



ARCHITECTURAL DEVELOPMENT CODE-MAY 2024

APPLICABLE ANNEXURES

Annexure C: Num-Num Storeys and Contours

Annexure D: Num-Num Building Code

1. INTRODUCTION

The Home Owners' Association regulations make it incumbent on all owners to obtain the Num-Num Aesthetics Committee's approval before commencement of excavation and building and before making any changes to the external appearance of buildings, landscaping and external features.

The Committee shall at all times balance the projects and individual owners' requirements with the environment. This code allows for individuality, but still shares enough common features to generate a homogeneous character and harmony throughout the development. The spirit of the Architectural Development Code is not intended to be restrictive but to enhance the coherence of the development and serve as a protective mechanism.

The statutory building set-backs, development densities and adjacent open spaces ensure the maintenance of the dominant natural landscape integrity.

These requirements are in addition to the Local Authority's Town planning and building Regulations. All applications will be considered on merit and regulations will be updated from time to time if required.

2. DEVELOPMENT CODE

2.1 SUB-DIVISION OF STANDS

Sub-division or rezoning is not supported.

2.2 BUSINESSES

No business that generates visits by suppliers or clients, is a nuisance or creates unsightliness to the development will be allowed unless approved by the Home Owners' Association. Such approval can only be granted after a majority vote of not less than 75% of owners has been obtained.

2.3 PETS

This section was transferred to the main document: Constitution of the Num-Num Home Owners' Association. (refer section 36 of said document)

2.4 PLACING OF HOUSES

Buildings are to be placed to the prescribed rear of the erf in order to protect the view of adjacent landowners and create as much open space as possible on the opposite side of the erf. Vegetation must be used to provide a certain amount of privacy. The rears of the erf are prescribed as follows:

Erven 1 – 12 (18678 – 18689); 28 – 31 (18745 – 18748); 42 – 49 (18744, 18714 – 18720): side that borders the perimeter fence of the development;

Erven 13 – 26 (18690 – 18699, 18729 – 18732); 36 – 41 (18738 – 18743): side that borders Renosterbos Avenue

Erf 27 (18733): northern boundary

Erven 32 – 35 (18734 – 18737): side that borders Gwarrie Close
Erven 50 – 54 (18709 – 18713): side that borders Carissa Close
Erven 55 – 59 (18704 – 18708,23481): northwestern boundary
Erven 60 – 71 (18700 – 18703, 18721 – 18728): side that borders Matopi Avenue

2.5 BUILDING LINES

Street: 5.0m (not to be disturbed except for driveway). Other boundaries: 2,0m (not to be disturbed)

Coverage (buildings/structures and paving (excluding the coverage of paving outside the border of the stand, leading to the street)) and all enclosed/fenced areas do not exceed 80% of designated footprint. (Changed 31 January 2022)

(Western Cape Provincial Gazette Extraordinary 8179 15 Nov 2019 – page 64).

Single or Double Storey: as prescribed for each erf in Annexure C – Storeys and Contours.

Height: maximum of 7,5m for single storey and 8,0m for double storey marked stands measured from the designated contour line for each individual stand, up to the highest vertical point of the top line.

Minimum building area: 160m² (including garages)

(Amended September 2022 and sentence amended for clarity April 2023).

2.6 LANDSCAPE

Structures and levels of structures must follow the shape of the landscape as far as possible in order to avoid excessively high foundations. Buildings must sit “in the landscape” and not “on top of the landscape”. Excavations must be limited and preferably not exceed a total cut and fill of more than 1,5m in the creation of platforms.

2.7 BUILDING STRUCTURES

Large and bare external wall areas must be avoided. Surfaces must be plastered – bagging or rendering is not allowed as a substitute for plastering (refer electronic voting December 2019). The plastered surfaces of the external walls for each elevation may not exceed 75% excluding doors, windows and stone (Table Mountain sandstone types, registered Smartstone, Tuscan/sandstone colored limestone or plastered, concrete stone with realistic Table Mountain sandstone finishing and tinted as such). Any other stone finish requires the prior approval of the Aesthetics Committee.

The colour of the plastered surface (painted) must be of a “neutral earth” colour and must be agreed with the Num-Num Aesthetics Committee before application.

Cladding on external surfaces for each elevation may not be less than 25% and up to 50% excluding doors, windows and plaster surfaces and material must be agreed with the Num-Num Aesthetics Committee before application. Due to historic deviation, erven 18678-18689, 18696-18698, 18704-18706, 18713-18720, 18743-18748, may abstain from cladding the elevation that borders the perimeter fence of the development.

Only 2 (two) buildings are allowed to be erected on the erf of which one must be the primary residence and the second must include the garaging.

Wooden houses or Wendy houses are not permitted.

Awnings and chromadek roofs for veranda/carports will be allowed in a style and colour approved by the Num-Num Aesthetics Committee. Refer 2.7.13. (Amended February 2022)

2.7.1 WINDOWS

Materials: Wooden – varnished or oiled

Aluminum – epoxy or anodized (not white)

Steel window frames may not be used.

Burglar bars must be of a simple rectangular design. If possible they should line up with the window mullions.

2.7.2

DOORS

Yard toilet, kitchen and store room doors must be screened either by a backyard wall or vegetation.

Materials: Wooden: varnished or oiled

 Aluminum in same colour as outside wall or roof

Garage doors must be in aluminium, wood or chromadek. The standard horizontal, vertical, diagonal or chevron planking patterns will be allowed in painted or varnished finishes. (door sizes removed April 2021)

2.7.3

CONCRETE ROOFS, BALCONIES AND TERRACES

Flat concrete roofs, chromadek roofs for verandas, glass roofed sunrooms, sky windows, balconies, terraces (verandas included) may not exceed 30% of the total construction ground floor surface of the dwelling and garage or be 3,0m higher than the floor level of the dwelling or garages. Balustrades must be of simple design in wood, aluminum, stainless steel or glass. (Amended February 2022)

2.7.4

ROOFS

Thatched, slate or concrete roof tiles. Suppliers of the latter to be Eagle ("Slate" profile and "Slate Grey" colour) or Lafarge ("Elite" profile and "Slate Grey" colour) or Coverland ("Elite" profile and "Slate Grey" colour). No other roof covering except concrete roofs as set out in point 2.7.3 is allowed.

Roof pitch to be a minimum of 27 degrees with a maximum of 35 degrees.

2.7.5

FASCIAS, BARGE BOARDS & GUTTERS

Fascias, gutters and downpipes must be painted to match the roof or wall colours. Fascias must not be deeper than 225mm. Rainwater may be collected into tanks that are concealed in courtyard areas or behind approved screens.

2.7.6

YARDS/FENCING AND WALLS.

2.7.6.1 YARDS.

Yards desirably at the rear side of the erf (paragraph 2.4 above) may be enclosed under the following conditions: -

The coverage of the yard, buildings, carports, paving and swimming pools, and any other enclosed areas may not be more than 80% of the allocated footprint. Constructions under roofs are limited to 500m².

- The finish (painted) on yard walls must be the same finish as the outer walls of the dwelling. The Num-Num Aesthetics Committee must approve any variation to this.

- All walls are to be clearly indicated on the building plan. Dustbins, washing lines, gas bottles must not be visible from roads. If possible, gas water heaters, heat pumps and generators must also be accommodated in the yard.

-Caravans, boats or any unused vehicles must be stored in designated areas and must not be visible from the street and or neighbouring properties.

(Amended February 2022)

2.7.6.2 FENCING AND WALLS.

Fencing or walls other than the yards as prescribed in 2.7.6.1. are allowed under the following conditions: -

The coverage of the fenced area, yards, buildings, paving and swimming pools, and any other enclosed areas may not be more than 80% of the allocated footprint. Construction under roofs is limited to 500m².

- Desirably, the fenced/enclosed area must be at the rear side of the erf (paragraph 2.4 above) and, as far as possible, not visible from roads.

- The material used to enclose the area (fence or other material) must be approved by the Num-Num Aesthetics Committee before installation.

An application can also be made to the Num-Num Aesthetics Committee for temporary fencing off certain smaller garden areas to protect new garden establishment for a maximum period of two years, whereafter the fence must be removed. The fencing specification must be approved by the Num-Num Aesthetics Committee and must have the least impact on the ethos and aesthetics of the Estate. (Amended February 2022)

2.7.6.3 RETAINING WALLS.

It is a municipal requirement that retaining walls higher than 1meter must have a safety fence of at least 1meter high. A wooden picket fence is allowed for the safety fence.

2.7.6.4 RETAINING BLOCKS.

Should terrace retaining blocks be used, the type and colour must be specified and be approved by the Num-Num Aesthetics Committee before installation.

2.7.7 AERIALS, SATELLITE DISHES, SOLAR PANELS, GAS WATER HEATERS AND HEAT PUMPS

These must be positioned discreetly on the buildings. No hot water cylinders of any kind are allowed on the outside of buildings and must be hidden inside the roof space. Gas water heaters and heat pumps must, as far as possible, be placed inside the yards as per paragraph 2.7.6.1. In cases where it is not viable to place the items in the yards, they must be covered with stainless steel or with a material approved by the Num-Num Aesthetics Committee. (Amended February 2022)

2.7.8 SERVICES and SEWERAGE

Plumbing pipes: All prominent plumbing pipes must be concealed either within the walls, or by an external screen. Vent stacks must be avoided – use vent breather valves with a vent space of 100mm x 100mm.

A septic tank must be installed per the water flow/usage design specifications to collect both sewage and grey water. The septic tank outlet must be connected to both main pipes provided.

2.7.9 PAVING AND DRIVEWAYS

Allowed materials:

- Clay brick paving
- Cobbles
- Cement pavers – neutral

Striped or multi-coloring are not permitted.

2.7.10 INSTALLATION & USE OF GENERATORS

The following minimum specifications for the installation and/or use of generators will apply at the Estate:

- a Residential silencer must be fitted to a generator.
- a Generator must be housed in an aesthetical pleasing acoustic enclosure to reduce the noise level to 65 dB @ 7m and placed within the yard.
- fuel storage facilities must be approved by the Municipal Fire Department before installation.
- a Certificate of Competency for electrical installation must be delivered to the Num-Num Aesthetics Committee after installation.
- Placement of the generator must be in the yard and of such a nature that it does not create any inconvenience or disturbance to other residents.
- Upon receipt of a generator application, the Num-Num Aesthetics Committee will investigate and inspect all the rules as mentioned above before granting permission for a generator to be installed. (Amended February 2022)

2.7.11 PLANTING

The indigenous coastal, renosterveld and fynbos vegetation on the property must be retained and protected except for the 80% coverage of the footprint. These specific plant communities are well adapted to the climate and therefore will act as a lush backdrop with low maintenance. Building sites should not be cleared of all indigenous vegetation but must be seen as part of the total nature development. (Amended September 2022)

Plant species for gardening:

A list of appropriate well-adapted indigenous plant species is available from the Aesthetics Committee. Only indigenous plants as listed may be planted within the development.

Erosion control measures on steep slopes:

Adequate plant cover is required after construction to prevent soil erosion.

2.7.12 CONSULTANT'S BOARD

Only one consultant's board will be allowed on a building site. No other signs or advertisements will be permitted.

2.7.13 CARPORTS

Carports with charcoal chromadek as roof cover material will be allowed.

All applications for carports must be accompanied by appropriate plans, indicating the footprint of the property as well.

No carports will be allowed outside the footprint.

The roof of the carport must have a barge board of 300 mm (three hundred millimetres) so that the roof is not visible from the road.

Carport must be attached to the house and the carport area may not exceed 42.5m². Max length 6.5m and max width 6.5m. (municipal guidelines).

Total area of carport, concrete roofs, balconies, chromadek roofs for verandas, glass roofed sunrooms, sky windows and terraces (refer rule 2.7.3 of the Architectural Code) may not exceed 30% of the total construction ground floor surface. Only 1 carport per property will be allowed.

Should the owner decide to close the sides of the carport, it must be in the same finish, colour and cladding as the existing house. (Amended February 2022)

3. REQUIREMENTS FOR BUILDING PLAN APPROVAL

3.1 Owners must sign Architectural Development Code **Annexure B**.

3.2 Owners must sign Building Code **Annexure D**.

3.3 Owners and Contractors must sign the Building Contract as updated from time to time.

3.4 The plan approval fee as determined by the Management Committee.

3.5 On A3 paper:

Sketch plans of any building work must be submitted to the Num-Num Aesthetics Committee for preliminary approval before submission of full plans to avoid unnecessary delays at a later stage.

3.6

3.7 1:200 site plan indicating buildings, yards, paving and builder's fencing.

3.8 1: 100 floor plans.

3.9 1: 100 / 1: 50 cross sections through all building components.

3.10 1: 100 elevations of all facades.

3.11 Complete colour scheme and material specifications.

3.12 Building height as per paragraph 2.5 - Building Lines, must be indicated on plans.

3.13 Buildings and paving structure coverage must be indicated on plans, and not to exceed 80% of designated footprint. Refer paragraph 2.5 - Building Lines,

3.14 The % plastering and cladding of each elevation of the external walls must be indicated on plans.

All other plans as required by the Mossel Bay Municipality.

4. THE DESIGN REVIEW PROCESS

4.1 Architects can obtain documentation and plans relevant to the site from the Num-Num Aesthetics Committee or the Mossel Bay Municipality.

4.2 The working drawings prepared for submission to the Mossel Bay Municipality must first be submitted to the Num-Num Aesthetics Committee for scrutiny and approval at least 14 (fourteen) days prior to the anticipated local authority submission date. Four (4) full sets of documents of A3 size are to be submitted. One (1) full set approved by the Mossel Bay Municipality must be returned to the Num-Num Aesthetics Committee before any work commences.

4.3 The design guidelines do not and cannot take precedence over the National Building Regulations, and regulations of the Mossel Bay Municipality.

4.4 Each design will be treated on its own merits.

4.5 A building deposit made out to the Home Owners' Association must be paid prior to the commencement of any excavation or building activity. All or a portion of this deposit will be forfeited with immediate effect on the infringement of any of the conditions set out in Annexure D. Should the balance of the building deposit fall below 50%, building activity will be stopped until the balance is restored to the initial amount.

4.6 Construction of the dwelling must be completed, and all building material and rubble removed within 1 (one) year from the date of signature of the Builders contract. A municipal occupation certificate to be issued within this period. Occupation may only take place once the municipal occupation certificate has been issued. Construction for additions/alterations to an existing dwelling must be completed and all building material and rubble removed within 6 (six) months from the date of signature of the Builders contract. Any building activities (new or alterations) not completed within the stipulated timeframe, will be subject to penalties. Refer to paragraph 6 of The House Rules. (Amended May 2024)

4.7 The Num-Num Aesthetics Committee will issue a Certificate of Completion prior to a Municipal Occupation Certificate being issued.

APPROVAL – MANAGEMENT COMMITTEE:

Office	Full Name	Date	Signature
<u>Chairman</u>	<u>JJ Krige</u>	_____	_____
<u>Vice-Chairman</u>	<u>HJ Reyneke</u>	_____	_____
<u>Member</u>	<u>GJJ De Wet</u>	_____	_____
<u>Member</u>	<u>EF Loubser</u>	_____	_____
<u>Member</u>	<u>JR Croucamp</u>	_____	_____