-style-type: none"> - Not prominent within roof lines - Typically used as a pair, placed as simple elements on either end of the front façade <p>Doors:</p> <ul style="list-style-type: none"> - Front door is centrally placed in elevation - Curved or triangular pediment over the door, on enjoined columns or pilasters - Proportion of door is unusually double square or taller - Often four panels to each leaf (top three raised and fielded, bottom flush receded) <p>Windows:</p> <ul style="list-style-type: none"> - Typically, double sliding sash with small pane (6 over 6 symmetry) - Windows of equal dimension in each floor and aligned one above the other - Visible components slender - There is usually a hierarchy of type and size starting at ground and moving up the storeys - Sills and lintels downplayed with simple quoining to reveals

	HISTORICAL BUILDING TYPE	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
4.3.4	Neo Classical Cape Townhouse		<p>Elevation and Form:</p> <ul style="list-style-type: none"> - Strong parapet edge - Large mouldings - Symmetrical with central focus - Plaster detail around window - Simple monotone finishes <p>Roof Form:</p> <ul style="list-style-type: none"> - Low pitched roof hidden behind parapet - Concealed gutters and downpipes <p>Doors:</p> <ul style="list-style-type: none"> - Central front door with fanlight - Tall vertical proportions - Traditional door <p>Windows:</p> <ul style="list-style-type: none"> - Vertical sash windows - Strict symmetry - Top and bottom openings/windows align - Shutters encouraged
4.3.5	Victorian		<p>Elevation and Form:</p> <ul style="list-style-type: none"> - General level of symmetry to the elevations – symmetrical composed parts - Usually include wraparound verandas to the ground storey - Lightweight balcony structures - External cladding minor features or light framed structure, this is not to be dominant feature and to be painted. <p>Roof Form:</p> <ul style="list-style-type: none"> - Double pitched - Smaller roofs are celebrated with gables - Barge boards are decorative elements - Roof coverings are corrugated (“Victorian profile”) sheet metal, or clay tiles - Verandas composed of low pitch lean-to roofs, supported on slender columns with decorative fretwork between columns - Eaves defined by timber fascia’s with moulding - Gutters reinforce the eaves line and, together with downpipes, help articulate the façade - Ridge line is usually expressed with decorative ridge tiles

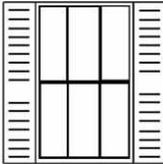
	HISTORICAL BUILDING TYPE	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
			<p>Chimneys:</p> <ul style="list-style-type: none"> - Prominent roofline features - Plastered brickwork with decorative plaster lines - Typically topped with terracotta pots <p>Doors:</p> <ul style="list-style-type: none"> - Generally, no full glazed, with a low lock-rail and solid panel below (2/3 glass & 1/3 solid) - Front door sometime accompanied by sidelights in the same pattern - Often celebrated as a prominent feature with heavy moulding <p>Windows:</p> <ul style="list-style-type: none"> - Double action sliding sash and full paned - Symmetry of apertures along floor disregarded, however often geometrical symmetry between storeys - Bay window elements are typical - Lintels accompanied by keystone motifs with heavy plastered mouldings and sills - Window heads can have subtle arches

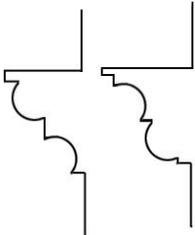
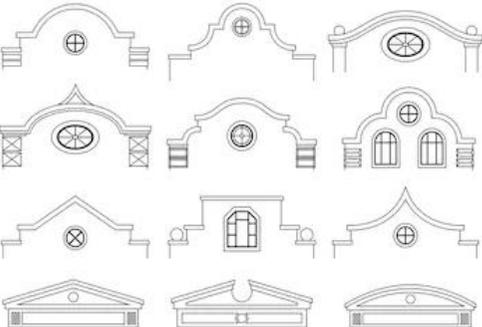
4.4 General design principles

		SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
4.4.1.	MATERIALS + FINISHES		
a)	Roof finishes	<ul style="list-style-type: none"> - Corrugated asbestos/fibre cement - Concrete roof tiles - Unpainted corrugated metal sheeting 	<p>Pitched roof:</p> <ul style="list-style-type: none"> - Natural slates - Fibre-cement slates - Shingles - Natural flat clay tiles - Natural thatch - Painted corrugated metal sheeting - Rheinzink <p>Flat roof:</p> <ul style="list-style-type: none"> - Concrete with natural stone chips on water-proofing - Painted corrugated metal sheeting
b)	External wall finishes	<ul style="list-style-type: none"> - Unpainted face brick work - Unpainted block work - Timber-log construction - Flag stone cladding - Stone tile cladding 	<ul style="list-style-type: none"> - Smooth plaster, painted - Rough - cast plaster, painted. Max. 20% of facade - Bagged and painted brickwork. Max. 20% of facade - Natural stone. Max. 20% of facade - Timber cladding, painted. Max. 20% of facade - Natural timber cladding. Max. 20% of facade

	MATERIALS + FINISHES	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
c)	Windows and doors	- Silver or bronze anodized aluminium	- Timber, natural or painted - Steel frames and jamb-linings. Max 20% of windows/doors. - Powder coated aluminium. Refer to 4.4.2 c) for colours
d)	Covered verandas, stoeps + balconies	- As for items a), b) and c) above - Un-painted face-brick	- To be designed to match finishes of main structure in accordance with items a), b) and c) above
e)	External balustrades	- Solid panelling in metal or other thin sheet products - Frameless Glass or framed glass panel balustrades for balconies. Exception pool protection.	- Wrought iron appropriate to building type/style - Painted steel sections - Timber framing in natural or painted finish - Plastered masonry, painted - Stainless steel cables. Max 3mm
f)	Pergolas	- Exposed edges of any translucent or opaque cover sheeting	- Turned poles or plastered and painted columns - Wrought timber bearers and cross members on plastered and painted columns or on timber posts - Cover sheeting recessed behind framing timbers - Canvas awning attached to underside of frame - Combination of steel and timber detailing where timber is the dominant material.
g)	Aerials, Satellite Dishes and Solar panels <i>To be read in conjunction with 2.5 k) 'Solar Power Generating Systems'</i>	- Conspicuously erected aerials. Solar panels protruding from roofline or profile from any angle or conspicuous from surrounding areas - Combined solar hot water panel and geyser system, solar collectors incorporating webs of rubber tubing and pole or wall mounted systems	- Solar panels on flat roofs to be concealed behind parapet walls and out of sight from the street - Neighbours are to be considered when placement of these elements
h)	Awnings	- Specifically excluded	
i)	Palisade	- Elaborate designs	- Simple and discreet design sympathetic to the estate
j)	Boundary enclosures <i>To be read in conjunction within 2.3.3 a), b) and c) 'Site enclosures, New Boundary Walls + Palisades and 'Green Enclosures'</i>	- Pre-cast concrete walling and decorative panels - Uncoated wire mesh fencing - No boundary enclosure (excl. gateposts) to exceed 2.0m in height above ground level on the upper side of the enclosure - Anything other than that not included under "General Inclusion"	- Plastered and painted brick or block work - Bagged and painted brick work - Turned timber post and rail - Painted wrought iron or tubular steel palings between plastered masonry piers - Plastic coated wire mesh fencing (green or black only). - Stone masonry - 'Clear-vue' fencing
k)	Garages and out-building	- As for items a), b) and c) above - Pre-cast concrete buildings - Glazed garage doors	- To be designed to match finishes of main structure in accordance with items a), b) and c) above - Timber or powder coated aluminium garage doors
l)	Swimming pools.	- Portable pools (above ground)	

	MATERIALS + FINISHES	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
m)	Street entrance canopies	<ul style="list-style-type: none"> - Entrance canopies are not mandatory - Concrete cantilevered or pier supported concrete roof 	<ul style="list-style-type: none"> - Visually light and unimposing structure
n)	Paving and private driveways <i>To be read in conjunction with 2.3.2 d) 'Driveways'</i>	<ul style="list-style-type: none"> - Black asphalt - Chip and spray - Un-tinted grey concrete 	<ul style="list-style-type: none"> - Brick pavers - Concrete pavers (natural colours) - Stone cobbles - Quarry tiles (non-trafficable areas only) - Tinted concrete (natural colours). - Exposed Aggregate with edging detail
4.4.2.	COLOURS	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
a)	Roofs	<ul style="list-style-type: none"> - All metallic shades - Primary colours - White 	<ul style="list-style-type: none"> - All 'Earthy' shades - Grey - Black - Slate - Terra-cotta - Dark Green
b)	External walls	<ul style="list-style-type: none"> - Primary and closely related colours - Black - Pastel and closely related colours 	<ul style="list-style-type: none"> - White - Neutral 'Earthy' colours. Plascon Muted Colours (Chroma level D) or Shaded Colours (Chroma level E) or similar, these colours are Neutral in nature and suitable for exterior use - Off-whites - Dark tones (excluding black) for feature walls only. Max. 15% of external walls
c)	Windows, doors and gates	<ul style="list-style-type: none"> - All metallic shades 	<ul style="list-style-type: none"> - White - Dark Green - Black - Charcoal grey - Natural timber
d)	External balustrades and support frames to balconies and verandas	<ul style="list-style-type: none"> - Primary colours - All metallic shades 	<ul style="list-style-type: none"> - White - Neutral 'Earthy' colours - Natural timber - Black - Charcoal grey
e)	Other external timber elements	<ul style="list-style-type: none"> - Primary colours 	<ul style="list-style-type: none"> - White - Natural timber
f)	Other external metal elements	<ul style="list-style-type: none"> - Metallic shades 	<ul style="list-style-type: none"> - White - Black - Charcoal grey

4.4.3.	BUILDING ELEMENTS	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
a)	Roofs + chimneys	<ul style="list-style-type: none"> - Flat roofs without parapets - Mono-pitches - Cantilevered roof element without supports - Idiosyncratic features, turrets, and elaborate chimneys 	<ul style="list-style-type: none"> - Double pitched roofs with gables or decorative barges - Hipped roofs with/without pitched roof verandas. - Lean-to roofs - Secondary roof elements complimenting the dominant roof form - Chimneys to be simple brick and mortar design or 200mm dia. steel flue either in matt black or stainless steel
b)	Windows and doors	<ul style="list-style-type: none"> - Free-form - Random mix of unrelated styles on one facade - Raking or sloped lintels - False shutters - Large picture windows and glass doors in unshaded walls. 	<ul style="list-style-type: none"> - Rectangular half arched, arched lintels and fanlights - Large, glazed sliding doors or picture windows to be shaded by pergola, balcony, or veranda canopies of not less than 1m overhang. - Vertical sliders
		<ul style="list-style-type: none"> - Individual sliding doors leafs that are not vertical in proportion - Corner windows and openings wrapping around elevations - 'Trellidor' burglar bars externally - 'Windblock' type concrete windows - Frameless glass doors or windows - Very reflective or 'mirror' glass - Pyramid shaped roof lights - Double garage doors encouraged not to face the street - Windows are not to bridge the first floor and ground floor in elevation 	<ul style="list-style-type: none"> - Performance glass e.g., Solarvu may be used - Horizontal sliders - Side hung casement windows and top hung fanlights - Windows to be of vertical proportion or square - Ornamental shapes for small windows - Functional Shutters with sliding windows - Windows to be predominantly vertical in proportion - Horizontal sliders <div style="text-align: center; margin: 10px 0;">  </div> <ul style="list-style-type: none"> - Dormer windows - 'Velux' or similar roof windows in the plane of the roof - Rectangular pattern burglar bars to match pane subdivisions. - External doors may be solid panelled in traditional patterns or framed doors that are partially or fully glazed. - Internal burglar bars are preferred - Street facing garage doors must not exceed one car width.

	COLOURS	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
c)	Decorative mouldings and panels	<ul style="list-style-type: none"> - Random or broken tile or stone - Shiny materials 	<ul style="list-style-type: none"> - Traditional plaster mouldings and reliefs to parapets, pediments, copings and around openings 
d)	Gables	<ul style="list-style-type: none"> - Baroque style gable forms preceding the historical manor house 	<ul style="list-style-type: none"> - Simple geometric gables where required.
e)	General		<ul style="list-style-type: none"> - Discretely designed house numbers and names, lettering not higher than 250mm - Outbuildings to match the style of the main building

4.5 Spatial Envelopes

4.5.1	SPATIAL ENVELOPES	PLANS	SECTIONS
		<p> Garden Structures Main Building First Floor Possible Entry Points </p>	<p> - Heights in relation to coverage - No height condition is to supersede the current municipal zoning regulations. </p> <p>A. Sloping sites</p> <p>B. Terraces sites</p> <p>C. Spatial envelopes and view lines</p>

		<p>Spatial envelopes shown in plan indicate the principles for siting buildings. These cover outbuildings / garden structures, main buildings (ground floor) and the optimum location of upper floors with regard to orientation.</p> <p>Some adjustment to preferred building positions on key corner sites are indicated on the 'Development Plan A' - Fig 3.</p>	<p>The spatial envelopes shown in section above, show optimum massing on sloping ground (in particular in the Riverside and Terrace precincts) with regard to view and orientation.</p> <p>Refer to 'Building Height Control Plan' – Fig. 2.</p>
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PART 5

LANDSCAPE ELEMENTS AND PLANT SPECIES CONTROLS

5.1 Landscape elements

Refer to Part 2; Development Plan A - Planning (2.3), Development Plan B - Services (2.4) and Development Plan C - Landscaping (2.5).

5.1.	LANDSCAPE ELEMENTS	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
5.1.1.	Trees, shrubs and ground covers	- Restricted aliens and all invasive species	- Planting in character with the historic atmosphere of Silverhurst Estate and generally in accordance with the plant species list in the annexure. Plants selected for the formal landscaping areas to reflect a formal style of landscaping.
5.1.2.	Nurseries, hot houses	- No lightweight pre-fabricated plastic tunnels	- To be designed to match main buildings in accordance with items 4.4.1, a) b) and c) above. - Permanent glass or translucent plastic metal frame greenhouse structures permitted. - Max. size 20 sq. m, height is limited to 3.5m measured from the point midway from the ridge and the end of the eave to a point on the natural ground directly below it.
5.1.3.	Gazebos, shade structures	- Garden structures not to be fully enclosed.	- Timber framing, painted. - Wrought iron, galvanised, primed and painted. - All other elements typically designed to match main buildings in accordance with all items in section 5.1 above.
5.1.4.	Fountains and ornamental features	- Not to exceed eaves height of main buildings	- Reflecting pools - Fountains - Sun dials - Sculptures in natural materials or white painted finish
5.1.5.	Private driveways + Pathways	- Refer to 4.4.1 n)	- Refer to 4.4.1 n) - Flagstones

	LANDSCAPE ELEMENTS	SPECIFIC EXCLUSIONS	GENERAL INCLUSIONS
5.1.6	Hedges between properties		- Hedging between erven to a maximum allowable height of 4m, in order to preserve views and allow sufficient natural light into neighbouring properties.

5.2 Plant Species List

5.2.1 Trees

Acer palmatum (Japanese Maple)

Afrocarpus falcatus (Outeniqua Yellowwood)

Afrocarpus henkelii (Henkel's Yellowwood)

Afrocarpus latifolius (Real Yellowwood)

Apodytes dimidiata (White Pear)

Betula pendula alba (Silver Birch)

Brachychiton acerifolia (Australian flame tree)

Celtis Africana (White stinkwood)

Celtis sinensis (Chinese hackberry)

Calodendrum capensis (Cape chestnut)

Cinnamonum camphora (Camphor tree)

Citharexylum spinosum (Fiddlewood)

Combretum erythrophyllum (River bush willow)

Cunonia capensis (Teaspoon Tree)

Ceratonia siliqua (Carob)

Dais cotinifolia (Pompom tree)

Dombeya rotundifolia
Ekebergia capensis (Cape ash)
Erythrina lysistemon (Lucky Bean Tree)
Harpephyllum patersoni (Wild plum)
Ilex mitis (Cape Holly)
Kiggelaria africana (Wild Peach)
Liquidambar styraciflua (American sweet gum)
Magnolia grandiflora (Laurel Magnolia)
Platanus x acerifolia (London Planetree)
Populus simonii (Chinese Cottonwood)
Olea europaea subspecies *Africana* (Wild Olive)
Quercus cerris (Turkey oak)
Quercus nigra (Water oak)
Quercus palustris (Pin oak)
Quercus reticulata (Evergreen oak)
Rauvalifia caffra (Quinine tree)
Rapanea melanophloeos (Cape Beech)
Searsia lancea (Karee)
Searsia pendulina (White Karee)
Sideroxylon inerme (Milkwood)
Syzygium cordatum (Water Berry)
Syzygium guineense (Water Pear)
Syzygium paniculatum (Brush Cherry)

Vachellia sieberiana var. woodii (Paperbark)

Vachellia xanthophloea (Fever Tree)

Trichilia emetica (Natal Mahogany)

5.2.2 Shrubs

Abelia x grandiflora (Glossy Abelia)

Acanthus mollis (Bear's breeches)

Agapanthus spp.

Asystasia bella (Forest Bell Bush)

Brunfelsia pauciflora (Yesterday, today, and tomorrow)

Buddleja auriculate (Butterfly Bush)

Buddleja salviifolia (Sage Bush)

Camellia spp.

Cyathea australis (Australian Tree Fern)

Dietes bicolor (Peacock Flower)

Dietes grandiflora (Wild iris)

Diospyros whyteana (Bladdernut)

Duranta 'Sapphire Showers'(Pigeon Berry)

Escallonia 'Alba' (White Escallonia)

Halleria lucida(Tree Fuschia)

Heliotropium arborescens (Common Heliotrope)

Hypoestes aristate (Ribbon Bush)

Lavandula spp. (lavender)

Murraya exotica (Orange Jasmine)
Philadelphus coronarius (Mock Orange)
Plectranthus strigosus (Dwarf Spurflower)
Plumbago capensis (Cape Plumbago)
Raphiolepis indica (Indian Hawthorn)
Rosa 'Iceberg' (Iceberg rose)
Rosmarinus officinalis (Rosemary)
Ruscus aculeatus (Butcher's broom)
Salvia spp. (Common Sage)
Searsia crenata (Dune Crowberry)
Tecoma Capensis (Cape honeysuckle)
Viburnum sinensis (Sweet Viburnum)
Viburnum tinus (Laurustinus)

5.2.3 Creepers/Climbers

Bougainvillea spp. (Paperflower)
Jasminum multipartitum (Starry White Jasmine)
Pandorea jasminoides (Lady Di)
Podranea ricasoliana (Port Saint John's Creeper)
Solanum crispum (Potato creeper)
Trachelospermum jasminoides (Star Jasmine)
Wisteria sinensis (Chinese Wisteria)

5.2.4 Groundcovers

Asystasia gangetica (Creeping Foxglove)

Bacopa monnieri (Water Hyssop)

Carissa Green Carpet (Green Carpet)

Clivia spp (Bush Lily)

Erigeron karvinskianus (Mexican Fleabane)

Euphorbia hypericifolia (Diamond Frost)

Gaura lindheimeri (Bee Blossom)

Iris spp. (Bearded Iris)

Liriope muscari (Evergreen Giant)

Plectranthus ciliatus (Speckled Spurflower Bush)

Nepeta grandiflora (Catmint)

Osteospermum spp (African daisy)

Rhagoda histata (Salt Bush)

Scabious incisa (Butterfly Blue)

Statice perezii (Sea Lavender)

Tulbaghia violacea (Wild Garlic)

Zantedeschia aethiopica (Arum lily)