

# THE RIVER CLUB

PLETTENBERG BAY

## DESIGN MANUAL



# DESIGN MANUAL FOR THE RIVER CLUB PLETTENBERG BAY

## INTRODUCTION

In order to ensure that the development has the least possible impact on the natural beauty of the site, and that conflicting styles of architecture do not vie with one another to the detriment of the environment as a whole and the investment value of the project, the developers have adopted an architectural concept to establish and maintain a character for the project. The implementation and maintenance of a unified architectural character is a condition of the rezoning of the site.

The developers and their architects have, to this end, endeavoured to create an architectural link between the environmental and vernacular requirements of this development and the existing historical architecture of the area as well as the practical requirements for present-day living with specific emphasis on resort-style living.

The character to be adhered to is one of white painted walls, white windows, green coloured roofs, pergolas, covered terraces or verandas with timber posts and decorative balustrades painted white or with pastel accents. Doors and shutters are accented in colour. The character is more fully described elsewhere in this manual.

For this reason, the underlying principles of Caribbean/Victorian vernacular architecture have been investigated, related to the specific requirements and conditions existent in the Piesang River Valley and incorporated into basic guidelines and mandatory requirements for development - namely the 'DESIGN

## MANUAL.

The architecture of the Caribbean is a synthesis of different influences, tempered by the climate and the lifestyle. It is first and foremost an architecture for life out of doors and as such is most appropriate for the holiday environment of Plettenberg Bay.

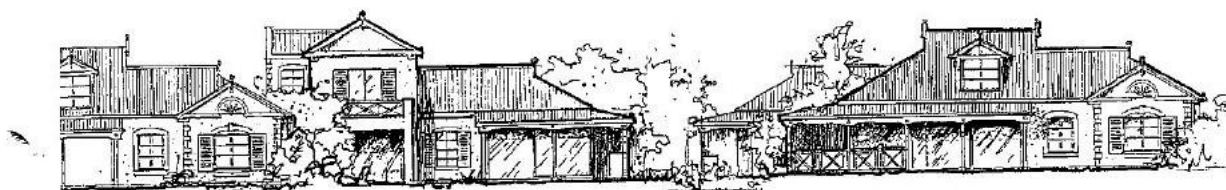
The decision as to what is considered acceptable within the framework of the architectural concept is initially delegated to the River Club Homeowners Association (HOA) consultant architects by the developers. The decision of the architects as to whether a design is acceptable within the concepts of the proposed aesthetic may not be vetoed on technical or professional grounds by the Trustees of the HOA.

Sardinian, Spanish, pseudo-Tudor and any other styles of architecture will not be considered. Only buildings designed within the framework of the architectural style described and illustrated in this design manual may be erected in The River Club (the "Development"). The specific conditions relevant to each erf will be indicated on an erf diagram (being Annexure "E") annexed to the Deed of Sale.

The design criteria set out herein are in addition to the Municipal building regulations. The developers, and subsequently the HOA reserve the right to alter or amend the design manual as they may consider necessary to retain the architectural style and integrity of The River Club.

The consultant architects reserve the right to request such changes in design that may be needed in their opinion to preserve the style of architecture.

The internal design and character of the homes is not restricted.



## DESIGN MANUAL FOR THE RIVER CUB PLETTENBERG BAY

This document forms part of the Deed of Sale and will be administered and applied by the HOA and their consultant architects. The consultant architects appointed by the developers are:

Robert Boni Architects  
13 Monk's View,  
Church Street,  
Plettenberg Bay, 6600  
TEL: +27 (0) 44 5334534  
E-mail: info@robertboniarchitects.com

### 1. PLANS APPROVAL

- 1.1.0 No building may be erected or altered without approval by the HOA of the aesthetic design of the proposed construction. This does not apply to internal amendments to existing buildings.
- 1.1.1 All plans for the construction of new buildings must be prepared by registered Architects. Plans relating to minor alterations and additions to existing houses may be prepared by registered Architects but additionally by Senior Architectural Technologists and Architectural Technologists.
- 1.1.2 The applicant shall formally apply for approval of plans in accordance with the regulations adopted in terms of the Constitution of the HOA.
- 1.1.3 Prior to the submission of formal plans, for approval in terms of the regulations determined by the HOA, stand owners would be well advised to submit sketch drawings to the Consultant Architects of the HOA for approval in principle of the design concept. Drawings must be to scale and must indicate materials and colours selected. Where there are existing buildings on the adjacent stands these must be indicated in plan and elevation. All site walling must be shown.
- 1.1.4 Working drawings to be submitted to Plettenberg Bay Municipality for approval must first be submitted to the Consultant Architects together with the prescribed scrutiny fee. The fee shall be in accordance with the current Institute of Architects hourly tariff. On submission of drawings payment must be made for one hour, and on approval the account must be settled for time expended and any normal disbursements incurred including prints, copies, telephone calls, etc, prior to uplifting the approved drawings.
- 1.1.5 On approval they will be stamped with the HOA stamp of approval. All drawings must carry the stamp of approval of the HOA on submission to the Municipality. An extra copy of the working drawings must be submitted to the Consultant Architects for retention in their records.
- 1.1.6 Should any provision of this design manual be regarded as contrary to the National Building regulations, then the National Building regulations shall prevail.
- 1.1.7 The Trustees of the HOA may approve waivers of any mandatory specifications under special circumstances where such waivers are recommended by the consultant architects and are considered justifiable by the Committee.
- 1.1.8 The maximum development on any erf is as predetermined by the Seller and may not be exceeded without the written consent of the HOA and the approval of the Municipality.
- 1.1.9 Notwithstanding the reference to the consultant architect in Para 1.1.7, and in other paragraphs within this Manual, in accordance with the Constitution Para 18.2.4, the trustees shall be the judges as to the suitability of the design and/or construction method, material or colours and their decision shall be final.
- 1.1.10 Adjoining and affected property owners will be consulted with regard to any new build and/or alteration that is in conflict with the guidelines to seek agreement for the works. The HOA decision on acceptability will be final.

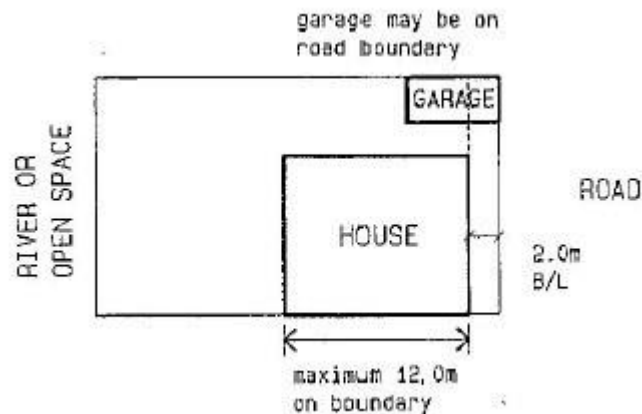
### 2. THE SITE

#### 2.1 BUILDING LINES

- 2.1.1 All erf diagrams will have the building lines, boundary, and extent to which the buildings may be located on the boundary indicated. These controls will assist in ensuring that view lines and sunlight are not blocked.

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- 2.1.2 All buildings are to be located within the building lines demarcated on the erf diagram annexed to the Deed of Sale except that the Consultant architects will consider each application on the merit for the siting of buildings on lateral boundaries. The extent to which a building may be located at a boundary, the position thereof, ridge position, etc, shall be at the sole discretion of the consultant architect. Prior development on adjacent erven must be considered. The decision of the consultant architects shall be final.
- 2.1.3 Vehicular access to the site may be taken at one point only, and where this is indicated on the site diagram only at the specific point indicated.
- 2.1.4 The minimum distance from the street boundary that any building may be situated shall be two metres except for a garage which may be on the boundary.



## 2.2 COVERAGE

- 2.2.1 The maximum coverage on the erf is as specified in the erf diagram attached to the Deed of Sale.
- 2.2.2 The consultant architects may waive clause 2.2.1 at their sole discretion, subject to acceptance by the Municipality.

## 2.3 OUTBUILDINGS

- 2.3.1 Outbuildings comprising servants' quarters, garages, or workshops may be constructed as well as a separate self-contained 'Granny Flat' subject to the restrictions of bulk and coverage for the specific erf, approval by the HOA and the Municipality.
- 2.3.2 Outbuildings may only be single storey; however, attic-type accommodation may be provided where the eaves height is no more than 3.4 metres.

## 2.4 SITE CLEARING AND PLANTING

- 2.4.1 All of the following species of alien vegetation are to be eradicated by the property owner:

- 1) Hakia
- 2) Port Jackson (Acacia Cyanophilla)
- 3) Rooikrans (Acacia Cyclops)
- 4) Acacia Longfolio

### The property owner is encouraged to plant a number of the following trees:

- 1) Yellowwood - Podocarpus spp.
- 2) White Milkwood - Sliveroxylon Inerme
- 3) Pompom Tree - Dais Contonifolia
- 4) Wild Olive - Olea Africana
- 5) Silver Leaf Tree - Lemadendron Argentrum
- 6) Other approved indigenous trees

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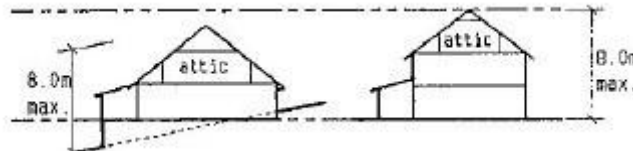
## 2.5 TREE FELLING

- 2.5.1 No trees having a diameter greater than 100mm or designated to be preserved will be permitted to be removed without the written consent of the HOA.
- 2.5.2 Any such trees which are removed from an erf without authority must be replaced with a like specimen at the erf owner's cost.

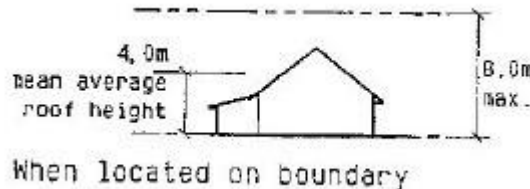
## 3. BUILDING FORM

### 3.1 HEIGHT

- 3.1.1 No building shall exceed two storeys in height above the ground at any point, except inasmuch as one floor of attic rooms may be constructed within the roof slopes.
- 3.1.2 The maximum height of any building shall be 8 metres from the natural ground.



Where a building is located at the boundary the maximum height shall be 3.3m or 4m to mean of roof slope.



- 3.1.3 Where sites have been designated as such only single storey buildings may be erected.
- 3.1.4 Where a building is located on the boundary the maximum height shall be 3.4m, except where it is a gable end then the maximum mean height of the roof shall be 4m.

### 3.2 LEVELS

- 3.2.1 No elevation of the ground floor of any building (above the ground) on columns, piers, walls, or such like, will be permitted.

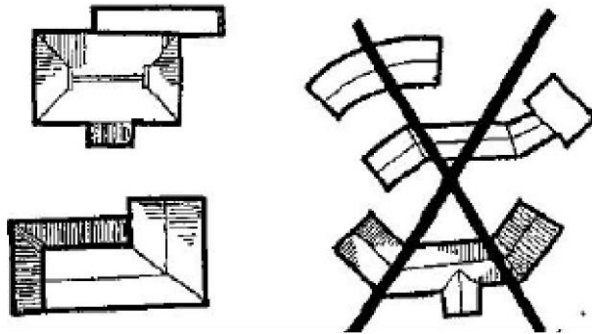


- 3.2.2 No building may be erected with the ground floor level below 2.6m above mean sea level.
- 3.2.3 All buildings shall have the floor level minimum of 300mm above natural ground level.

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## 3.3 PLAN FORM

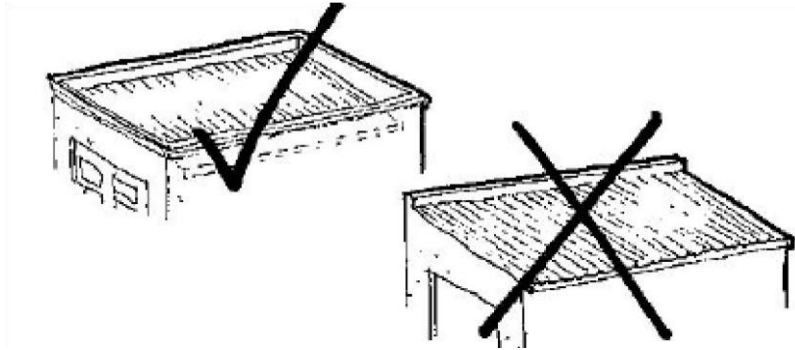
3.3.1 Plan forms must be rectangular or composed of rectangular or square forms.



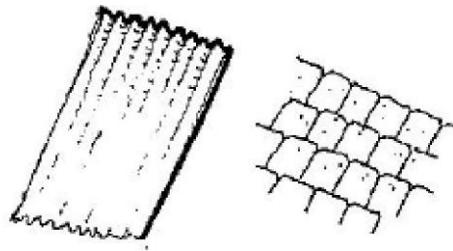
## 4. CONSTRUCTION AND MATERIALS

### 4.1 ROOFS

4.1.2 All roofs shall be pitched. The pitch shall be 30-35 degrees, except for verandas which may be less. Garages may have flat metal roofs (less than 10 degrees provided the entire roof and gutter is enclosed by a parapet wall).

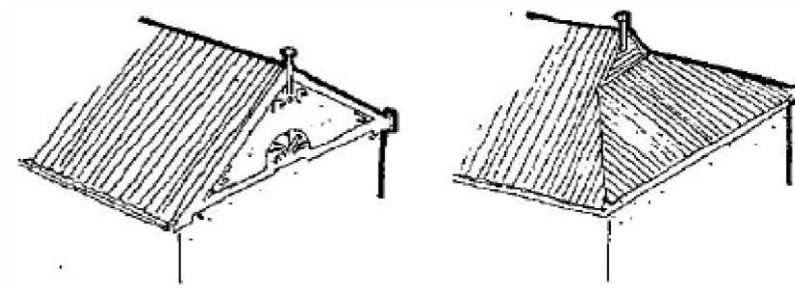


4.1.3 Roofs shall be an approved green colour. Roofs shall be covered with green fibre cement slates as manufactured by Everite corrugated sheet iron or aluminium painted or pre-finished green to the prescribed colours green onduline or other approved green roofing materials. Only the traditional profile of corrugated iron will be accepted.



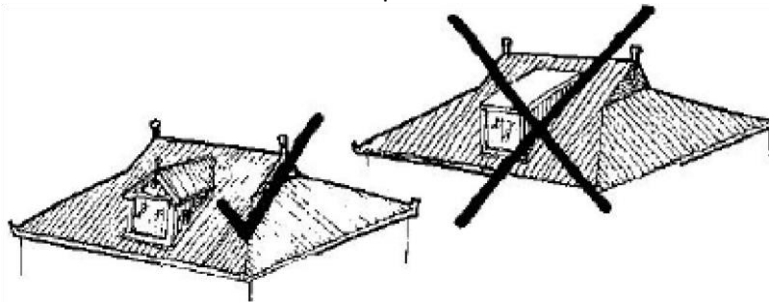
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4.1.4 Roofs may have gable ends or hips. Gables shall be simple with barge boards. Decorative timber mouldings and ingfill panels as manufactured by Life Style Concepts or similar are recommended.



4.1.5 The colour of the green paint to be used on the roofs shall be approved by the HOA.

4.1.6 Dormer windows in roofs shall have pitched roofs.



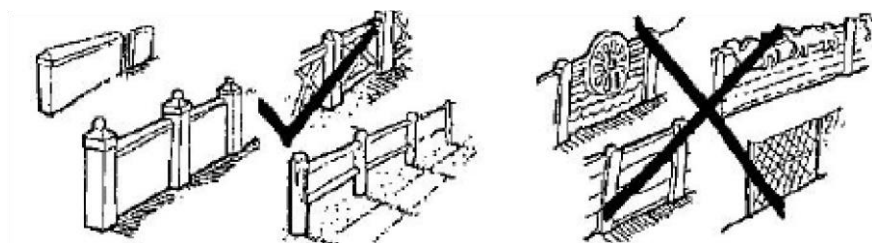
### 4.2 EXTERNAL WALLS

4.2.1 External walls on all buildings shall be smooth plastered. Quions will be permitted and be of contrasting approval pastel shades.

4.2.2 All external walls shall be white painted, but pastel colours will be considered. Samples must be submitted for approval. The HOA's decision with respect to colours will be final.

### 4.3 SITE WALLS, FENCES, AND HEDGES

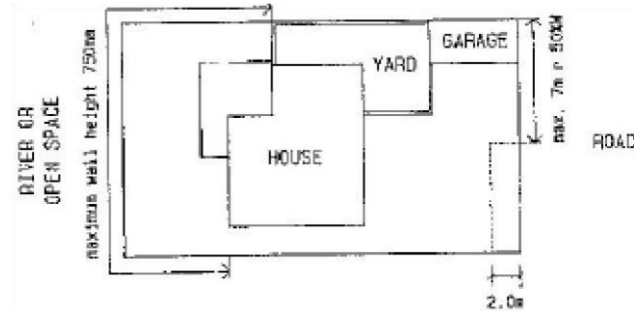
4.3.1 No prefabricated walling systems, Vibracrete, unplastered blocks, barbed wire, or corrugated sheet metal walls or fences will be permitted.



4.3.2 Site walls shall be white painted plaster with a splayed coping or moulding.

4.3.3 Sites may not be walled fronting onto the river or the internal public open spaces except as indicated in the individual erf diagrams.

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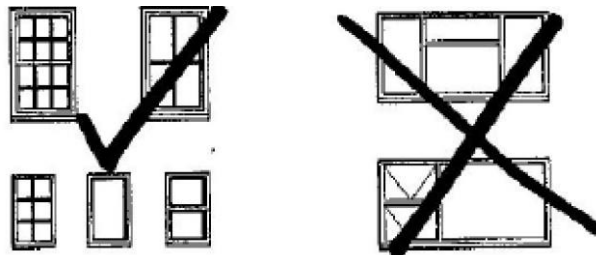


maximum wall height 1,2m not 750mm as indicated on drawing

- 4.3.4 These pole fences may be used. Pole or timber fences shall be white painted, or other equal approved alternative materials e.g. PVC/aluminium will be considered by the HOA subject to prior submission of samples and design.
- 4.3.5 Sites facing onto the river front and into the internal public open spaces shall not be walled or enclosed higher than 1.2m for the entire area from the front corners of the building facade to the boundary.
- 4.3.6 No street front boundary shall be walled for a length greater than 7m or 50 per cent of the erf width. This includes any garage that may be on this front. Any other walling on the street front in excess of this amount shall be set back two metres from the street boundary.
- 4.3.7 Where sites have more than one street boundary each application will be considered individually with the consultant architect reserving the right to limit the extent of walls or to impose planting setbacks so as to maintain the open style and character of The River Club.
- 4.3.8 Subject to the approval thereof by the HOA walls/fences may be erected on lateral boundaries but may not exceed a height of 1.8m measured from the natural surveyed ground level.
- 4.3.9 Height of hedges on boundaries to comply with those detailed above relating to fences and may not encroach over the adjoining property boundary line.

### 4.4 FENESTRATION AND DOORS

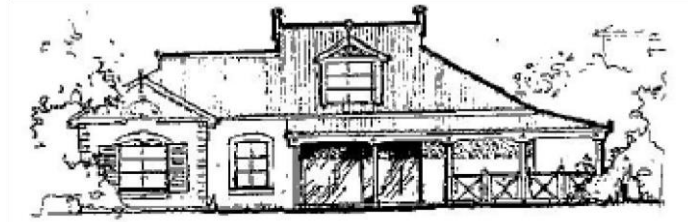
- 4.4.1 Windows are to be of timber painted white, white epoxy coated aluminium, or white PVC. Green frames will be considered. Steel frames are not permitted.
- 4.4.2 The proportions of all windows are to be such that there is always a larger vertical dimension ration 2/3 3/5 1/1 all as approved.



- 4.4.3 Garage doors must be single and be of the panelled type of a material and design acceptable to the HOA.
- 4.4.4 Where the opening is beneath a pergola or veranda, and recessed a minimum of 900mm, then large horizontal doors or windows are permitted.



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4.4.5 External burglar bars will not be permitted.

4.4.6 Boarded or louvered timber shutters are recommended. Shutters to be painted white or colours. Stained or sealed timber will not be permitted.

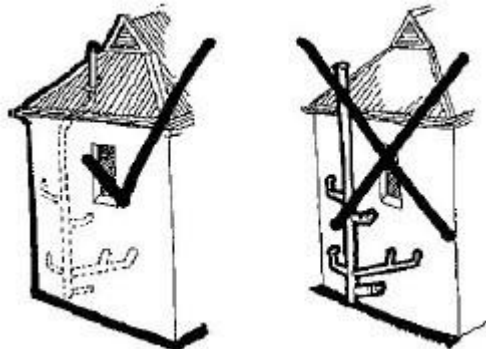
4.4.7 The glazing of verandas will be permitted subject to the approval thereof by the HOA, adjoining and affected property owners, and the Municipality.

### 4.5 PERGOLAS

4.5.1 No pipe columns or other steel sections will be permitted, and no pergolas may be covered with any corrugated sheet metal, either opaque or translucent. Pergola joists and supports to be of timber, aluminium, or PVC painted white or green.

### 4.6 SOIL AND WASTE PIPES

4.6.1 All soil and waste pipes unless located within enclosed courtyards shall be concealed within the walls.



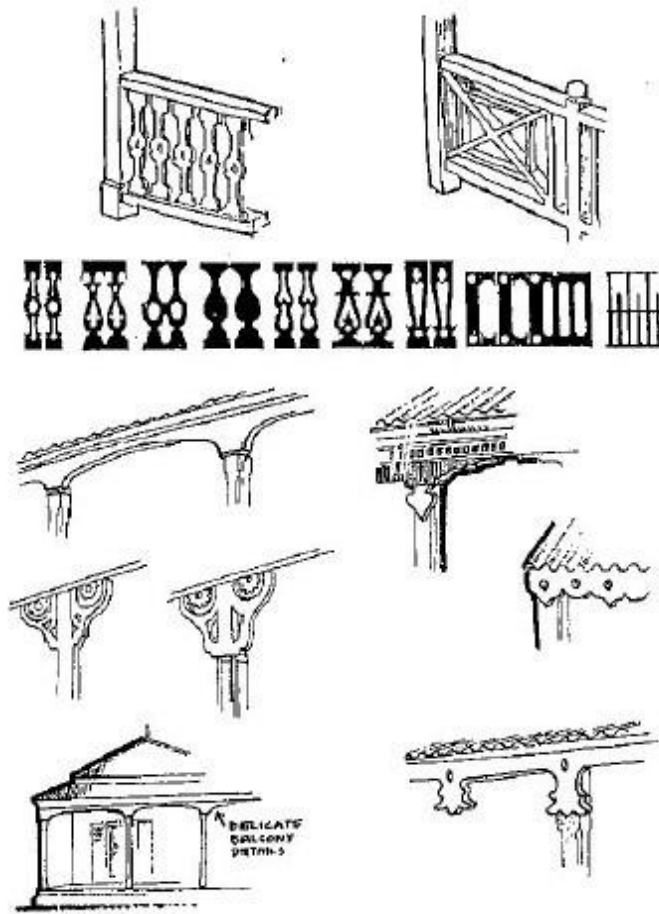
### 4.7 GUTTERS AND DOWNPIPES

4.7.1 Gutters and downpipes should be unobtrusive and as far as is possible be concealed. All exposed gutters must be continuous aluminium, white or painted to match the roof. Downpipes must be aluminium finished white or to match walls.

### 4.8 BALUSTRADES

4.8.1 Balustrades to verandas and balconies shall be in accordance with the variations illustrated below, or other approved designs, or as manufactured by Life Style Concepts or equal approved. They are to be painted white or green and constructed of wood although consideration will be given to alternative material, subject to prior submission, to the HOA, of samples and design.

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### 5. SITE USE

#### 5.1 CARAVANS AND BOATS

5.1.1 Caravans may not be used as dwellings and caravans and boats may not be kept on the public roads nor may they be kept on private property if visible from the public roadway or other erven.

#### 5.2 LETTERING AND SIGNS

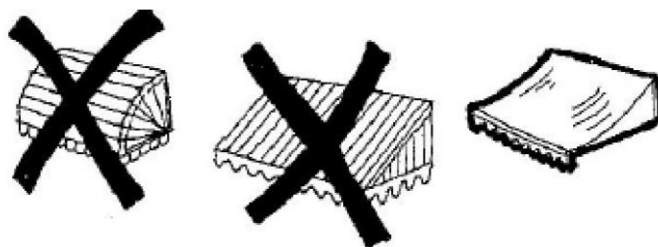
5.2.1 No illuminated signs will be permitted. No lettering on house name signs to be greater than 180mm high. All signs other than house names to be submitted to the HOA for approval.

#### 5.3 LAUNDRY AND REFUSE

5.3.1 Laundry drying areas and refuse bins must be completely within enclosing walls which must be plain plastered brick painted white. The walls must be high enough to provide the necessary screening.

#### 5.4 AWNINGS

5.4.1 No fixed or moveable, aluminium, plastic, or metallic awnings, screens, and coverings of any sort will be permitted. Canvas awnings may be erected with a maximum of two colours, subject to approval by the HOA.



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### 5.5 TELEVISION AERIALS AND SOLAR INSTALLATIONS

- 5.5.1 Television and other aerials or devices may only be fixed out of sight in the roof space. Satellite dishes to be mounted to be as inconspicuously as possible commensurate with signal requirements.
- 5.5.2 Solar panels must be flush with the roof and preferably mounted so as to be as inconspicuous as possible.
- 5.5.3 Solar geyser tanks mounted on the roof of a property will not be allowed. The tank must be located within the roof space or if mounted on the exterior of the property out of sight of other residents e.g. within a drying yard and subject to prior application and approval.

### 5.6 TEMPORARY STRUCTURES

- 5.6.1 Vegetable tunnels, shacks, and plastic covered structures are not permitted.
- 5.6.2 Rainwater collection water tanks will be permitted subject to prior application and approval and to be located out of sight of other residents e.g. in a drying area.
- 5.6.3 Any other temporary structures require the prior approval of the HOA.

### 5.7 DRIVEWAYS AND DECKING

- 5.7.1 All paved driveways leading from The River Club road are to be surfaced to match The River Club roads adjacent thereto.
- 5.7.2 Decking of garden areas will be considered subject to prior submission of plans, detail of material and, as required by the HOA, samples and taking account of the constitutional requirements as set out in Para 18.2.6.

### 5.8 GENERATORS

- 5.8.1 Generators will not be permitted

### 5.9 SWIMMING POOL AND OUTDOOR JACUZZIS

- 5.9.1 Mindful thereof that the residential stands in The River Club are small and located in close proximity to each other and mindful thereof that The River Club has a communal swimming pool, no residential stand owner may apply for the erection of a swimming pool or outdoor jacuzzi on his or her stand without first obtaining the written permission of adjoining and affected property owners.
- 5.9.2 Unless an owner has obtained the written permission of adjoining and affected property owners, an application to erect a swimming pool or outdoor jacuzzi may not be approved and must be refused by the Trustees of the HOA. In this regard the Trustees of the HOA shall have the discretion to determine from which property owners written permission must be obtained, and the Trustees may consult any owner in respect of the application who in their discretion may be affected by the swimming pool or outdoor jacuzzi.
- 5.9.3 No swimming pool or outdoor jacuzzi or the pump of such swimming pool or outdoor jacuzzi may be erected closer than 2 m from the boundary of a stand and must comply with the municipal building regulations that may, in the discretion of the Municipality, be applicable.