

THE AVENUE, DURBANVILLE

ARCHITECTURAL AND LANDSCAPING RULES

Rev - 00

ARCHITECTURE

01) PLAN & FORM

No additions or extensions to the original approved plan form of units will be permitted.
No additional storeys may be added.
The roof pitch may not be adjusted – 35°Pitch to main building form.

02) WINDOWS & DOORS

Only windows and doors of similar material, colour and proportion as used in the originally approved unit type will be permitted.
No reflective glass or reflective window film is permissible.
No external awnings (other than described under Rule 04) or side hung shutters are permissible.
Aluminium sliding shutters (colour : White) to windows and doors are allowed.
All sliding windows must be fitted with aluminium sliding shutters.

03) MATERIALS

When materials need to be replaced it will be done with the same material in similar colour and proportion as per originally approved unit type.

04) PATIOS, CARPORTS & GARAGES

No carport may be enclosed with any material other than the planted screens provided.
Covered patio may be enclosed with aluminium folding stacking doors or frameless glass doors.
Where the patio is uncovered due to building line restrictions, a retractable horizontal awning may be installed sliding on the underside of the pergola structure in white or grey colour.
Canvas awnings will not have scalloped or tassel details and will be uniform in colour without stripes or patterns.
No garage may be converted into a room for any secondary use – garage doors may not be replaced by any other means of enclosure.

05) BOUNDARY WALLS

Boundary walls and fences may never deviate from the original approved Site Development Plan (SDP).
No boundary walls will be allowed on the internal street boundaries other than those approved in the original SDP.
No internal rear or side boundary wall facing onto internal roads or public open space will be higher than 1200mm except if it is screening a drying or bin yard.
PVC screens to approved design may be installed on top of common boundary walls between dwellings up to a height of 1800mm from ground level. Screens must terminate no further than 3500mm from the dwelling.
PVC screens or gates will be installed to screen any drying yard from any street or open space.

06) COLOURS

All external windows, shutters & doors	-	White
Fascias, gutters and down pipes	-	White
Pergolas & gates	-	White
Roofs	-	Colourbond (Armour Grey)
Wall colour	-	White (<i>subject to architects final specification</i>)
External light fittings	-	White

07) SATELLITE AND AERIAL FIXTURES

No satellite dishes or aerials may be fixed to any buildings.

08) HOUSE NUMBERS AND NAMES

House numbers will be manufactured of brushed or polished stainless steel to a maximum size of 150mm in Helvetica font.

No house names may be displayed on dwellings.

09) AIR CONDITIONING UNITS

Air Conditioning units to be installed as per the Management and Conduct Rules Annexure and positioned as per diagrams included below. No AC unit will be permitted on any street facing elevation or private open space/garden elevation. No trunking, condensate pipes and electrical reticulation may be visible on the external walls and must be reticulated internally.

10) SECURITY FITTINGS

- **Burglar bars**

Burglar bars are permitted to be fixed in the window reveals, on the inside only. All burglar bar designs to be horizontal in nature, comprising square or flat bars with gaps between the bars of horizontal proportions. The gaps between the bars to be maximum 120mm. Permissible colours include white mild steel burglar bars or translucent acrylic/ polycarbonate type burglar bars.

- **Sliding Door Security Gate**

Purpose-made expanding/sliding security gates with top and bottom rails are permissible. Colour to be white. All expandable security gates must be fixed on the inside of the door.

- **Front and Back Door Security Gates**

Front door security gate to be as per design included below.

11) SWIMMING POOLS

Swimming pools to have a minimum 1m setback from all boundaries.

Swimming pools must be drained as per Local Authority's requirements - pool backwash or waste-water must be discharged into the house private sewer drain.

Swimming pools must be built into the ground - portable pools of any description will not be allowed

Pool surround to match general paving or decking.

Pool decks may not be higher than 0.3m above natural ground level.

Artificial rock pools/ features will not be allowed.

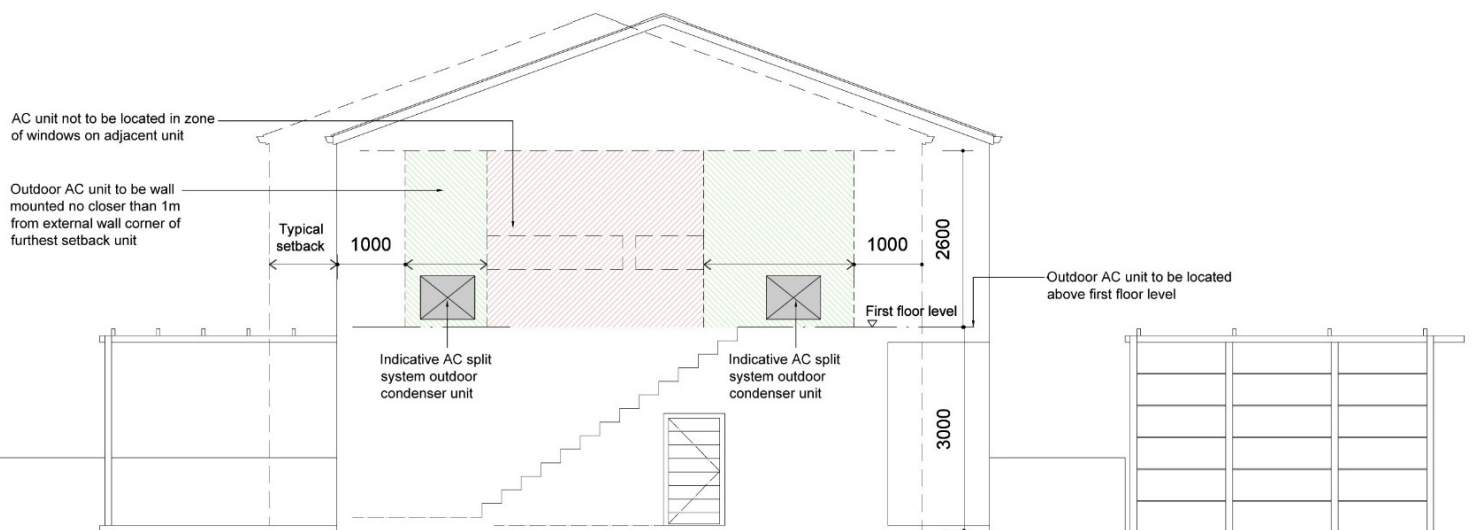
Fencing around pool areas must match the proportion and colour of the existing PVC fencing used.

All swimming pool pumps to be screened. Pumps/Freestanding pump houses may not be visible from the street.

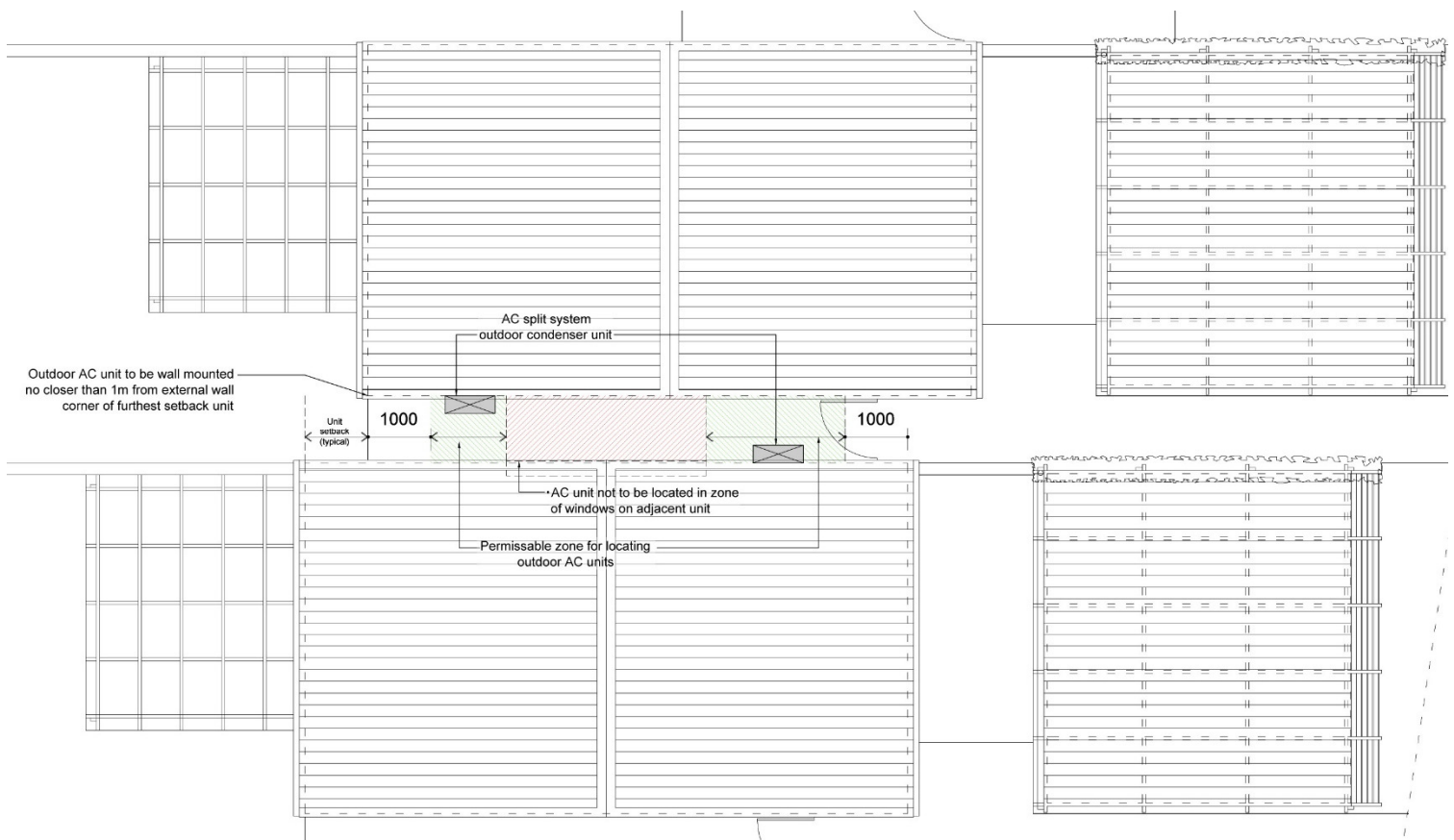
Swimming pools to comply with National Building Regulations SANS 10400 Part D Public Safety.

Typical AC split system outdoor condenser unit positions:

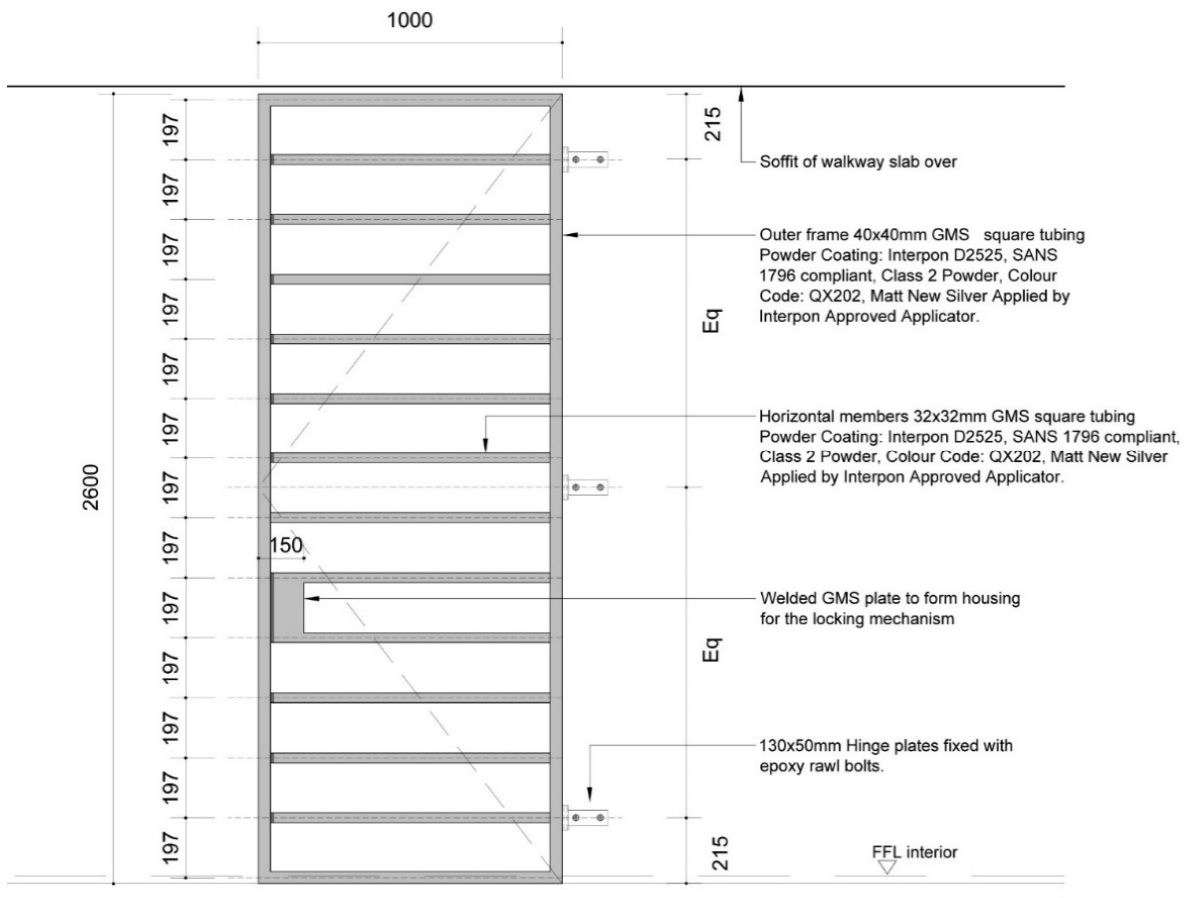
a) Typical unit side elevation.



b) Typical unit roof plan.



Typical security gate detail :



Schabert Associates Architects, Nov 2022.

...Continued overleaf - Landscape Guidelines applicable to The Avenue.

LANDSCAPING

The Avenue Garden Landscape Guidelines

01) INTRODUCTION

The features have been incorporated into the new landscape masterplan and supported by new plantings of indigenous heath and wetlands. Further layers of shade and shelter trees, largely indigenous, will also be planted as the phases of infrastructure and construction roll out.

The established landscape and gardens of the Entrance Precinct and approach road clearly illustrate the desirability of such a layered landscape. The aim is to preserve the magnificent views whilst moderating the microclimate for the benefit of all residents and visitors. The layout of the estate preserves and creates a landscape framework that captures the best of the rural pattern and creates the best opportunities for natural habitats. In order to maintain continuity in the overall landscape character, owners of erven / homes are required to install their gardens around their homes in accordance with certain conditions, specifications and restrictions. The design and image of individual gardens contribute to and indeed compliment the character of the greater Estate. Homeowners are encouraged to benefit from the horticultural knowledge already tested on the site and to contribute to a mutually successful landscape. Good gardens make good neighbours.

02) THE DESIGN OF GARDENS

A theme of excluding invasive alien plant material and encouraging indigenous vegetation to attract butterflies and birds will be implemented. Local plants as hedges may also be used for screening, shelter and creating privacy and structure.

Small and small to medium growing trees are very suitable to Estate gardens, and their use will prevent loss of views and disturbance of underground services and foundations. Lawns are considered high maintenance and owners are advised to make them as small as necessary and to limit their choice of grass to Fine Kweek and Buffalo. Irrigation systems are not compulsory but each completed house has 2 external taps for garden watering during establishment.

If the soil preparation and beneficiation with compost is properly done, then local plants will establish quickly and need less water in the future. Ongoing mulching and composting of plants is highly recommended, as is the use of organic pelleted fertilisers.

03) SPECIFIC GUIDELINES

1. Refer to Recommended Plant List attached.
2. No Invasive Alien plants, as per National Restrictions, may be planted in gardens or on the estate.

3. Minimum garden area i.e. soft landscaping per plot or residential garden area is 25%
4. Maximum paved area i.e. hard landscaping per plot or residential garden area is 25%
5. No statues, artificial rocks, plants, grass may be placed in the front garden between the house and the road.
6. The planting of vines on all street facing pergolas are encouraged.
7. Artificial lawn is acceptable in the private garden areas to the back of the home.
8. Kikuyu (*Pennisetum clandestinum*) Lawn is NOT acceptable.
9. Waterwise indigenous gardens especially including succulent and bird attracting species are highly recommended, and encouraged on adjacent HOA verges.

Good Gardening and good luck.

04) RECOMMENDED PLANT SPECIES LIST (Aug 2024)

TREES & LARGE SHRUBS		
Nr.	Botanical Name	Common Name
1	<i>Brachylaena discolor</i>	Silver Oak
2	<i>Buddleja salviifolia</i>	Sage Wood
3	<i>Canthium inerme</i>	Turkey Berry
4	<i>Carissa macrocarpa</i>	Natal Plum
5	<i>Celtis africana</i>	White Stinkwood
6	<i>Combretum erythrophyllum</i>	River Bushwillow
7	<i>Cunonia capensis</i>	Butterspoon Tree
8	<i>Ekebergia capensis</i>	Cape Ash
9	<i>Erythrina caffra</i>	Coastal Corel Tree
10	<i>Erythrina lysistemon</i>	Corel Tree
11	<i>Ilex mitis</i>	African Holly
12	<i>Nuxia floribunda</i>	Forest Elder
13	<i>Olea europaea</i> subsp. <i>Africana</i>	Wild Olive
14	<i>Podocarpus latifolius</i>	Broad-Leaved Yellowwood
15	<i>Salix mucronata</i>	Cape Willow
16	<i>Searsia pendulina</i>	White Karree
17	<i>Sideroxylon inerme</i>	White Milkwood
18	<i>Syzygium guineense</i>	Waterpear
19	<i>Tarchonanthus camphoratus</i>	Camphor Bush
20	<i>Vachellia karroo</i>	Sweet Thorn
21	<i>Vachellia xanthophloea</i>	Fever Tree
SMALL SHRUBS		
22	<i>Agathosma capensis</i>	Buchu
23	<i>Agathosma ovata</i>	False Buch

24	Arctotis acaulis	Renoster Marigold
25	Barleria obtusa	Bush Violet
26	Barleria repens	Small Bush Violet
27	Coleonema album	Cape May
28	Coleonema pulchellum	Cofetti Bush
29	Eriocephalus africanus	Wild Rosemary
30	Euryops pectinatus	Grey Leaved Euryops
31	Euryops virgineus	River Resin Bush
32	Felicia ammeloides	Blue Marguerite
33	Freylinia lanceolata	Honeybells
34	Gnidia squarrosa	Aandbossie
35	Helichrysum petiolare	Kooigoed
36	Hymenolepis parviflora	Coulter Bush
37	Gomphostigma virgatum	River Star
38	Leucadendron salignum	Hybrids'
39	Lycium ferocissimum	African Boxthron
40	Metalasia muricata	White Bristle Bush
41	Orphium frutescens	Searose
42	Pelargonium betulinum	Camphor Leaf
43	Pelargonium cucculatum	Wild Pelargonium
44	Pelargonium graveolens	Rose-scented pelargonium
45	Pelargonium peltatum	ivy-Leaved Pelargonium
46	Plumbago auriculata	Cape Leadwort
47	Polygala myrtifolia	September Bush
47	Putterlickia pyracantha	Fire Thron
48	Salvia africana-caerulea	Blue Sage
49	Salvia africana-lutea	Dune Salvia
50	Salvia chamelaeagnea	Light-Blue Sage
51	Searsia crenata	Dune Crowberry
52	Strelitzia reginae	Crane Flower
53	Tecoma capensis	Cape Honeysuckle
PERENNIALS & GROUND COVERS		
54	Arctotis acaulis	Renoster Marigold
55	Bulbine frutescens	Snakeflower
56	Carpobrotus acinaciformis	Elands Sourfig
57	Carpobrotus edulis	Sourfig
58	Cineraria saxifraga	Wild Cineraria
59	Cliffortia ferruginea	Glastee
60	Delosperma lydenburgense	Klipvygie
61	Gazania rigens	Gazania
62	Geranium incanum	Carpet Geranium
63	Helichrysum cymosum	Gold Carpet
64	Lampranthus aureus	Vygie
65	Lampranthus sp.	
66	Orphium frutescens	Sticky Flower
67	Osteospermum fruticosum	African Daisy

68	<i>Plectranthus neochilus</i>	Spur Flower
69	<i>Scabiosa africana</i>	Cape Scabious
BULBS, RHIZOMES & CORMS		
70	<i>Agapanthus africanus</i>	African Lily
71	<i>Agapanthus praecox</i>	Nile Lily
72	<i>Aristea capitata</i>	Tall Aristea
73	<i>Chasmanthe aethiopica</i>	Flames
74	<i>Clivia miniata</i>	Bush Lily
75	<i>Dietes bicolor</i>	Yellow Wild Iris
76	<i>Dietes grandiflora</i>	Large Wild Iris
77	<i>Kniphofia praecox</i>	Red-Hot Poker
78	<i>Tulbaghia violacea</i>	Wild Garlic
79	<i>Watsonia</i> sp./ <i>borbonica</i>	Watsonia
RESTIOS & GRASSES		
80	<i>Cynodon dactylon</i>	Kweek
81	<i>Elegia capensis</i>	Horsetail Restio
82	<i>Elegia tectorum</i>	Thatching Reed
83	<i>Elegia tectorum</i> 'Fish Hoek'	Thatching Reed
84	<i>Juncus kraussii</i>	Dune Slack Rush
85	<i>Stenotaphrum secundatum</i>	Buffalow Grass
86	<i>Thamnochortus insignis</i>	Albertinia dekriet
87	<i>Thamnochortus spicigerus</i>	Dekriet
SUCCULENTS		
88	<i>Aloe arborescens</i>	Krans Aloe
89	<i>Aloe aristata</i>	Lace Aloe
90	<i>Aloe ciliaris</i>	Climbing Aloe
91	<i>Aloe ferox</i>	Bitter Aloe
92	<i>Aloe maculata</i>	Soap Aloe
93	<i>Aptenia cordifolia</i>	Baby Sun Rose
94	<i>Cotyledon orbiculata</i>	Pig's Ear

End.