



Erinvale Country Estate

Architectural Design and Landscaping Guidelines

*as of 7th February 2025
- with amendments as applicable –*

Version 5 2025

[Refer to the end of this document for a list of amendments.](#)

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1.0 INTRODUCTION AND THE ROLE OF THE EHOA AND ARC

The Erinvale Country Estate and the Golf Course was developed in the 1990's. The Estate has a unique character, is fully developed with large historic trees and a well-developed 'green' environment. Dissimilar to many other Estates with rigid building style/shape codes, Erinvale offers more flexibility in design which, over time, has resulted in an Estate in which the building fabric and landscape is substantially integrated. Designers are required to understand this overall 'Erinvale Style, informed by the EHOA Constitution, which requires the maintenance of the low-density residential nature of the Estate, and submit designs which respond and contribute to the Erinvale Urban Fabric.

- 1.1** The Erinvale Architectural Review Committee (ARC) is appointed by the Trustee Committee of the Erinvale Country Estate Homeowners' Association (EHOA) in terms of its Constitution and is chaired by a Trustee.

The purpose of the ARC is to protect the long-term values of properties at Erinvale by regulating and controlling any developments and structural alterations, amendments or additions to the benefit and in the interest of the Erinvale community. To this end it formulates aesthetic and environmental standards, develops Architectural and Landscaping Guidelines, preserves the low-density residential nature of the Estate and in conjunction with the Estate Grounds Committee provides information for plant selection and garden maintenance.

Changes to buildings and landscaping/open spaces of individual erven must be considered in terms of both the individual erf and the impact on the Estate Urban Environment as a whole. Designers who submit building plans for approval are required to address these aspects in line with the 'Green Erinvale' vision – [Addendum 7](#). This vision document also contains a list of issues to be considered by homeowners when planning to plant new trees. The Estate is fully developed and has narrow roads. Construction activity/working space within the boundaries of the erven must be considered during the process.

- 1.2** Owners of property within Erinvale must obtain prior written approval from the EHOA / ARC for:
- All work/minor work which requires municipal approval – refer City of Cape Town Building Development Management publications.

- All new buildings/structures to be erected, including external appearance and internal plans
- Any external alterations or additions (such as - but not limited to - paving, fencing, boundary walls, pools, external re-painting or re-coating of buildings, walls, windows, roofs and / or fences)
- Any internal alterations or additions including changes which could be construed as altering the single residential nature of the dwelling (or where an additional dwelling has previously been approved, any alteration to the double residential nature)
- New buildings or any alterations/repairs to an existing building where damage to the building has been caused by fire or any other environmental disaster.
- Excavations and creation of platforms.
- Demolitions
- Removal of substantial trees with a diameter exceeding 150mm, both on the property and on the street reserve.

The above approvals must be obtained, whether or not the Local Authority requires that approval be obtained, in order to monitor compliance with the ARC Guidelines.

1.3

Owners of property zoned SR1 within Erinvale may request formal consent from the EHOA / ARC for the erection of an additional dwelling [granny flat]. The following applies:

No more than one additional dwelling is permitted

An additional dwelling must:

- Be subject to consent of the Trustees and comply with the EHOA policy for additional dwellings
- Be on the same cadastral unit as the original dwelling
- Have a total floor area which does not exceed 120 m²
- Must be architecturally integrated with the main dwelling as one building
- Be subject to the normal estate rules, including use, density controls, i.e. building lines, height, etc.
- Have separate parking space within the property boundary, utilising the permitted driveway width.

NOTE –

1. The provisions of the CTMB/DMS in respect of 2nd and 3rd dwellings do not apply in Erinvale

2. Application for consent of the EHOA must be made on the prescribed form - [Addendum 3](#)
3. A site development plan must be submitted with the application
 - An 'In principle' consent may be requested based on an annotated sketch plan submission.
 - Precedent in the Estate does not apply, consent is not automatic – applications are assessed on an individual basis with due regard to all relevant circumstances

1.4 The ARC will take a global view of what is most beneficial to Erinvale with balancing the individual requirements of owners of properties when reviewing a request under these Guidelines. All submissions will be treated on merit and appropriate discussions entered into.

Whilst the EHOA and ARC are using all reasonable endeavours to balance the interests of home owners, neighbours and the interests of the Estate and its community at large when applying these Guidelines, it is important to note that the EHOA and ARC cannot be held liable for, nor will it become involved, in any personal or legal dispute between home owners where the approval or denial of plans, submitted in terms of these Guidelines, may not suit the interests of either party.

1.5 The ARC evaluates only for compliance with the EHOA ARC Guidelines of any submission and does not take any responsibility for technical, structural, health or safety standards or for non-compliance with SANS, The Local Authority Planning By-Law/Development Management Scheme or any other Statutory requirements.

The Guidelines do not override the requirements of the National Building Regulations, CTMB/DMS or any other Statutory regulations / requirements. Certain Guidelines relating to natural ground level, building height, building lines on streets, boundary wall heights and construction inside building lines are not subject to the CTMB/DMS and must be adhered to. In addition, certain restrictions on the use of buildings are contained in the Erinvale Estate Rules.

1.6 The ARC may recommend deviations from these Guidelines in individual cases, which it deems appropriate for approval by the EHOA Trustee Committee.

- 1.7** The following are not subject to these Guidelines but nevertheless require the approval(s) referred to in 1.2 above: the Hotel, the Clubhouse and any of their ancillary buildings.
- 1.8** Dwellings constructed under the previous Guidelines, or plans being approved based on previous versions of the Guidelines, are not affected by the amended items of this revised edition. Any new plans for residences/alterations to existing residences will fall under the current edition of the Guidelines.
- 1.9** Where reference is made to approval being required anywhere in this document such approval must be received in writing from the EHOA and a copy thereof will be lodged with the EHOA.
- 1.10** This document must be read in conjunction with the EHOA Constitution and any Regulations made thereunder.
- 1.11** The ARC, subject to the terms of the EHOA Constitution, may alter any part or requirement of these Guidelines, and may at any time request the Trustees to appoint or replace members of the ARC.
- 1.12** All queries relating to submission procedures should be directed to the Erinvale Estate Manager.
- 1.13** No property shall be subject to more than one alteration for every 12- months period.
- 1.14** The ARC does not confirm completion of building work, however, alterations may not be occupied without at least submission of proof of an electrical certificate of compliance and a certificate of compliance with the City water by-laws. In the case of major re-builds and new residences, completion must be certified by the professional person responsible for construction oversight and a copy of the certificate provided to the EHOA prior to occupation.

2.0 THE DESIGN AND LANDSCAPING GUIDELINES AND CRITERIA

Erinvale is a residential district with the added advantage of having a golf course within its boundaries.

For this reason, the Erinvale Architectural Guidelines determine certain parameters for the properties to establish a relationship to the surrounding nature, Fynbos areas and/or the golf course (as applicable). This can be achieved through the installation of large picture windows, big sliding shutters (for security and privacy), and lawns or indigenous vegetation without (or with low) boundary enclosures.

To the street side, the suburban residential streetscape shall be achieved by keeping boundary enclosures low (as Erinvale is within a security enclosure, high security walls are not necessary around houses), the careful placing of garages, front gates, lighting and landscaping which considers a balance between open vistas and the need for privacy in certain areas.

The EHOA requires building designs to respond wholistically to the wider setting of the respective erf and the low-density residential nature of the Estate. This comprehensive response is inter alia in respect of building massing in relation to adjacent structures, open spaces, streetscapes and landscaping

The ARC has identified two distinct zones within the Estate – The Upper Area and the Lower Area. Both of these, whilst sharing many common criteria, have additional specific requirements.

The Hotel, Clubhouse, and their ancillary buildings will not be covered with these Guidelines but are subject to controls set out by the EHOA ARC (refer clause 1.7). The Upper Area is defined as all properties above the 100m contour line (just above the 18th green). In particular, the difference in slope between the two areas has a major effect on the design of houses.

All areas shall share a common range of design criteria. Through the application of such criteria, an integrity and homogeneity of style and finish will be achieved. This is particularly important with finishes such as pergolas, paving, roofs and walls. By working within the suggested range and applying the additional criteria specific to the zone, sufficient scope to suit individual's requirements and taste is conceded, whilst a sense of harmony is attained.

3.0 THE DESIGN REVIEW PROCESS

Homeowners who are planning alterations or amendments as described under item 1.2 of this document must request approval from the EHOA and ARC. The process and requirements are described as follows:

3.1 Erinvale ARC meetings usually take place every second week to review and discuss any new requests for scrutiny and approval and to review progress or issues with ongoing, formally approved constructions.

The scrutiny and approval process of the ARC is supported by an appointed professional architect, who is a member of the ARC and provides professional advice regarding compliance with these Guidelines.

Drawings, check lists etc. received up to 13h00 on a Friday prior to a regular ARC meeting will be reviewed at that meeting.

The EHOA's requirements for drawings compliant with the Design and Landscaping Guidelines and Criteria require at least a design competence as defined in the SACAP category of 'Single dwelling Unit, complex design criteria and complex content', Accordingly, only Professional Architects and Professional Senior Architectural Technologists [Professionals] registered with SACAP may, submit designs and plans for building work.

However, Erinvale homeowners may submit written motivation for consideration by the ARC requesting the relaxation of the above rule founded on the view that the complexity level of a particular project is lower than the defined complexity. The decision of the ARC in this regard is final.

Designs for open swimming pools, boundary walls and open pergola extensions may be submitted by any professional category identified in the SACAP IDoW matrix as competent to undertake the project concerned.

Submissions for solar and PV installations may be made by the installation contractor, describing the main components of the installation, including plan and section diagrams to confirm compliance with the Guidelines.

For new residences or substantial re-builds/alterations, homeowners must submit, in tandem with the building plan submission, a concept landscape plan depicting land shaping, extent of tree and major shrub planting up to the property boundary and which indicates the relationship with the EHOA landscaped land between the property boundary and the edge of the street.

Architectural professionals are required to provide the EHOA / ARC with their contact details, SACAP Number and registration category, indicated on all plans or sketches they submit for scrutiny and approval.

3.2 The information required by the EHOA for any submission of sketch plans and / or working drawings are outlined within this document. Refer as well to the Checklist and Declaration template in [Addendums 1](#) and [2](#)

3.3 Submissions made by owners of Sectional Title units must include a letter of approval and a signed copy of the drawings, issued by the Body Corporate. Where there is no functioning Body Corporate, the above documents, signed by all section owners are required.

3.4 Building Plan scrutiny fees and other levies are due as provided in [Addendum 10](#) – SCRUTINY FEE / BUILDING CONTROL LEVY.

The scrutiny fee must accompany the plans with every new submission of plans to the ARC. The scrutiny fee covers the initial review and one revision of plans in case adjustments/amendments are requested by the ARC to receive EHOA approval.

A new scrutiny fee would apply in cases where the plans have to be resubmitted more than once due to missing / incorrect information or due to changes / alterations initiated by the homeowner or architectural professional to the initial plans.

Prior to commencement of construction an estimate of construction cost, provided by the relevant quantity surveyor / architect / project manager / contractor must be submitted to the EHOA office for the purpose of calculation of the Building Control Levy.

3.5 Before compiling working drawings, it is recommended that two hard copies and a digital copy in PDF format of sketch plans showing the planned construction work in a schematic way are submitted for preliminary discussion. This will prevent unnecessary delays and the risk of rejection of working drawings. Based on receipt of such preliminary information, the ARC will be able to indicate if an approval in general can be expected, or if any adjustments or EHOA consent would be required.

A reduced “sketch plan scrutiny fee” applies for the review of such plans. If such scrutinised sketch plans are turned into working plans (within max 3 months) the “sketch plan scrutiny fee” will be deducted from the scrutiny fee due under clause 3.4 of this document.

3.6 Working drawings must be submitted to the ARC for scrutiny and approval as hard copies (in duplicate) and to the scale required by the Local Authority and a digital copy in PDF format, accompanied with all details and documents detailed in [Addendum 1](#) and [2](#) of this document.

Drawings submitted to the Local Authority must first be approved and stamped by the EHOA. If the local authority requires changes to be made, the updated drawings, annotated to indicate the changes, together with the local authority change note must be submitted for re-stamping by the EHOA before re-submitting.

3.7 The ARC will enforce the contents of this document, and any other requirements at its discretion. To this extent each design will be treated on its own merit.

3.8 On approval, the two sets of drawings will be stamped with the EHOA "Approved" stamp and one set and the stamped digital copy returned to the home owner or architectural professional for submission to the Local Authority

The City of Cape Town will not accept / scrutinise any plans without the EHOA "Approved" stamp.

3.9 The homeowner or their architectural professional, is responsible for providing the EHOA with an electronic copy of the municipal approved and stamped plans.

- 3.10** No deviation from any such approved plans may take place without approval and stamp from the EHOA / ARC. Any updated and 'as built' plans must be similarly approved by the EHOA/ARC prior to submission to the Local authority. Updates of plans must be clearly marked/highlighted to indicate changes from previous versions – failure may result in the EHOA suspending the construction process or requesting correction or removal of any unapproved structures.
- 3.11** The start date of approved works must be agreed with the EHOA and can only commence after the EHOA has received a copy of the plans that have been approved and stamped by the City of Cape Town. All relevant scrutiny and building fees must also have been paid by the homeowner. Once an application for approval has been submitted to the Local Authority for alterations to an existing building, no construction work, including minor works, may be undertaken until approval has been obtained.
- 3.12** One set of plans will be retained by the EHOA for their records. Plans approved by the ARC are valid for 12 months from date of approval only – it is possible to extend the timeframe by a maximum of 12 months further, following such time the application elapses irrevocably. If building works do not commence within this time, the re-submission of plans are required, and the process will start again.
- 3.13** Attention is drawn to the 'Public Safety Regulations', Part D of the SANS 10400 with reference to part [D1] 'Change in Levels', referring to balustrades on stairs and outside terraces. Also, Part [D4] 'Swimming Pools and Swimming Baths' ensuring that controlled access to these are maintained at all times.
- 3.14** Construction work of additions / new building may only commence after EHOA acceptance of a detailed Construction Method Statement, to be provided by the contractor/homeowner, in accordance with the requirements set out in [Addendum 9 – CONSTRUCTION METHOD STATEMENT](#). Building designers must submit information with the plan submissions to indicate the concept of land utilization / availability for construction purposes and must be familiar with the requirements outlined in the formal undertaking which is signed by the owner / member at submission of building plans.

3.15 For all construction mentioned under item 1.2 as well as for internal works/renovations (that will take longer than 3 working days) a Building Control Levy, as set out in [Addendum 10](#) is payable to the EHOA before work may begin.

3.16 All construction work shall be completed within **13 [thirteen]** months, excluding builders holidays but including inclement weather and construction delays, of commencement failing which a monthly penalty levy as described in [Addendum 10](#) may be imposed by the Homeowners' Association.

4.0 GUIDE TO THE VARIOUS ASPECTS OF DESIGN, BUILDING & LANDSCAPING:

The following section describes the aesthetical Guidelines for Erinvale Country Estate:

4.1 ARCHITECTURE

4.1.1 Architectural Style

Note: In cases where the material or style of any building is planned to be changed, it applies to the entire building – not just portions thereof. Additions/alterations must be designed in the architectural language of the existing structures.

APPROVED:

- Dwellings that fit with the overall aesthetics of the Estate
- Dwellings which are designed to respect the existing scale and massing, and which fit harmoniously with the existing urban fabric
- Terraces / courtyards for private space
- Sensitive use of light and shade
- Roof space in pitched roofs for additional accommodation
- Underground basements must comply with the Local Authority definition of “basement” provided that if visible they are screened by an earth bank to minimise visual impact
- Buildings that follow the slope
- Large areas of glass to reduce the impact of building on a slope

NOT APPROVED:

- SR 1 erven
 - In the lower areas building coverage exceeding 50% of the erf
 - In the upper area building coverage exceeding 50% for single storey buildings and 40% for double storey buildings
- GR 1 + 2 erven
 - Coverage which does not conform to the CTMB/DMS
- Buildings on stilts
- Dwellings exploiting the building lines to the fullest extent without due consideration to the existing scale and massing of the existing built fabric
- Buildings with more than two floors above natural ground level
- Dwellings, or any part thereof, that exceed the maximum height of 8.5m (measured parallel from the **original** natural ground level)
- Buildings that go beyond the municipal building lines on the sides and rear without the consent of the EHOA and the Local authority.)
- Buildings that that are over the building line facing the street side
- Replicas of Cape Dutch / Edwardian / Victorian / Mediterranean buildings
- Neo-classical or classical references
- Eclectic style
- Sheet metal walls
- Timber frames
- Log cabins

NOTE

- In view of the emphasis on maintenance of the low-density residential nature of the Estate, applications for relaxation of building lines are not encouraged. Building lines provide an important basis for maintaining open space between buildings. Applications must provide motivation and information to assess the resultant impact on the open low-density character of Erinvale. Applications must be made on the format prescribed by the Local Authority and be accompanied with a site development plan in a format described in [Addendum 5](#).

- Building lines for SR1, GR1 and GR2 zoned properties are those published in the CTMB/DMS
- The **original** natural ground level is defined as the level of the land prior to any construction at the date of formation of the estate and after installation of the roads.

4.1.2 Roofs

Note: In cases where the material or style of any visible roof is planned to be changed it must meet the overall aesthetic and style of the house. Roofs of additions must follow the style of the existing building.

APPROVED:

- Traditional Victorian sheeting - provided it is pre-painted.
- Metal roof sheeting in Kliplok [or similar 'secret fix' approved] profile (provided that roofs at 5 degrees or lower are concealed by parapet walls or fascia's)
- Cement based or clay tiles
- Slate
- Shingle
- Concrete flat roofs (provided that they have gravel or paved finishes)
- Timber strip eaves
- COLOUR: white/off white or charcoal to black (dark green only if it is the current Colour)

NOT APPROVED:

- Profiled cement or fibre sheeting
- Unpainted metal sheeting
- Exposed edges to steel roof sheeting
- Fiberglas
- Metal tiles
- Flat roofs
 - If waterproofing is uncovered or exposed
 - Without parapets or facias.
 - If unpainted
- Unclipped tiles (that are subject to wind damage)
- Thatched roofs

- Semi-circular vaulted roofs
- Mansard roofs
- Decorative elements
- Pitches exceeding 55 degrees
- COLOUR: reflective roofs

4.1.3 External Walls and Plumbing

APPROVED:

- Smooth plaster
- Slightly textured plaster (provided the process is approved by ARC)
- Painted fair face brick, with or without raked joints
- Plinths made out of stone or simulated stone
- Envirodeck composite wall cladding materials
- Plumbing and other service pipes that are concealed within walls and not visible from the outside
- Rainwater pipes on the face of buildings
- COLOURS are strictly subject to EHOA/ARC approval and need to be within the range of white, off-white, subdued earthy tones or light warm toned grey

NOT APPROVED:

- Plaster effects such as “Spanish plastering”
- Ornate mouldings
- Unpainted face brick or clinker brick
- Stone (other than to plinth level)
- Reflective finishes
- Timber frames
- Any visible plumbing and other technical services pipework except rainwater downpipes
- Decorated gables such as mock Cape Dutch
- Quoining
- Decorative moulded panels
- Ionic or other classical columns
- Finials
- Dark colours and cold toned grey on external walls

4.1.4 Windows & Doors

APPROVED:

- Painted or varnished timber
- uPVC
- Anodised or powder coated Aluminium
- Slightly tinted glass to reduce UV rays
- Arched feature windows / doors
- Sliding shutters
- Working side-hung shutters
- 'Winblok' (in certain circumstances, with the EHOA/ARC approval only)
- Large picture windows
- French / sliding doors facing the golf course are approved but must be shaded if necessary in order to reduce the reflection
- The positioning, design and sizes of the windows must be aesthetically pleasing and in line with the overall design of the building
- COLOUR: white, charcoal to black, colour to match the roof, natural wood varnish - Any other colour strictly subject to EHOA/ARC approval

NOT APPROVED:

- Steel frames
- Reflective (mirror) glass
- Fake shutters
- Glass flush with the outside walls
- Arched windows with arch greater than 1:10

4.1.5 Verandas, Balconies, Balustrades

APPROVED:

- Steel, Stainless steel or Aluminium
- Safety glass / frosted glass
- Materials consistent with roofs / window frames / shutters of the main structure
- Timber decks
- COLOUR: white, charcoal to black, colour or varnish to match roof, windows and doors

NOT APPROVED:

- Decorative balustrades
- Rails
- Elements including classical or neo-classical references, or any other style prohibited under 4.1.1.

4.1.6 Awnings & Pergolas

APPROVED:

- Awnings of canvas / shade cloth / sail cloth
- Timber, concrete column, Aluminium or stainless-steel Pergolas (provided it is in keeping with the overall style of the house)
- All large, glazed areas shall have deep overhangs or canopies to comply with SANS 10400 XA energy efficiency requirements
- COLOUR:
 - Awnings to be white / off-white / subdued colours
 - Pergolas to match main structure

NOT APPROVED:

- Fibre glass or metal sheeting
- Tubular metal
- Gum poles (exception only in combination with thatch roofs)

NOTE

Operable/openable pergola roofs are not accepted as being retractable

4.1.7 Garages and All Other Outbuildings or Structures

The below must be linked to the main structure and tie in aesthetically with the rest of the dwelling.

APPROVED:

- Garages
 - In the Lower Area - two single or one double garage door(s)
 - In the Upper Area - two double garage doors (double doors must not exceed 4.8m)
 - Golf cart garage door

- Horizontal ‘weatherboard type’ garage doors in timber or metal and in a natural colour, or painted to match the main structure
- Permanent toilet and / or shower room accessible to workmen and gardeners
- In the lower part of the Estate – open pergola structures in the street building line space
- Materials / construction / finish to match the main structure and be of permanent nature.

COLOURS that match the main structure

NOT APPROVED:

- Gazebos / conservatories without ARC approval
- Greenhouses
- Garages / carports / permanent tool sheds that are not physically linked to the main structure
- Garages / carports / permanent tool sheds that are over the building line facing the street side
- Garage doors with glass panels
- Temporary structures such as tool sheds / wendy houses / treehouses
- Drying areas for any dwellings without a drying-service yard must be enclosed with walls 2.2m above natural ground level
- Tubular metal or visible shade net carports

4.1.8 Swimming Pools

APPROVED:

- Pool structures including size and fencing that comply with municipal requirements
- Fencing material and colour that matches the boundary fence (where possible)
- Pool surrounds that match general paving or deck structure

NOT APPROVED:

- Portable pools above the ground level
- Visible pumps and motors (noise to be reduced as much as possible)
- Pumps on the property boundary in vicinity of a neighbour’s residence without a brick enclosure

4.1.9 Aerials, Satellite Dishes, Roof Fixtures

APPROVED:

- Unobtrusive dishes and installations that are not visible from the outside
- TV aerials fixed flush with the roof plane
- *Please consider:* All Erinvale residents have access to high speed Internet (via Fibre to the home installation) and should consider the usage of Internet TV that makes the installation of Satellite Dishes obsolete.
- Roof reflectors for bird deterrent devices, such as the “Eagle Eye” product - only with EHOA/ARC approval prior to installation

NOT APPROVED:

- "Ham" or similar antenna or structure
- Any Devices projecting above a flat roof perimeter upstand or roof ridge height
- Roof reflectors for bird deterrent devices that make noises
- Any obtrusive or reflective colour or material
- Wind turbines

4.1.10 Standby Power Systems and PV Power Generation

For uninterrupted power supply (UPS) we strongly recommend a battery based UPS installation, these are less noisy than fuel generators.

Fuel generators should only be a backup for longer term power failure or blackout and to reload the battery-based UPS System.

Any installation must meet municipal and the power supply authority regulations concerning electrical connections; noise, safety, fuel storage, battery storage, etc.

Any installation of this type requires written approval from the EHOA/ARC. Requests must be submitted in writing describing the installation, together with drawings which indicates its position and impact on the roofscape.

APPROVED:

- PV installations on sloping roofs which follow the slope of the roof and do not protrude visually above the roof ridge.
- PV panel installations on flat roofs which do not protrude above the roof parapet walls.
- Pipework and wiring trunking which is painted to match the roof colour.

NOT APPROVED:

- PV installations on flat roofs which extend above the level of the parapet walls.
- PV panel support systems and fixing rails which protrude beyond the extent of the panels.

4.1.11 Solar Heating Systems

Any installation of this type requires written approval from the EHOA/ARC. Requests must be submitted in writing describing the installation, together with drawings which indicate its position and impact on the roofscape.

Unfortunately, many of the products available are ugly and reduce the quality of the visual environment.

APPROVED:

- Solar collectors (panels, etc.) and roof piping flush with the roof
- Solar storage tanks (geysers etc.) that are not visible to neighbours or from the golf course, i.e. by using existing geysers within the roof structure, or in an unobtrusive location using a forced circulation / pumped system
- Solar installation collectors on sloping roofs which follow the slope of the roof and do not protrude visually above the roof ridge.
- Pipework and wiring trunking which is painted to match the roof colour.
- Water storage tanks and geysers that are below the lowest eaves line of the building

NOT APPROVED:

- Solar collectors, roof piping and / or external solar storage tanks that are above the roof line or are generally unsightly.

4.1.12 **Flag Poles**

Any new installations of Flag Poles are prohibited.

Where Flag Poles have previously been approved, the EHOA/ARC will ask that the homeowner considers taking them down.

For existing installations, the following Rules & Conditions apply:

- No more than two existing flagpoles are allowed on a homeowner's property (providing that they also have the written approval from the EHOA/ARC and their neighbours)
- The height of the top of the flagpole(s) may not exceed that of the roof-line of the property
- The flagpole(s) must be erected either on, or within, the municipal building lines of the Erf concerned
- The flagpole(s) / sconces must **NOT** be erected upon the street facing aspect of the Erf and must be invisible from the outside
- Only nationally and internationally recognised flags made from an appropriate cloth material, flown the correct way up, may be flown from such a flagpole. The flying or erection of any other type of flag or object of any kind is strictly prohibited
- The Constitution of South Africa specifically states that the flying of the R.S.A national flag is subject to the following conditions: The flag of no other nation may be erected / flown without the South African flag already having been erected / flown.

4.1.13 **Water Storage Tanks**

Due to climate change and experience of repeated extreme drought, the EHOA would like to explicitly encourage home owners to install alternative water systems for water-wise usage of water.

Following Rules and Conditions apply:

- Owners of property on Erinvale must obtain prior approval from the ARC when wishing to install tanks for rain harvesting and collection of grey water
- Tanks must be placed on a solid foundation

- Tanks must be in keeping with the aesthetics of the Estate, they must be screened from view and not be visible from the roadway or from the golf course. The screening of tanks must match the colour of the dwelling. If the extension is visible to the neighbours, it is recommended that affected neighbours be consulted.
- For rain harvesting tanks the flow of water from the roof must be as unobtrusive as possible – if additional guttering is required, this will require approval from the EHOA/ARC.
- Below ground tanks may be used if the approved structural tank is sunk to the requirements of a professional engineer
 - grey water tanks must be placed underground
 - for rain harvesting tanks it is optional to place these underground
- Tanks must be connected to the existing plumbing and guttering by a qualified plumber
- Pumps installed for the distribution of water must not be noisier than a swimming pool pump. Such pumps must be enclosed in an appropriate housing so as not to be a nuisance to neighbours
- Grey water systems must comply with the Local Authority health and other regulations.

4.1.14 Views / Privacy

Homeowners, who choose to live within an Estate where properties and dwellings are located and built in close proximity acknowledge the principle that views, and privacy cannot be granted or perpetually guaranteed without any possible impingement.

If the property / dwelling is located adjacent to, or across from a dedicated natural or green area/golf course on the Estate, the view from that property shall be kept unaffected, as far as reasonably possible.

Alterations, amendments or extensions to dwellings must be accepted by interested and affected parties as long as they are compliant with these Guidelines and Municipal Regulations.

It is, however, important that individual homeowners, who are planning construction works, ensure that new dwellings and alterations to existing

dwellings, are designed in a manner that respects the need for private outdoor space for neighbouring owners. Solutions required to maintain said privacy may include, but not be limited to, the frosting of windows and screening with vegetation or other structures. In return, the neighbouring owner must respect the applying owner's right to amend / change / extend the design and footprint of their dwelling.

It is recommended that the homeowner consults, as far as reasonably possible, with their neighbours about the proposed building plans in order to achieve consensus about the proposed construction and to obtain their consent thereto. The ARC may require that such a consultation take place as part of the EHOA approval process. It is noted that consent should not be unreasonably withheld.

NOTE

A "Neighbour" is defined as adjacent, facing or nearby properties. The final decision as to which properties are considered a neighbouring dwelling shall rest with the ARC.

Refer [Addendum 3](#) for information about the procedure to be followed.

4.2 HARD LANDSCAPING

4.2.1 Paving

No part of the Common Area or Golf Course may be paved except for the portion of one driveway and one pedestrian crossing per erf which lies between the Home-owner's property and the road.

The portion of the driveway may be paved to a maximum width of 6 (six) metres and the portion of the pedestrian crossing to a maximum of 1 (one) metre.

APPROVED:

- Gravel, clay bricks, terracotta tiles, aggregate surface interlocking pavers, cobbles (black or grey)
- COLOUR: similar to the general colour scheme of the dwelling and natural tones only (no artificial tints)

NOT APPROVED:

- Concrete, smooth concrete pavers and paving slabs, asphalt
- Cobbles other than black / grey
- More than 50% of unbuilt area of Erf paved on each side of the erf i.e. not concentrated on one side.
- Elaborate patterns without approval of a sketch
- More than one vehicle crossing of the road verge maximum width 6.0m and one pedestrian crossing maximum width 1.0m

4.2.2 Boundary enclosures

- All adjacent neighbours whose boundaries are affected must provide a consent (which shall not be unreasonably withheld.)
- Please note that the Trustee Committee will have the final say in the event of any dispute over any boundary enclosures.
- Where wire mesh or higher walls / fences are approved, these may be requested to be softened with plants / creepers)

APPROVED:

- Preferred choice:
 - No enclosures on the golf course side of Erf
 - Walls not to exceed two thirds of Erf.
- Brick/concrete walls / fences 1.2m high, going up to 1.5m taking account of slope where applicable
- Brick/concrete walls / fences between neighbouring dwellings up to a maximum of 1.8m [max 2.2m around drying yards], provided it is reduced to 1.2m high up to the applicable building lines facing street side and golf course.
- Timber picket fencing, only when painted
- uPVC traditional design picket fencing in white
- Smooth plastered masonry
- Painted fair face brick
- Steel palisade with brick column elements
- Green wire fencing framed with gum poles (only on the sides or back of ERF - not facing the street side) to match the overall aesthetic and colour of the dwelling or blend with the vegetation

- ClearVu fencing (planting to limit the view onto the fence from outside the property may be requested where deemed necessary by the ARC)
- Any other material approved by the ARC
- COLOUR: to match main structure, black/charcoal steel palisade/fence, timber painted white / Victorian green / natural

NOT APPROVED:

- Walls / fences at heights other than specified above
- Concrete / precast panels
- Picket fencing which is framed at the top.
- Picket fencing on the golf course side (to enhance the visual green connection between the golf course and the erf)
- Plastic walls.
- Wire fencing facing street or other than as approved above
- Ornate gates, fences and balustrades
- Unpainted brick / clinker / masonry / palisade
- COLOUR: anything other than specified above

NOTE

Refer to [Addendum 6](#) for the procedure to be followed to obtain neighbour's consent

4.2.3 Signage, street furniture & external lighting

APPROVED:

- Bollard / wall mounted lights, timber bollards, sodium lighting, LED lighting
- Letterbox

NOT APPROVED:

- Novelty / sculptural letterboxes
- Concrete/cement novelty statues
- Floodlighting or other lighting which poses a nuisance to neighbours

4.2.4 Boreholes

Refer to the Erinvale Country Estate Rules

4.3 SOFT LANDSCAPING

4.3.1 Existing and New Vegetation

The Erinvale Country Estate is located on the slopes of the Helderberg Mountain and borders the Nature Reserve. To blend smoothly into this beautiful natural environment, it is the aim to preserve and protect the existing vegetation within the Estate as much as possible.

Due to the changing climate and increasing risk of drought and water restrictions, it is highly recommended that the new plantings, or replacement of damaged / destroyed plants, should be made with water-wise, indigenous plants.

Rules regarding mature trees:

Trees form an important backbone to the Erinvale Urban fabric. Policy has been developed regarding the planting, modification and removal of trees – refer [Addendum 8](#).

Trees that exceed a diameter of 150mm at ground level are hereafter referred to as ‘Mature’ trees.

The following rules apply to mature trees:

- Request for permission to remove or *materially** modify mature trees, must be made to the EHOA in writing.

* *Materially* applies to modifications that will change the overall appearance and structure of the tree or exceed 25% from the existing status. It does not apply to the (professional) trimming of the tree in order to enhance and maintain its health and / or structure within these measures. Topping of trees is harmful to trees and is not permitted

- Any such request must contain an explanation and justification for the request, i.e.
 - In cases of overcrowding, where vegetation is getting too dense, and one tree may need to be removed in order to allow healthy growth of another tree
 - In cases of storm damage that have broken parts off the tree
- Any major trimming, material modification, or removal of a tree (after written approval from the EHOA was provided) must be carried out by a professional tree service company.
- For requests referring to trees on private grounds, the EHOA Estate manager, in consultation with the ARC Trustee and / or the Estate Grounds Committee (EGC) Trustee, together with an independent expert on tree management, will decide. If permission is granted, the costs of any removal or modification will be for the requesting homeowner's account.
- For requests referring to trees on common property, such requests will be reviewed by the EHOA Estate manager, the ARC Trustee, and the EGC Trustee, and if necessary, an independent tree management expert. If necessary, any such request will then be referred to the full EHOA Trustee committee. In the absence of justification, based upon over-crowding, inappropriate species for the location, or safety reasons, requests to remove or modify a mature tree which is growing on Estate common property will be refused. In case of exceptions, where permission is granted for the request on common property, the cost of such modification or removal will be for the requesting homeowners account, or a 50 / 50 split between the homeowner and the EHOA.
- All of the above Guidelines on the management of mature trees will be superseded, where any mature tree is found to be damaged by disease, weather, accident, or may be the potential cause of damage to any property or estate traffic or pose a safety risk to Estate residents or personnel. Decisions on the modification or removal of such a mature tree on common property will rest with the EHOA Estate Manager, in consultation with the appropriate Trustees.

4.3.2 **Boundary Planting / Screening**

APPROVED:

- The screening of buildings through tree planting with lifted tree canopies in order to afford views of the golf course, mountains, hills and sea
- Boundary planting using hedges and shrubs that can be maintained to keep the height at 2m or below
- The planting of new trees or other vegetation (consideration must be given to the potential growth of the tree or plant and must allow enough space and distance to the boundary wall(s) for the plant to grow in order to avoid overhanging branches and roots on to neighbouring properties)

4.3.3 **Road Verge Planting**

All road verge plants are the property of the EHOA. As such no plants should be planted or removed by any individual owner. When and if the verge requires attention, the Homeowner should get in touch with the Estate Manager to establish what the work schedule will allow as far as timing of the maintenance for the particular verge is scheduled.

In the event of damage during building works the deposit is utilised to re-instate the verge once works are complete

4.3.4 **Golf course and / or Common ground side planting**

Any removal of plants or planting of new vegetation must be approved in writing by the EHOA.

PLEASE NOTE: Any approval that was given in this respect is on the understanding that it may be withdrawn at any time in the future without compensation.

NOT APPROVED:

- The use as an extension of the homeowners garden of golf course areas without written joint approval of the EGC and EHOA, or the EHOA common

ground areas without written approval of the EHOA and the signing of the respective 'Landscape Undertaking'.

- The landscaping / re-shaping of the ground outside the property boundary that changes the existing natural ground level

4.3.5 New Planting: Plant species:

When designing / re-designing / landscaping gardens or parts of the garden, homeowners should consider using indigenous, water-wise plants and Fynbos to match the existing surrounding natural environment. Consideration to the extended risk of drought and impact on water restrictions must be given.

NOT APPROVED (for new planting):

- Artificial grass in any area which is visible from the road
- Refer to the EHOA Tree policy – [Addendum 8](#)

Addendum 1 – CHECK LIST

Information to be provided to Erinvale EHOA for ARC scrutiny and approval process

This checklist must be completed for all plan submissions. Include all required information listed below when submitting an application. Missing information may lead to non-acceptance of the application, the denial of approval and additional scrutiny charges for multiple reviews may apply.

No.	Description of requested content / information	Required for Sketch (S) and/or Working Drawing (WD)
1	<ul style="list-style-type: none"> ✓ Declaration / brief description (Addendum 2 - Template) 	S + WD
2	<p>Details of the architectural professional to be provided on all plans</p> <ul style="list-style-type: none"> ✓ Contact details (name, telephone, email, office address) ✓ SACAP Number ✓ Qualification category ✓ Date and signature 	S + WD
3	<p>Sketch plans - <u>2 hard copies</u> must be provided and include the following (in a <u>schematic</u> way only):</p> <ul style="list-style-type: none"> ✓ Property owner, street name and number, ERF number ✓ Site Plan, Layout Plan, Roof Plan (if appl. with actual wall and roof lines) ✓ Elevations and sections ✓ Description of rooms / areas ✓ Original Natural Ground Level (NGL) / Finished Ground Level (FGL) ✓ Contour lines at 500mm intervals ✓ Specify external materials and colours ✓ Date of document / revision and signature of the appointed architectural professional ✓ Drawings and visual material to highlight the integration of the building 	S

	and landscaping into the wider urban context of the development	
4	<p>Working drawings that qualify for the EHOA and Local Authority approval must be provided in <u>2 hard copies</u> and include:</p> <ul style="list-style-type: none"> ✓ New plans to include: <ul style="list-style-type: none"> ○ Property owner, street name and number, ERF number ○ Neighbours' names and ERF numbers ○ Details of architectural professional - ref CI 3.2 ○ Any alterations or amendments of the as-built design must be clearly indicated using the colour- codes as per current municipal rules ○ Proposed Site Plan, Layout Plan, Roof Plan (if appl.) with actual wall and roof lines ○ Proposed elevations and sections ○ Original Natural Ground Level (NGL) / Finished Ground Level (FGL) ○ Original Natural contour lines at 500mm intervals ○ Proposed and existing height – on section drawings, indicating the Erinvale 8.5m height restriction line above the original natural ground level [No reference to other Municipal height restrictions] ○ Proposed and existing boundary walls, plan and elevation ○ building lines and proposed departures [dimensioned] 	WD

	<ul style="list-style-type: none"> ○ Name of rooms / floors clearly indicating “existing” or “new” ○ Areas of each floor and the total dwelling area, terraces and balconies ○ Specification of external materials and colours clearly indicating “existing” or “new” by description or the use of colour codes ○ Date of document / revision and signature of the appointed architectural professional and property owner ○ In the case of a proposed new construction, alteration or amendment that is deemed by the ARC to have any impact on the neighbours, documentation to comply with cl 4.1.14 ○ Indicate all visible externally installed geysers and other solar installations ○ For extensions – show the full extent of existing floor plans, elevations and sections ○ Drawings and visual material to highlight the integration of the building and landscaping into the wider urban context of the development ○ Engineer’s appointment form if structural work is involved 	
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	<p>✓ As-built plans or alternatively previously approved plans as described in clause 3.6. of these Guidelines (showing the current design of the dwelling) including:</p> <ul style="list-style-type: none"> ○ Property owner, street name and number, ERF number ○ Neighbouring ERF numbers ○ Details of architectural professional - refer CI 3.2 ○ Site Plan, Layout Plan, Roof Plan (if appl.) with actual wall and roof lines ○ Elevations and sections ○ Original natural Ground Level (NGL) / Finished Ground Level (FGL) ○ Contour lines at 500mm intervals ○ Actual height ○ Existing boundary walls, section and elevations ○ Building lines ○ Description of actual rooms / floors ○ Actual area of each floor and the total dwelling area, terraces and balconies ○ Actual external materials and colours ○ Date of document / revision and signature of the appointed architect / designer and property owner 	
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Addendum 2 – DECLARATION
Request for approval from the EHOA

ERF no. _____ / Street & No. _____
Erinvale Country Estate, 7130 Somerset West

Name of property owner and if different: name of requesting person (in this case please explain under comments regarding relation / reason)

Appointed Architectural professional (name, telephone, mobile, email, office address)

SACAP Reg. no. / Qualification category

Brief Description of what is planned to be constructed, altered or amended

(can be attached as separate document if required)

When the building work will commence (following approval)

Requests to the local authority must be mentioned & a copy of the outcome (approval / denial) to accompany the plans

I, the above property owner/architectural professional , hereby submit the applicable plans and declare to the best of my knowledge that these comply with the Erinvale Country Estate's Architectural Design and Landscaping Guidelines and with the information required in the Check List in Addendum 1 of this document.

Signature _____
Date

ADDITIONAL COMMENTS: _____

HOA office received:	
Date:	Initials

Addendum 3 – VIEWS / PRIVACY

Procedure for applying this rule:

The Homeowner applying for alterations is encouraged to visit all affected neighbours (refer definition). Full details of the alteration (plans, roof heights, boundary, satellite dishes etc.) should be shown to the neighbour to explain what is planned, and to confirm that the plans are within the rules and Guidelines of the Estate.

The consent of the neighbour(s) should be documented with the date and their signature on the drawings and submitted to the ARC for scrutiny.

The ARC must be satisfied that all relevant neighbours have been consulted. If not, they may request that additional parties are approached.

In the event of an objection from a neighbour, the neighbour should provide, within 60 calendar days from receipt of the above project descriptions, full reasons for his objection in writing to the applying homeowner via the EHOA. Following this, the EHOA/ARC will then review the validity of the objection and possibly request the homeowner to introduce mitigating solutions following which a ruling will be made.

It is important to note that if proposed alterations are within the ARC Guidelines, an approval cannot, and will not, be withheld based on the neighbour's objection. However, if the EHOA/ARC concludes that the objection is reasonable, the ruling may include the EHOA/ARC imposing additional conditions to be met before final approval is given and all parties informed of the decision.

In the event of the ruling being challenged by either the homeowner or the affected neighbour(s), the dispute will be referred to the appointed arbitrators of the Estate.

Addendum 4 – ADDITIONAL DWELLING

Application to the EHOA for consent to build an additional dwelling

Refer to cl 1.3 of the ARC Guidelines for information.

Provide the following information:

Site development plan which includes the extent of all adjacent erven and open spaces.

Aerial photograph of the above area

Sketch plan, section + elevation of the proposed additional dwelling superimposed on the main dwelling

Highlight the:

- Calculation of the floor area of the additional dwelling [max. 120 sqm.] and any adjacent open terraces on the drawings. Note – floor area calculation is in terms of the CTMB/DMS.
- Relationship of the additional dwelling with adjacent properties and overlooking features
- Architectural integration of the main and additional dwelling

Indicate the parking space for the additional dwelling.

After receipt of the application, the ARC will prepare a recommendation which must be ratified at a Trustee meeting. If approved, the normal building plan submission follows.

Addendum 5 – BUILDING LINE ENCROACHMENT

Application to the EHOA for consent to encroach over the building line

Refer to cl 4.1.1 of the ARC Guidelines.

It is recommended that a sketch plan submission is made for this application and that detailed drawings only be prepared if the encroachment is approved.

Provide the following information:

Motivation for the relaxation and information to assess the resultant impact on the open low-density character of Erinvale

Site development plan which includes the extent of impacted adjacent erven and open spaces.

Aerial photograph of the above area

Dimensions of the extent of encroachment

Addendum 6 – FENCE ON SHARED ERF BOUNDARIES

Agreement with the adjacent property owner to erect a fence on the shared property boundary

Refer to cl 4.2.2 of the ARC Guidelines.

Design the wall within the ARC Guideline definitions.

Prepare a plan and elevations of the proposed wall. Provide information of retaining walls in the event of level differences on the boundary.

Discuss the plan with the adjacent property owner and obtain approval/agreement.

The neighbour must provide the following on a copy of the drawing:

Registered property owner name

Address of adjacent property

The word – approved

Date

signature

The above drawing must be submitted to the ARC for approval together with the balance of building plans, if applicable.

Addendum 7 – GREEN ERINVALLE

A document to be used as a template for the continued “green” environment at Erinvale.

History:

Erinvale is an estate which was proclaimed in the early 1990’s. It is on the Urban fringe and in one of the most unique biomes on the planet. It is bordered by farmland, wineries and a nature reserve. These surrounding entities all add to its unique characteristics. It is also capped by the magnificent mountains – the Hottentots Holland range and the Helderberg.

The wonderful vegetation and tree lined streets all owe their success to the foresight of the Developer and many trustees and Estate Grounds Committees that have preceded this document.

The estate is currently 28 years old. The trees which were planted in 1999 have matured beautifully. The notion of ensuring that the verges are owned by the HOA was a masterful one. This has allowed the Estate Grounds Committee to maintain a consistent look and feel to the estate.

The original concept of the Estate was based on the “English country garden” style but this has been abandoned as it is not suitable for the climatic conditions. The Western Cape is hot and dry in the summer months, totally the antithesis of an “English country garden”

The estate adopted a waterwise scheme for the entire estate in 2015, this has borne fruit and saw the verges through the worst drought ever experienced in the Western Cape (2017).

Within the confines of the estate there are pockets of unique fynbos which is designated as (Critical Biodiversity Area (CBA 1a and CBA 1b) on the City of Cape Town’s Terrestrial Biodiversity Network maps.

These areas are to be protected by the residents and people who have the benefit of walking in these unique spaces. Some walking trails have been provided to ensure that the beauty is available for the pleasure of all the residents.

There is also free access to the Nature reserve.

At the same time there is an agreement with the nature reserve that normal flow of fauna will not be unduly restricted. To this end porcupine holes are a constant task for the maintenance teams to handle.

No extraneous lighting which will disturb animals at night is permitted under this agreement. The estates camera system therefore only uses thermal/infrared systems at night. This is a requirement going forward, unless a new agreement is formulated with the Nature reserve.

There are occasional forays by porcupines, tortoises and the odd duiker into the estate. Caracals are regular visitors and do unfortunately take some small pets. They are a protected species and are not to be interfered with should they make their way onto the estate.

The estate complies with legislation regarding membership of the East Ward CPFPA and is also compliant with all legal firebreak requirements.

At times Homeowners feel that the fire breaks are “ugly” and there is tension as far as this matter is concerned.

To ensure that the same foresight is brought to the future of the estate this document has been conceived.

Current scenario:

The state is mature.

Verges are competently maintained and managed by a Estate Grounds Committee and an outside contractor.

There are various policies in place for the management of the verges, trees, and planting.

There is an active participation with the Architectural committee (ARC).

The golf course is a separate entity and operates as such.

Trails

The fynbos and walking trails are in the main enjoyed by all. Unfortunately, there is a typical urban edge standoff between the possibility of fire and the protection of homes. It is important that all legislative requirements are complied with going forward and that any pressure to deviate from these requirements is resisted by all future committees.

Continuing the legacy:

It would make sense to ensure that the interactions between the ARC, golf course and the Estate Grounds Committee are formalised to a greater extent. (There is a map and allocated responsibilities for some of the golf course and HOA spaces).

The tree policy should be adopted by both the HOA and the Golf course as a standard.

The ARC should ensure that as and when renovations which are the most likely interactions with the greenspaces are formalised to ensure that the green spaces and trees are protected as much as possible. Building projects should be required to specifically respond to the green environment and contribute towards continuity thereof through conscious planning of the green areas surrounding the projects and providing this information as an integrated part of the planning approval process.

This would mean ensuring and understanding of the Rules of the estate. The guidelines regarding trees mature and otherwise.

Homeowner participation in the ongoing greening of Erinvale

Trees form an important backbone to the green spaces in the garden and around the residence and planting of trees on erven which undergo major change should be integrated into the planning process. Due to their size when fully grown, the introduction of trees should be done with care and consideration of the long term. Some issues to think about in the process:

Some criteria to consider in the process:

Fundamental Concepts

Principles of Tree Selection: Criteria for choosing suitable tree species based on climate, soil, and space.

Tree Placement Strategies: Best practices for positioning trees to maximize benefits.

Enhancing Aesthetics and Functionality

Visual Appeal: How trees contribute to the aesthetic value of architectural designs.

Functional Benefits: Enhancing functionality through shading, windbreaks, and noise reduction.

Practical Application

Look at examples of successful and unsuccessful tree integration in real-world projects in the area.

Incorporate tree selection and placement into architectural plans.

Long-Term Impact

Maintenance and Longevity: Strategies for minimizing long-term maintenance and ensuring tree health.

Economic and Environmental Benefits: Impact on property value, energy savings, and environmental quality.

Addendum 8 – EHOA TREE POLICY

TREE MANAGEMENT POLICY FOR ERINVALLE ESTATE

PURPOSE

The purpose of this policy is to ensure uniformity regarding tree management within Erinvale. Currently there is no uniform policy with the result that ad hoc decisions are taken and there is no consistent set of standards that apply.

Erinvale is blessed with many trees. They were planted when the estate was formed and have matured to the extent that they enhance our urban environment. They moderate noise pollution, dust and other airborne pollutants. They provide shelter and food for wildlife. Their aesthetic value is very important. It is deemed necessary to manage these valuable assets and their habitat.

SCOPE

It is predicted that urban greening and management of these resources will become more important as we face climate change and other environmental issues. Various tree species have different characteristics, i.e. shape, growth rate, size when full grown, wind and drought resistance, vigorous and aggressive root systems, deciduous or evergreen, flower and / or fruit bearing, etc. These must be kept in mind when trees are selected for planting in residential areas. It is therefore necessary that species lists are prepared.

When building plans are submitted, they should include a care of existing trees plan.

POLICY OBJECTIVES AND BENEFITS

1. To manage the street trees in Erinvale in a simple, but efficient way to secure them for the generations to come
2. To regulate the protection, planting and removal of street and residential trees in Erinvale
3. To encourage the proper protection and maintenance of all existing trees
4. To promote the prevention of removal of trees on private land
5. To establish a tree evaluation formula for the loss of existing trees
6. To maintain a set standard for managing trees in Erinvale
7. To promote the planning of indigenous and other drought resistant trees

Trees planted on verges are the property of Erinvale and as such are not to be interfered with.

Pruning of trees will be undertaken if:

1. Trees are causing an obstruction for pedestrians, traffic, streetlights, roads and traffic signs etc
2. Trees are diseased
3. Trees have been planted too close to one another or to existing buildings such that they cannot develop naturally
4. Roots cause a safety hazard for pedestrians, occupants, or damage walls, buildings or curbs
5. In the opinion of the Grounds committee and consultant arborist a tree is dangerous, because the type is unsuitable in an urban environment, it has become very old and diseased, or the nature or shallowness of the soil in which it is rooted is unsatisfactory for its height and weight (Local Government Ordinance 17 of 1939 and any subsequent amendment)
6. Branches are an obstruction for vehicles, unless it destroys the aesthetics of the tree form
7. Pruning will extend the life span of the tree
8. Diseases occur on certain parts of the tree

Trees will not be pruned if:

1. They drop their leaves, flowers, seeds or pods in a garden
2. Sunlight is limited by the tree
3. They are too high according to the complaintive
4. They are obstructing views

Methods and system of pruning:

1. Removal of basal branches, diseased or dead growth
2. Raising of lower branches to promote pedestrian movement
3. Pruning of roadside branches to accommodate traffic
4. Removal of branches obstructing road and traffic signs, street lights, etc.
5. Root pruning where roots are causing damage to sidewalks or road surfaces
6. Reduction of height of trees will be undertaken if in the opinion of the arborist the tree has become a danger

No tree will be removed from Erinvale unless it is:

1. More than 75% dead or dying
2. Diseased beyond recovery
3. Causing a traffic hazard and pruning would not alleviate the problem
4. An electrical hazard and pruning would not alleviate the problem
5. Causing damage to water/sewage pipes and boreholes

6. Necessary to accommodate road widening provided no alternative route is available.
7. A proclaimed noxious weed (Conservation of Agricultural Resources Act of 1983)
8. To provide vehicle access to private property on condition that the homeowner pays the cost of the removal and that no alternative entrance is available (see tree evaluation policy)
9. In the opinion of the Estate Grounds Committee and the arborist the tree is dangerous, because the type is unsuitable in an urban environment, it has become very old or diseased, the nature or shallowness of the soil in which it is rooted is unsatisfactory for its height and weight (Local Government Ordinance 17 of 1939 and any subsequent amendments)
10. No longer possible or feasible to preserve it. If a tree has to be removed it will be replaced wherever possible

When a tree is removed on the request of a homeowner:

1. For vehicle access, it will be subject to the presentation of approved building plans
2. He/she will be liable for the cost of the removal as well as for the aesthetic costs as determined according to the formula below

Damage to Erinvale-owned trees:

1. When damage to Erinvale – owned trees is observed, the grounds committee must decide whether to take action against the responsible party. Usually this will be to claim damages which might result in a criminal charge being laid.
2. The following formula can be used as a guideline to ascertain the value of a tree. Seven factors are taken into account when calculating the aesthetic value of a tree, with each evaluation factor having four possible values. The appointed value of each factor is multiplied by the other and the accumulative product is multiplied by the inflation rate to provide overall established monetary value of the tree, i.e. factor a x b x c x d x e x f x g = total x 6 = R total. This formula is based on the British Tree Council formula, that is worldwide accepted by authorities.

Evaluation Factor Score Factors 1 2 3 4

- a. Size of tree - diameter, height, width and trunk size small 0-4 meters medium 4-8 meters large 8-16 meters very large 16 meters+
- b. Useful life expectancy 10-20 yrs 20-40 yrs 40-100 yrs 100 yrs+
- c. Importance of position in landscape (location and function, cultural & historical value) little, some, considerable, great
- d. Presence of other trees, surrounds and aesthetics many 10 or more some 4-10 few 1-4 none

- e. Relation to the setting, location, foliage, cover and aesthetics. Barely suitable, Fairly suitable, Very suitable, Especially suitable
- f. Form, shape, size, height, weight and look of tree poor, fair, good, very good
- g. Special factors - botanical value of species, growth rate, flowers, indigenous or exotic, evergreen, or deciduous, none, one, two, three+
- h. The objective of the tree evaluation system is:
 - i) to provide a disciplined and objective way of examining a tree by means of fixed criteria to assess its value merit in its environmental context. Such a method has wide application and affects management considerations, e.g. removal and planting.
 - ii) to provide arboriculture and others with a system for assessing a value when trees are accidentally mutilated, destroyed or requested to be removed.
 - iii) to provide planners with a means of including trees in their estimates with the same precision, objectivity and consistency that they apply to other aspects of landscape and engineering works.

All trees

No tree located on Private or Common land is to be removed unless it presents a threat to human life or property, or if the tree has died.

Exceptions being:

- a. trees classified as “declared weeds” in terms of the Conservation of Agriculture Resources Act, 1983 (Act 43 of 1983),
- b. trees that are diseased beyond recovery,
- c. trees causing a traffic, electrical or health hazard,
- d. trees that interfere with essential services where no other suitable alternatives can be found,
- e. in accordance with a Council resolution,
- f. on request of adjacent property owners for vehicle access, subject to the presentation of approved building plans, where no other alternative could be found. The applicant will be held liable for the cost of removal as well as for the aesthetic loss to the environment. The cost to be based upon the formula process for valuing a tree as set out in paragraph 6.2.2.2. vii) trees that was damaged during vehicle accidents.

Some recommended tree species for Erinvale:

Albizia adantifolia	SA Tree 148	Sumach or Flat crown
Brabejum stellatifolium	SA Tree 72	Wild almond
Calodendron capensis	SA Tree 256	Cape chestnut
Cerotonia siliqua		Carob tree

Combretum kraussii	SA Tree 540	This is not an indigenous tree, but has drought resistant qualities
Erythrina caffra	SA Tree 242	Bushwillow
Erythrina lysistemon	SA Tree 245	Coastal coral tree
Harpephyllum caffrum	SA Tree 361	Coral tree
Podocarpus species		Wild plum
		These are the yellowwood varieties and are all protected by law. They also grow to huge heights and girths, so are not ideal for small properties.
Quercus species		These are the Oak varieties some are better suited than others to our climate. While lovely they are not recommended in our environment and are on the undesirable species list.
Raufolevia caffra	SA Tree 647	Quinine tree
Rhus viminalis		These are the Karee species
Schotia brachypetala	SA Tree 202	Weeping boer-bean
Trichelia emitica	SA Tree 301	Natal mahogany
Nuxia floribunda	SA Tree 634	Forest Elder
Platanus acerifolia		London Plane tree Not recommended as it is susceptible to PSHB
Ekerbergia capensis	SA Tree 298	Cape Ash
Celtis Africana	SA Tree 39	White stinkwood
Betula alba		Silver birch Not recommended in our climate
Olea europia		European Olive
Syzygium cordatum	SA Tree 555	Water berry
		There are a number of Syzygiums and they are all drought tolerant
Acer palmatum		Japanese Maple
Bauhinia galpinii	SA Tree 208.2	Pride of the Kaap

Tree species not allowed on Erinvale Estate:

Ficus Natalensis

The following legislation governs Tree Policy:

3.1.1 The Constitution of the Republic of South Africa, 1996 Chapter 2: Bill of Rights.

Everyone has the right:

- a. To an environment that is not harmful to their health or wellbeing; and
- b. To have the environment protected, for the benefit of present and future generations, through reasonable legislative and other measures that –
 - i) prevent pollution and ecological degradation;
 - ii) promote conservation; and
 - iii) secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development.

3.1.2 Water Services Act, 1997 (Act No 108 of 1997)

One of the main objectives of this Act is the promotion of effective water resource management and conservation. It is therefore important to promote the planning of indigenous and other drought tolerant plants to ensure the optimum use of our limited water resources.

3.1.3 Environmental Conservation Act, 1989 (Act No 73 of 1989) Section 21

In Part V of this act, provision is made whereby the minister may identify activities which may have a detrimental effect on the environment.

3.1.4 Forest Act 1998 (Act No 84 of 1998)

Under Section 5 this Act makes provision for the declaration of a particular tree or group of trees belonging to a to a particular species on any land, to be protected. Maintenance of protected trees on public land is also subject to the necessary approval from the Minister of Water Affairs and Forestry prior to implementation.

3.1.5 Conservation of Agricultural Resource Act, 1983 (Act No 43 of 1983)

Under section 29 regulations were made in which certain plants were categorized as:

Category 1 - Plants declared as weeds - may not occur on any land.

Category 2 - Plants declared as invaders - may be cultivated and planted under controlled circumstances.

Category 3 - Plants declared as invaders - plants already in existence at the time of commencement of these regulations may be retained but may not be propagated or planted.

3.1.6 National Environmental Management Act, 1998 (Act No 107 of 1998)

Section 2 of this Act sets out principles that need to be considered prior to tree planting projects. These include the avoidance of the disturbance of ecosystems

and loss of biological diversity, people and their needs must be placed at the forefront of Environmental Managements' concern, the potential impact of any activities on the environment, the socio-economic conditions and the cultural heritage must be considered, investigated and assessed prior to implementation.

3.1.7 Land Use Planning Ordinance (No 15) of 1985

In terms of this Ordinance, Section 108 of the zoning scheme specifically protects trees and hedges in declared conservation (heritage) areas.

Addendum 9 – CONSTRUCTION METHOD STATEMENT

The Construction Method Statement should be a clear description of how the building works will be executed from site hand over to final completion, taking into account the following key activities:

- Site establishment, where on site plus what, i.e. site hoarding / neighbour property protection, site office, ablution, material storage, staff facilities, electricity, water, waste disposal, parking, plant storage / placement etc.
- Work force / sub-contractors' entry and exit transport mode plus quantity
- Plant and Material delivery
- Protection of neighbouring property
- Noise and dust control
- Work on heights, i.e. mobile cranes, concrete pumps, scaffold placement, etc.
- Environmental management
- Health and safety

Addendum 10 – SCRUTINY FEES, BUILDING CONTROL LEVY & PENALTIES

Scrutiny Fees:

	New bldgs/alts	New bldgs/alts	Alterations	Minor work
	> R10 000 000	< R10 000 000	< R 2 000 000	Walls pool kitchen solar jojo tanks
Pre-building fees				
New building plan - scrutiny	R 8 500	R 8 500	R 5 000	R 1 000
Re-submission	R 4 500	R 4 500	R 2 500	R 750

Building Control Levy:

	New bldgs/alts	New bldgs/alts	Alterations	Minor work
	> R 10 000 000	< R10 000 000	< R 2 000 000	Walls pool kitchen solar jojo tanks
Monthly levy payments [levy per month or part thereof]	R 6 000	R 5 000	R 3 000	R 1 000

Late completion penalty levy

The monthly penalty levy for completion beyond the time indicated in 3.16 of the Architectural Design & Landscaping Guidelines is 4 x the monthly HOA levy calculated for the current budget year.

List of Abbreviations

EHOA	The Erinvale Country Estate Home Owner's Association
ARC	Architectural review Committee
CTMB	Cape Town Municipal Bylaw (2015) as amended
CTMB/DMS	Cape Town Municipal Bylaw / Development Management Scheme

ZONING DESCRIPTIONS

SR 1 (single residential)	- Single residential erven.
GR1 (general residential)	- The Mews and Glen Abbey.
GR 2 (general residential -group housing]	- Inish Erin, Callaway, Erven 12604-7 & 12586 Edmonton

SANS	South African National Standards
SACAP	South African Council for the Architectural Profession
PV	Photovoltaic

Record of revisions.

Date	Description	By
Version 1 Launched 1 st August 2017	Fully updated Guidelines	Architectural Review Committee
Version 2 18 th March 2019	Amendments / clarifications to clauses 4.1.1, 4.1.7 and 4.2.2	Architectural Review Committee
Version 3 15 th Oct 2019	Amendment to clause 4.2.1 “Paving” entry sentence - Clause was moved from “House Rules” into this document New Clause 1.15 – was moved from “House Rules” into this document	Architectural Review Committee & Trustees
Version 4 11 th March 2020	Amendments / clarifications to clauses 1.1, 1.4, 1.7, 3.2, 3.13	Architectural Review Committee & Trustees
Version 5 7 th February 2025	Amendment to HOA description – EHOA	Architectural Review Committee & Trustees
	General amendment to Introduction and clauses 1.0 to 1.12	
	Amendment wording – Garden Committee to Estate Grounds Committee	
	Amendment to 2.0	
	Amendment to 3.1 - 3.6, 3.8 – 3.14	
	4.0 GUIDE TO THE VARIOUS ASPECTS OF DESIGN, BUILDING & LANDSCAPING Amendments below	
	Amendment to 4.1 4.1.1 <i>Architectural Style</i> , Approved and Not Approved guidelines Added Note	
	4.1.2 <i>Roofs</i> , Amended note, Approved and Not Approved Guidelines	

	4.1.3 <i>External Walls and Plumbing,</i> Approved and Not Approved Guidelines	
	4.1.4 <i>Windows and Doors,</i> Approved Guidelines	
	4.1.5 <i>Verandas, Balconies, Balustrades.</i> Approved Guidelines	
	4.1.6 <i>Awnings and Pergolas.</i> Added Note	
	4.1.7 <i>Garages and other Outbuildings or Structures.</i> <i>Approved and Not Approved Guidelines</i>	
	4.1.8 <i>Swimming pools</i> Not Approved Guidelines	
	4.1.9 <i>Aerials, Satellite Dishes, Roof</i> Not Approved Guidelines	
	4.1.10 <i>Standby power systems and PV power generation.</i> Additional note and new Approved and Not Approved Guidelines	
	4.1.11 <i>Solar Heating Systems.</i> Amendment to Note Approved and Not Approved	
	4.1.12 <i>Flag Poles</i> Amended wording	
	4.1.13 <i>Water Storage Tanks.</i> Amendment to Rules and Conditions	
	4.1.14 <i>Views / Privacy</i> Amendment to wording and additional note. Process part moved to addendum 3	
	4.2 HARD LANDSCAPING Amendments below	
	4.2.1 <i>Paving</i> Approved and Not Approved Guidelines	
	4.2.2 <i>Boundary enclosures</i> Amendment to Note, Approved and Not Approved Guidelines Refer addendum 6 – neighbours consent	

	4.2.3 <i>Signage, street furniture & external lighting</i> Approved and Not Approved Guidelines	
	4.2.4 <i>Boreholes</i> Refer Estate rules	
	4.3 SOFT LANDSCAPING Amendments below	
	4.3.1 <i>Existing and New Vegetation</i> Amended wording and added information	
	4.3.2 <i>Boundary Planting</i> Not Approved- removed from guidelines	
	4.3.3 <i>Road verge planting</i> Amended Information	
	4.3.4 <i>Golf course and Common Ground side Planting</i> Amended wording and Not Approved Guideline	
	4.3.5 <i>New Planting: Plant Species.</i> Amended wording and Not Approved Guidelines- refer EHOA Tree policy in addendum 8	
	Addendum 1 check list – amendment and addition	
	Addendum 2 DECLARATION – amendment	
	Addendum 3 VIEWS – Format for process placed in addendum	
	Addendum 4 ADDITIONAL DWELLING CONSENT APPLICATION - Process description in addendum	
	Addendum 5 BUILDING LINE ENCROACHMENT- Process description in addendum	
	Addendum 6 BOUNDARY WALL ON COMMON BOUNDARY - Process description in addendum	
	Addendum 7 GREEN ERINVALE – Incorporated from the Estate Grounds publication list	

	Addendum 8 EHOA TREE POLICY - Incorporated from the Estate Grounds publication list	
	Addendum 9 CONSTRUCTION METHOD STATEMENT – Description of how the building works will be executed is required	
	Addendum 10 SCRUTINY FEE, BUILDING CONTROL LEVY & PENALTIES	