



MOUNT ROYAL GOLF AND COUNTRY ESTATE **PHASE 2 DESIGN GUIDELINES**

April 2024

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Section A - General

1. INTRODUCTION

- 1.1 This Architectural Guidelines – Phase 2 (The Guidelines) is constituted under the Constitution of the Mount Royal Homeowners Association.
- 1.2 The intention of the Guidelines is to ensure architectural coherence in the built fabric of the **Mount Royal Golf & Country Estate**. The principle objectives of this coherence in architectural language, building materials and colours is to ensure that all buildings contribute to the value of each individual home owner's investment on the one hand, and to mitigate the visual impact of the development as a whole on the other.
- 1.3 The Guidelines is applicable to all single residential and group housing properties. Properties zoned for commercial and general residential use will be subject to the town planning scheme regulations of the local authority and subject to the pre-scrutiny and written approval of the Estate Management.

2. DESIGN AND APPROVAL

2.1 THE ARCHITECTURAL REVIEW COMMITTEE

- 2.1.1 The Estate Management together with the Homeowners Association (HOA) shall from time to time appoint the Architectural Review Committee (ARC), which shall be overseen by a qualified architect who shall be known as the Principal Reviewing Architect (PRA). The Estate Management may at their sole discretion appoint from time to time a Supplementary Reviewing Architect (SRA).
- 2.1.2 In the event of the PRA being commissioned as design architect for a specific dwelling or not being available for duty, the Estate Management will refer such design to the SRA to conduct the prescribed scrutiny. The Estate Management may at their sole discretion appoint an SRA to assist them in such an event.

2.2 THE GUIDELINES

- 2.2.1 For the benefit of all homeowners, this document is and will be a living document, and will be revised, amended and updated from time to time if there is reason to do so.
- 2.2.2 This Guidelines is an integration of the requirements that are laid down by:
- a.1) The Homeowners Association, the ARC and the Swartland Municipality (the Municipality) (Section B), and
 - a.2) Amendments to Section B in this Guideline shall, in addition to the above, be subject to the approval of the Municipality.
 - b.1) The Homeowners Association and the ARC (Section C), and
 - b.2) The Homeowners Association and ARC may make changes, and/or additions to Section C.
- 2.2.3 Such changes become effective once the Home Owner's Association publishes them on the Mount Royal website.
- 2.2.4 All clauses, as set out in the Guidelines, remain in force until final completion of the building process of a specific application, and will be enforced, whether identified or not, during the ARC review scrutiny phase.
- 2.2.5 In questions of interpretation of the Guidelines or in the event of matters arising from the design process which are not addressed by the Guidelines, the reviewing architect (PRA or SRA) shall make a binding ruling. Minor variations that are deemed to be in the interest of the Estate and compatible with the Guidelines may be considered by the Estate Management from time to time.
- 2.2.7 No exceptions to the rules will be supported by the ARC unless it is impossible to reasonably comply or if there are compelling aesthetic reasons why a deviation enhances the design. In such case the designer shall address a motivation letter to the ARC. Reference to examples of existing deviations to the requirements stated in the Guide, will not be accepted as motivation for proposed infringements.

2.3 DESIGN APPROVALS

- 2.3.1 No new construction work, alteration, addition, demolition, major decoration or reconstruction of or to the property, including walls and fences, may be undertaken without the prior approval of the ARC and where necessary the Municipality.
- 2.3.2 Any changes to the exterior of a completed residence or property elements (such as new paint colours, enclosure of patios or balconies, new garden / boundary walls, new water tanks, air conditioners, etc.) shall be discussed with and approved in writing by the ARC prior to ordering of any materials or work commencing. The MR Management may require rectification or demolishing of any non-compliant element, for the owner's cost.
- 2.3.3 All building plans are to be prepared and submitted by qualified and SACAP registered architects and technologists ("designers") and registered architectural firms.

- 2.3.4 Refer to **Plan Submission Procedure** document for complete instructions and requirements for submitting a proposal to the ARC for scrutiny.
- 2.3.5 Building plans may only be submitted to the local authority after approval has been granted by the ARC and by the Estate Management, which shall be accompanied by an endorsement by the ARC on behalf of the Estate Management. No building plans shall be approved by the relevant local authority unless they carry the above endorsements.
2. 4 Approval of building plans by the ARC shall only be construed as a recommendation to the Municipality that the design conforms to the requirements specified in the Guidelines. Such approval by the ARC is secondary to all statutory requirements (National Building Regulations, local bylaws, etc.). Such approval shall not be construed as confirmation by the ARC of quality design or building standards.
- 2.5 No deviation from the approved building plans may be made without prior approval by the ARC and the Municipality. Any deviation to the exterior of the building and site elements must be approved by the ARC prior to implementing. The ARC and / or Municipality will advise whether a rider plan is required prior to implementation or whether small deviations may be combined in a later rider plan.
2. 6 Unauthorised deviations from the approved drawings will be fined. Refer to the Building Conduct Rules for fines in this regard. The ARC is not obliged to support any such work. Cost for rectification is for the owner.

3. CONTACT INFORMATION:

Estate Management Representative:

Contact person: Willie Esterhuysen

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Principal Reviewing Architect:

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Section B

4. THE INFLUENCING ENVIRONMENT

The **Mount Royal Golf & Country Estate** includes the existing **Malmesbury Golf Course** on the northern edge of the rural town of Malmesbury. The N7 highway to the east and gently rolling wheat-covered hills to the north and the west border this country estate. The site slopes towards the west, with regular clear views of Table Mountain in the distance. Two seasonal streams run along the western and northern boundaries. The existing golf course is well established with mature trees and well-kept fairways and greens. The development allows for the expansion of the golf course to an 18-hole course. The town takes its name, and much of its architectural heritage, from a close association with its sister town of Malmesbury in the United Kingdom.

The site development plan for the **Mount Royal Golf & Country Estate** is shaped around vistas to the surrounding countryside. The roads meander along contours in gentle curves. The golf course and public spaces form the soft landscaped internal core of the development. The site development plan promotes a rural atmosphere and suggests that buildings should further develop this theme of a flowing soft landscape, which penetrates between the buildings.

5. PHASE 2 ARCHITECTURAL STYLE: SWARTLAND VERNACULAR

The Swartland Vernacular style references back to 300 years of Cape Dutch development in the area, with adaptations for modern technology, building materials and construction. It is characterised by a dark steep roof, with gable ends in various designs. The shape and mass of buildings consist of simple linked shapes. A variety of materials, such as aluminium, stone and timber, add variety and interest. Whilst overhangs may be omitted, recessed feature doors and windows, wide patios and pergolas are encouraged.

The orientation and design of the buildings takes the wet winters with driving rain from the North West and extremely dry, hot summers with strong South East wind into account.

Individuality will thus be attained through more subtle variations in stylistic elements, while cohesion is achieved through the use of scale, colour and a common language of compatible building materials.



6. ARCHITECTURAL LANGUAGE

These Guidelines do not attempt to be excessively descriptive in terms of architectural style as such. It is more concerned with the achievement of architectural synergy and cohesion.

6.1 SINGLE RESIDENTIAL:

Designed in similar architectural style, individual designs shall aim to unify the neighbourhood ambiance, rather than creating a series of unco-ordinated and competing, unique designs. The influencing environment confirms that a rural pavilion building type, i.e. free standing buildings in a park-like landscape, is the building type to be employed in the **Mount Royal Golf & Country Estate**.

This building type is characterized by buildings which do not necessarily line up along street edges, but orientate towards views or sunlight. The landscape flows between the buildings, thus integrating the golf course setting with private gardens and with street reserves.

The pavilion building type must be re-inforced by the regulation of the **building mass** and the limitations placed on **boundary walls**.

6.2 GROUP HOUSING:

Each individual group housing site, comprising of 3 or more dwellings shall have all individual buildings designed in similar architectural styles.

The group housing sites have higher densities. Semi-detached and freestanding dwellings are designed around streets and common areas as an urban entity. All houses within a specific group-housing site must be stylistically similar to form a unit of unique but attuned structures, which present as a harmonious whole.

There is a strong sense of cohesion between the buildings of the group housing precinct. As a whole, the building mass, placement and compatible architectural design contribute to the making of a memorable architectural experience, sufficiently varied in design to ensure liveliness and individuality.

Each group housing scheme shall have its own pre-approved, detailed aesthetic requirements.

7. BUILDING LINES

7.1 Single Residential Erven:

- 7.1.1 Setback from street boundaries of the erf = 4.5m.
- 7.1.2 Setback from common (lateral) boundaries = minimum 1.5m, with the sum of the side boundaries being 4m.
- 7.1.3 Setback from boundaries other than common or street boundaries (at zoning changes i.e. Open Space or Golf Course) = 3m.
- 7.1.4 Carports and or garages may be erected on one common (lateral) boundary (0m building line or greater than 1m), with written consent from the owner of the adjacent affected stand. (Note: no windows, ventilators or doors permitted in walls built on the property boundary, with fire screen wall, as per National Building Regulations SANS 10400).
- 7.1.5 Sideways entry garages (vehicular access doors at right angle to the roadway) must observe a 4.5m line from the street boundary.
- 7.1.6 Street entry garages shall be at least 6m from the street boundary to allow for guest parking between garage and sidewalk.
- 7.1.7 Carports or pergolas over parking areas will only be considered when it covers at least 6m depth inside erf boundaries and conditional to successful application for building line relaxation to the Swartland Municipality.
- 7.1.8 Pergolas may not encroach building lines.

7.2 Group Housing Erven:

- 7.2.1 Setback from street, golf course or open space boundary = 2m for the dwelling
- 7.2.2 Carport and Garage setback from the common (lateral) boundaries = 0m or greater than 1m. (Note: no windows, ventilators or doors permitted in walls built on the property boundary, with fire screen wall, as per National Building Regulations SANS 10400).
- 7.2.3 Garages including sideways entry garages (vehicular access doors at right angle to the roadway) may be erected up to a minimum of 2m from the street boundary line.
- 7.2.4 Setback from common (back and side) boundaries = 1m
- 7.2.5 Setback from a boundary abutting a servitude area = 0m.
- 7.2.6 Pergolas may not encroach street building lines.

7.3 Consolidated Erven:

Refer to Clause 10.

8. GROSS BUILDING AREA (including garages and outbuildings)

8.1 Single Residential dwellings: minimum area of 160 m².

8.2 Group Housing dwellings: minimum area of 100 m².

9. COVERAGE (Area of all roofed areas)

9.1 Single Residential erven: Maximum 50%.

9.2 Group Housing erven: Maximum 70%.

9.3 Consolidated Erven:

Refer to Clause 10.

10. CONSOLIDATION OF ERVEN

10.1 Consolidation of two erven into one shall be subject to the approval by:

10.1.1 the Home Owners Association with regard to the nature of the resulting erf, and

10.1.2 the Swartland Municipality with regard to the Municipal Planning By-Laws.

10.2 The regulations governing a consolidated erf will be the same as those for a regular single residential erf, except for the following:

10.2.1 Setback from the rear boundary = 3m.

10.2.2 Setback from common (lateral) boundaries:

- a) Where consolidation involves erven front different streets - Minimum 2,5m with the sum of the side boundaries being not less than 6m.
- b) Where consolidation involves erven front the same street - Min. 3m with the sum of the side boundaries being not less than 7m.
- c) No single form / façade is to be longer than 15m without setback/articulation.

10.2.3 Maximum coverage = 40%

10.2.4 Minimum building bulk (total floor area) = 300 m² (including garages and outbuildings).

10.3 Group housing stands can not be consolidated.

11. BUILDING PLATFORMS

11.1 General

11.1.1 The stepping of floor levels according to the natural gradient on a stand is recommended.

11.1.2 The use of excessive cut and / or fill in the building line area and or to create exterior entertainment areas are discouraged. To the final discretion of the ARC, who may require that written consent from the affected neighbour is provided.

11.2 Fill Aspect

11.2.1 As a general rule the height of the **FILL ASPECT** of a platform:

- a) At a single residential property shall not exceed a height of 1.5 m above the natural ground level.
- b) At group housing stands shall not exceed 0.7m above the natural ground level.
- c) Shall nonetheless not exceed 0.7m above the natural ground level within any building line area.

11.3 Cut Aspect

11.3.1 As a general rule the depth of the **CUT ASPECT** of a platform:

- a) At a single residential property shall not exceed 1.5m below the natural ground level.
- b) At group housing stands shall not exceed depth of 1m below natural ground level.

11.3.2 In the exceptional case of the cut aspect of a platform exceeding 2m being approved, structural engineer approved pre-cast concrete embankment stabilizing material must be used.

11.4 Retaining Walls

- 11.4.1 Any retaining wall higher than 1m shall be designed by a structural engineer.
- 11.4.2 Any retaining walls shall be provided with a subsoil drainage pipe, weepholes and /or be waterproofed between wall and soil, as might be deemed necessary and sufficient.
- 11.4.3 Where a height increase or cut of 1.5m or more is proposed at the street front and sides of the building that is visible from the street, as well as towards the golf course, the designer shall propose measures to minimize the impact of the additional platform height, such as, but not limited to, built-in proud planter boxes or other planted or paved terracing at a lower level, and/or proud natural stone plinth cladding, to a height of 1.5m below the finished height of the wall. It is to the sole discretion of the ARC to waive any such measures to the elevations fronting open spaces which are not normally in the public view.

12. BUILDING MASS

- 12.1 All buildings are to be made up of a dominant building mass (core) with adjoining secondary abutments (wings).
- 12.2 Single residential stands: Core buildings must have a constant width (span of trusses) between 5m and 8m .
Group housing stands: Core buildings must have a constant width (span of trusses) between 5m and 6.5m .
- 12.3 Secondary masses (wings) may not be less than 3.5m and not more than 5m in width (span of roof trusses or rafters).
- 12.4 Standard width garages of 6m clear interior dimensions are not required to meet the width limitations of 12.2.
- 12.5 Dominant and secondary building masses and linking elements shall be perpendicular to each other and to at least one boundary of the property.
- 12.6 Single Residential stands only: An exception will be accepted at stands with irregular shapes, in which case the orientation of masses may vary and is limited to two angles, which both shall be perpendicular to two property boundaries.

13. BUILDING HEIGHT

13.1 Definitions

- 13.1.1 "Natural ground level" (ngl) means the level of the land surface on a land unit:
- a) In its unmodified state, or
 - b) In a state where the land has been graded with a grading machine that levels out the surface land area, provided that:
 - Any grading of land for the purpose of development shall connect evenly with the existing levels of abutting land units;
 - Where land is excavated, the excavated level is deemed to be the natural level of the ground;
 - Where it is not possible to determine the natural level of the land owing to irregularities or disturbances of the land the Municipality shall determine a level, and
 - Where the land is excavated and the excavated material is used to elongate a building site, the Municipality shall define a level.
- 13.1.2 "Mean gradient line" (MGL) means an imaginary horizontal line indicating the average level between the highest and lowest points of the natural ground level immediately adjoining a building.
- 13.1.3 The height of a building means the height measured as a vertical distance above the MGL, which height shall not be exceeded by any part of the building. The height restriction is a horizontal line parallel to the MGL.
- 13.1.4 Storey, means that portion of a building included between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the wall plate, provided that:
- a) a roof, or dome which forms part of the roof, shall not constitute a separate storey unless the space within the roof or dome is designed for, or used for, human occupation, in which case it is deemed to be a storey, and
 - b) any storey which is higher than 3m (floor to ceiling) but equal to or less than 6m in height, shall, for the purpose of height measurement, be deemed to be 2 storeys. Every additional 3m in height or portion thereof, shall be deemed to be an additional storey;
- 13.1.5 Basement, means part of a building of where the finished floor level is at least 2m below natural ground level, or the ceiling not more than 1m above a height halfway between the highest and lowest natural ground level immediately contiguous to the building;

13.2 Surveys

- 13.2.1 Prior to commencing with the design of the buildings, the Owner shall have the stand surveyed by a professional Land Surveyor. The

Owner shall provide the designer with a certified drawing indicating contours at 0.5m intervals and all site elements such as street light poles, manholes, etc.

- 13.2.2 Double storey residences where the design wall plate height is reasonably close to the calculated maximum wall plate height : Once foundation walls have been constructed and prior to the Ground Floor surface bed being casted, the Owner shall provide the Estate Management written confirmation from a professional Land Surveyor that the Ground Floor slab will be at the correct design height.

13.3 Applicable Height Restrictions

13.3.1 Single Residential Zoning

- a) Buildings on all single residential erven shall be allowed two storeys with a roof height not exceeding 10m and a wall plate height not exceeding 7m, both measured vertically from the midpoint of the MGL.
- b) Single storey wings (abutments) with flat roofs or garages with flat roofs: maximum height of any portion is 4m above the midpoint of the MGL.
- c) The first floor / lower ground floor area may not exceed:
 - 75% of the total coverage of the main dwelling level (excluding the garage area if it is separated from the main building mass); or
 - 75% of the total coverage of the main dwelling level (including the garage area if the garage is an integral part of the main dwelling structure).

13.3.2 Group Housing Zoning

All group housing erven shall be allowed double storey with a roof height not exceeding 8m and a wall plate height not exceeding 4m, both measured vertically from the MGL.

14. BASEMENTS

- 14.1 A basements is defined as an area where, at a height halfway between the highest and lowest natural ground level immediately contiguous to the building, the finished floor level is at least 2m below natural ground level, or the ceiling not more than 1m above such point.
- 14.2 The basement area is excluded from the gross building area calculations if such area is not a habitable area, i.e. used solely for storage or services.

15. OUTBUILDINGS

- 15.1 Guest accommodation must be contained and integrated into the main structure of the house.
- 15.2 A single granny flat / domestic quarters (<60m²) for personal use are permitted at Single Residential stands, provided that:
- 15.2.1 it is under the same roof as the main dwelling;
 - 15.2.2 an additional parking bay is provided on the site;
 - 15.2.3 provisions of the Swartland Municipality By-law relating to Municipal Land Use Planning (PG 7741 of 3 March 2017) are complied with.
- 15.3 The use of the granny flat must comply with the Constitution of the Estate.
- 15.4 No secondary units will be allowed for group housing stands.
- 15.5 Free standing tool sheds, wendy houses, storage units and kennels, are not permitted. When attached to the residence, such structures shall match and compliment the design and finish of the main building.

16. STORMWATER

- 16.1 Lower lying properties may not prevent the natural flow of stormwater from properties at a higher level. Where applicable, lower lying properties are to make adequate provision for the receival of stormwater. Measures can include drainage openings in the relevant boundary wall, a subsoil drainage pipe of adequate size, soak aways, ground level stormwater channels or other suitable methods.
- 16.2 Stormwater drainage pipes daylighting at kerbs: Pipes shall mouth into a precast or in situ concrete shoe, or paved channel designed and placed to ensure a neat and robust connection. Such outlet shall have a run off surface of at least 450mm long x 60mm deep.

17. PARKING

- 17.1 Single Residential: Minimum of 2 vehicles in garages / carports with a further 2 parking bays* for visitors provided inside the property boundaries.
- 17.2 Granny flats at single residential stands: An additional 1 guest parking of 6m x 2.5m fully within the stand boundaries.
- 17.3 Group housing: Minimum of 2 vehicles in a garage with a further 1 parking bay* for visitors to be provided between garage and kerb, taking traffic sight lines into account.: The orientation of vehicle access to a property shall be as per the approved Site Development Plan.
- 17.4 Trailers, caravans, golf carts and boats must at all times be sufficiently screened from the street or be parked behind gates and a side boundary wall, both of at least 1.8m high.

* A parking bay is deemed to be 6m x 2.5m.

18. SERVICE YARDS

- 18.1 Each dwelling shall have a practical and enclosed service yard for washing, exterior services (air conditioners, gas geysers, pool pumps, etc.), refuse bins and / or pets. This yard must be located so that its contents are (as far as reasonably possible) not visible from any street or open space.
- 18.2 Service yard walls shall be minimum 1.8m high above the yard paving level. This requirement must be read in conjunction with the guidelines for the construction of boundary walls (Clause 19).
- 18.3 The finished paving level of the service yard may not be more than 500mm above or below the average natural ground level of the yard area.
- 18.4 Service yards at single residential properties shall be at least 2m wide.
- 18.5 Washing lines may not be mounted higher than the 1.8m height of the service yard wall.
- 18.5 The length of the yard must be short enough for the yard walls to screen the area off effectively.
- 18.6 Service yard gates are to be of solid or closely boarded material.

19. BOUNDARY AND GARDEN WALLS

- 19.1 **General**
- 19.1.1 **Due to the topography, the general guidelines regarding walls may be applied by the ARC according to the merits and practicality of the individual properties. The ruling on wall heights is to the final discretion of the ARC.**
- 19.1.2 Owners are encouraged to liaise with the owners of adjacent properties about the design and construction of planned boundary walls and stormwater reticulation. The ARC may request written agreement between owners about the height and/or construction of a boundary wall.
- 19.1.3 ARC aesthetic approval of any boundary or freestanding wall shall not be construed as such wall being in accordance with the requirements of SANS 10400 (National Building Regulations) or any other applicable law.
- 19.1.3 Taking pool safety, pets and service yards into account, owners may elect not to erect any fencing or boundary walls. All walls and fencing indicated on the approved building plans must however be completed prior to occupation.
- 19.1.4 The determining of a wall height shall take its effect on the adjacent property reasonably into account.
- 19.1.5 Boundary walls shall be constructed of the same material and finished as for the building walls, unless a unified design concept is illustrated..
- 19.1.6 The height of a wall shall be measured from the lower natural ground level or (in the case of street, golf course or public open space boundaries) from the natural ground level on the exterior elevation. The height shall nonetheless always be a minimum of 1.2m above the higher finished ground level.
- 19.1.7 The top edge of a wall shall be stepped in increments of maximum 300mm high.

- 19.1.8 Walls may not be stepped at corners. A wall shall return at the same level for at least 1m before stepping up or down.
- 19.1.9 Boundary walls facing a vacant stand may be neatly finished in the following ways:
- Cement bricks to be flush jointed and in neat appearance; or
 - Clay bricks to be plastered and in neat appearance.
- 19.1.10 Any non-retaining and natural ground level boundaries facing undeveloped adjacent stands may be neatly fenced with 1.5m high black Clearvue or similar fence until the adjacent stand is developed and a joint wall is constructed.
- 19.1.11 Single residential: Boundary walls or foundations may not straddle an erf boundary.
- 19.1.12 Group housing: A side or back boundary wall may be constructed with its center line on the joint erf boundary.
- 19.1.13 Any wall facing the street or that is prominently seen from the street (regardless of whether it is on the boundary or a retaining wall or not) higher than 1.5m, shall be articulated towards the public view, at a height not more than 1.5m below the top of wall or foundation wall:
- Step in wall width, with plaster band, brick sill or other acceptable definition;
 - Change in finish
 - Planter
- 19.1.14 Palisade fencing is for the purposes of this document defined as:
- Black plastic coated mesh fence (Clearvue or similar)
 - Decorative steel or aluminium fencing to suit the architectural style, painted or powdercoated in black or charcoal colour.
- 19.2 Retaining Walls**
- 19.2.1 All planter walls and retaining walls shall be waterproofed and constructed with adequate drainage.
- 19.2.2 The onus of ensuring adequate waterproofing rests with the constructing property owner, regardless of towards which property the higher ground level faces. Neighbouring owners are encouraged to liaise and agree on the appropriate waterproofing method. Should it be necessary to install a drainage soil pipe behind a retaining wall on the neighbouring property, written confirmation of such agreement shall be submitted to the ARC with the plan submission.
- 19.2.3 Retaining block walls higher than 1m shall be designed by the project engineer.
- 19.2.3 Where a cut occurs adjacent to an existing boundary wall, such wall shall be constructed as retaining wall up to 300mm above the adjacent natural or finished ground level or to a height indicated by the project engineer. The wall shall be adequately waterproofed on the side of the adjacent stand and it shall be supplied with weepholes or other adequate drainage method. The ARC has the right to request engineers confirmation of the soundness of the structure.
- 19.2.4 Where a fill occurs adjacent to a boundary wall, such wall shall be constructed as retaining wall down to 500mm below the adjacent natural or finished ground level. The wall shall be adequately waterproofed on the inside and it shall be supplied with suitable on site drainage.
- 19.3 Street Boundaries** may be dealt with in one of the following ways:
- 19.3.1 Appropriate landscaping and planting in accord with the landscaping guide.
- 19.3.2 The use of setbacks and soft landscaping to reduce the impact of the solid wall section is encouraged.
- 19.3.3 Boundary walls up to a height of 1.2 m above the higher ground level and constructed of the same material as the core building of the dwelling and finished to match the dwelling.
- 19.3.4 General Residential only: Accent walls to complement the street façade design may be of the following:
- Face brick (only if used as accent in the dwelling elevations as well): red – dark brown bricks with light grey – white joint filling. Samples to be prepared for ARC pre approval.
 - Stone cladding – natural rock or cladding tiles. Samples to be submitted to the ARC for pre approval. At outer corners, cladding shall turn the corner for at least 300mm and be detailed to appear as a solid wall.
 - Accent paint colour to match house colour scheme, as per the approved paint colours.
 - Bagwashed and painted walls, as per the approved paint colours.
- 19.3.5 At the sole discretion of the Estate Management and with good reason, the street boundary wall may be constructed to a height of up to a maximum 1,8 m (measured on the external elevation), consisting of either:
- A solid section of 1.8m high plastered and painted wall shall not to exceed 50% of the length of such street boundary, with a planter towards the street of minimum 300mm high. The balance of the wall may not exceed 1.2m height in the case of a solid wall, or exceed a height of 1,8m in the case of palisade sections between built columns.
 - A plastered and painted wall maximum 600mm high with a maximum 1200mm high black painted palisade above, between plastered and painted piers at maximum 2.8m centres.
- 19.3.6 Group Housing:
- Open street fronts with no boundary walls proud of building street elevations are encouraged.

- b) Where unavoidable, street boundary walls shall be plastered and painted or plastered and painted columns at maximum 2.8m centres with black palisade fencing, all to a maximum height of 1.2m.
- c) The positioning and design of such street wall shall take any such existing or planned neighbouring wall into account, to form an attractive unit.
- d) Group housing precinct perimeter walls facing roads to be of uniform design, construction and finish. Detail to be provided by the ARC.

19.4 GOLF COURSE and NATURAL OPEN SPACE BOUNDARIES may be dealt with in one of the following ways:

- 19.4.1 It is highly preferred that boundaries facing the golf course or public open spaces remain open or at least visually transparent.
- 19.4.2 It may be demarcated by a strip of plant bedding encroaching on to the golf course or open space side of the erf boundary by not more than 800mm, stretching along the entire length of such a boundary fence on the golfcourse / open space side of the boundary. The strip of planting on the golf course / open space side of the property must be maintained by each individual property owner.
- 19.4.3 Landscaping inside the property boundaries (planting such as climbing trellis, shrubs, hedges, trees) can be used if a stronger definition of the boundary is preferred.
- 19.4.4 Boundary wall up to a height of 1.2 m (measured on the external elevation) and constructed of the same material and finished to match the dwelling.
- 19.4.5 A plastered and painted wall maximum 0.6m high (measured on the external elevation) with a maximum 1.2m high black painted palisade above, between plastered and painted piers at maximum 2m centres.
- 19.4.6 At the sole discretion of the Estate Management and with good reason, a boundary wall may be constructed to consist of:
 - a) A solid section of maximum 1.8m high (measured on the external elevation) plastered and painted wall which shall not to exceed 60% of the length of such boundary.
 - b) The balance of the wall shall be a 1.2m wall or a palisade wall (as above).

19.5 SIDE BOUNDARIES and INTERNAL BOUNDARY WALLS

- 19.5.1 Walling used to enclose or define spaces should flow from the built form in design and materials, appropriately combined with hard and soft landscaping.
- 19.5.2 Linking walls (walls between the common boundaries and the dwelling) shall be predominantly transparent (palisade or metal/timber trellis) unless such wall screens a service yard, pool or entertainment area, in which case it may be constructed of the same material as the main dwelling.
- 19.5.3 Linking walls may not be closer to either the golf course or street boundary than the dwelling.
- 19.5.4 Should a linking wall articulate with a side boundary wall, it must be stepped down to the height of the side boundary wall at least 1m before such side boundary wall.
- 19.5.5 Side boundary walls may not exceeding 1.8m in height above the lowest adjoining ground level but minimum 1.2m above the higher adjoining ground level (whichever is the highest), except at service yard walls.
- 19.5.6 Side boundary walls shall consist of plastered masonry walls, plastered and painted to match the walls of the dwelling.
- 19.5.7 From the street boundary to the street building line the maximum height of a side boundary wall shall be 1.5m. A maximum height of 1.8m may be allowed by the ARC Committee only if merited by the natural topography.
- 19.5.8 Side boundary walls shall join walls or fences at street, golf course or open space boundaries on the same height, for minimum 1m along the lateral wall, whether the street, golf course or open space wall is on the boundary or not - it may not step at corners of walls. If there is no wall or fence, the lateral wall shall end at a height of between 1.2m – 1.5m.
- 19.5.9 No pre-cast concrete walling of any type shall be permitted on the Estate.
- 19.5.10 Existing side walls may be elevated, with written agreement between neighbours and to the sole discretion and pre-approval of the ARC, in the following ways:
 - a) Extending an existing wall with suitably anchored, jointed and finished brick wall. Conditional to sound structural walls and compliance with SANS 10400:K.
 - b) Painted steel or timber trellis for climbing plants.
 - c) Decorative steel, uPVC or aluminium fencing to suit the architectural style, painted or powdercoated in black or charcoal colour or suitable pre approved colour.
 - d) A sturdy painted steel structure with supports at 1.5m and painted fibre cement planking inbetween, stepped on opposing sides and with 20mm horizontal gaps between planks.

21. EXTERIOR WALL FINISHES

- 21.1 All exterior walls to be plastered and painted. Wall paint colour as per ARC specifications.
- 21.2 Single residential stands may have selected accent walls finished in the following:

- 21.2.1 Face brick: red – dark brown bricks with light grey – white joint filling. Samples to be prepared to the ARC for pre approval.
- 21.2.2 Natural timber – natural stained, oiled and / or varnished. At outer corners, cladding shall turn the corner for at least 300mm and be detailed to appear as a solid wall.
- 21.2.3 Stone cladding – natural rock or cladding tiles. Samples to be submitted to the ARC for pre approval. At outer corners, cladding shall turn the corner for at least 300mm and be detailed to appear as a solid wall.
- 21.2.4 Accent paint colour to match house colour scheme, as per the approved paint colours.
- 21.2.5 Bagwashed and painted walls, as per the approved paint colours.

- 21.3 Group housing stands may have selected accent walls finished in the following:
 - 21.3.1 Bagwashed and painted walls – colour to be an approved paint colour
 - 21.3.2 Plastered wall painted in accent colour – colour to be an approved paint colour

- 21.4 Gable walls may be designed as feature walls, in keeping with the architectural style. The ARC reserves right to decline any unsuitable proposals. Acceptable finishes, in approved colours:
 - 21.4.1 Plaster and paint
 - 21.4.2 Window panels
 - 21.4.3 Painted or varnished timber
 - 21.4.4 Painted shiplapped fibre cement

- 21.5 Plastered and painted gables are to receive a functional or decorative ventilator element of vertical proportion. Colour to compliment the general project scheme.

- 21.6 Group housing: Gables are to receive a functional or decorative ventilator element of vertical proportion, which shall be the same for all units in the same development. Colour to be charcoal.

- 21.7 200mm Plaster bands around windows and doors are optional. Paint colour as per approved paint colours. All faces of plasterbands shall be painted in the same colour. The ARC may consider approving specially designed plaster bands or panels on application.

22. EXTERIOR DOORS AND WINDOWS

22.1 FRAMES

- 22.1.1 Timber frames: stained (wood tones), varnished, or painted (white, approved light grey or charcoal).
- 22.1.2 Aluminium frames: white, charcoal or black epoxy coated – no bronze anodized or natural anodized finishes.
- 22.1.3 Windows should be square or vertically orientated.
- 22.1.4 Door divisions should be vertically orientated, with pane width not exceeding 1.2m.
- 22.1.5 Only garage, bathroom, kitchen and scullery windows may be to horizontal proportions, 600mm or 900mm high.

22.2 GLASS

- 22.2.1 Glass may be very lightly tinted in shades of brown or grey (no blue shades).
- 22.2.2 It is recommended that safety glass be used for windows facing the golf course.
- 22.2.3 No reflective glass is allowed.
- 22.2.4 Lead glass, decorative stickers and sandblasting of simple and monochrome design will be allowed to main entrance doors only.

- 22.3 Corner windows will be accepted for feature windows only. It shall be aesthetically well proportioned in the elevations and complement the design of the dwelling.

- 22.4 Single residential stands:
 - 22.4.1 Any street facing or North West – North – North East facing exterior glass doors or windows wider than 2.4m shall have some means of sun and glare protection. This may take the form of 1.5m deep pergolas, deeper roof overhangs, fixed louvre shades above openings or be recessed with at least 500mm. The selected method shall complement the design of the dwelling.
 - 22.4.2 South West – South – South East elevations without such elements shall be well articulated, to the discretion of the ARC.

- 22.5 Group housing: Shading devices are not required to any openings with orientation South West – South - South East.

- 22.6 Gable windows and skylights flush against pitched roofs are encouraged.

- 22.7 Garage doors are to compliment the style and are not to be too ornate and out of context. Colour of finish to match the overall colour scheme.
- 22.8 Group Housing: Garage doors shall be charcoal coloured aluminium.

23. COLUMNS

- 23.1 Columns shall be simplistic but carefully detailed to compliment the overall design. It shall be any combination of double timber posts on brackets or a base (stone, facebrick or plaster and paint) with painted brickwork or timber column above.
- 23.2 Timber posts may be varnished or painted in a colour to compliment the overall design.
- 23.3 All columns on a property shall have the same design. Pergola posts may differ from the main column design but shall complement the general design.
- 23.4 No ornate or classical type precast columns will be accepted.
- 23.5 Group Housing: Posts to timber pergolas shall be of a double timber structure, fixed with a spacer bracket to the floor or paving.

24. CHIMNEYS

- 24.1 Chimneys are to be properly detailed and specified on drawings.
- 24.2 Finish to be plaster and paint as for general walls, stone cladding or facebrick.
- 24.3 Single Residential: Chimney stacks shall receive a cowl or flat slab closure on top. Where cowls are used, it shall be of the "rooster" type weather vane, "Jetmaster", "Turbocowl" or equivalent types approved by the Estate Management. Round chimney extractors ("Chimney Champ" or similar) will not be allowed.
- 24.4 Group housing: All chimneys to have the same design, as determined by the specific development design.
- 24.5 Chimney flues to wood combustion fireplaces will be accepted on condition that such flues:
- 24.5.1 Do not to exceed 250mm in diameter,
- 24.5.2 Colour to match that of the roof (grey or black) or stainless steel; and
- 24.4.3 It may not exceed the immediate roof height by more than 1.5m.

25. BALCONIES

- 25.1 Approval of balconies is to the ARC discretion. Where deemed necessary, suitable privacy screens or walls shall form part of the design.
- 25.2 Balconies may only face towards the street or adjacent to the golf course or public open spaces.
- 25.2 Balconies may not be positioned in areas where the finished ground floor level below it, is more than 1m above the natural ground level.
- 25.3 Balcony slabs shall be provided with an upstand along all exposed edges or be finished with a fall away from the slab edges. Drainage through fullbores with concealed or semi concealed downpipes or suitable decorative spouts. No hoppers, prominent downpipes or ordinary pipe outlets will be accepted.

26. BALUSTRADES

- 26.1 Balustrades must have a simple and elegantly design which complements the design of the dwelling.
- 26.2 Balustrades shall be manufactured of:
- 26.2.1 Steel, painted the same colour as the window frames, charcoal or black.

- 26.2.2 Aluminium, silver anodised or powder coated the same colour as the window frames, charcoal or black.
- 26.2.3 Glass balustrades (framed or unframed)
- 26.3 Group housing: All balustrades to have the same design, as determined by the specific development design.
- 26.4 No timber or pre-cast concrete balustrades are permitted.

27. ROOFS

- 27.1 Roofs shall be simple gable roofs, linked with minor low pitched roofs.
- 27.2 Materials:
 - 27.2.1 Corrugated or concealed fix ("Klip-Lok", "Diamonddek 407" or similar) sheet metal. No IBR sheeting is allowed.
 Colour: Factory coated finished in charcoal, black or light grey.
 Roof pitch 40°- 45°.
 Link roofs and abutments: Concealed fix sheeting at <3° (colour as for main roofs) or concrete slabs.
 Overhang 0mm – 500mm
 - 27.2.2 Concrete roof tiles (Homestead / Double Roman / Slate / Shingle or similar and approved by ARC)
 Colour: Slate
 Roof pitch 35°.
 Link roofs and abutments: Concrete slab
 Overhang 300mm – 800mm
- 27.3 Abutments and links with sheet metal roofs: Plastered and painted parapets to side and upper edges. Gutter and roof overhang may not overshoot side walls or parapets.
- 27.4 Carports and patios with sheet metal roofs: Though preferred, parapets are not required if it does not detract from the street elevation. All edges to receive painted fascia boards of at least 200mm deep.
- 27.5 Abutments and links with concrete roofs: Slabs to be waterproofed and covered with a thin layer of brown stone to prevent glare. Parapets to all sides. Drainage through fullbores with concealed or semi concealed downpipes or suitable decorative spouts. No hoppers, rainwater downpipes or ordinary pipe outlets will be accepted.
- 27.6 Powder coated aluminium gutters and downpipes with painted fibre cement fascias to all sheet metal or tiled roofs. Colour scheme to match that of roof finish, wall paint or window frames.
- 27.7 Gutters shall continue uninterrupted over any parapet walls or adjacent roofs or building elements.
- 27.8 Translucent sheeting may be used where not visible from the street and within reason from the golf course or public spaces. It shall have plastered and painted parapet walls to side and back eaves.
- 27.9 Adjustable aluminium louvre roofing may be used at patios, with suitable aluminium fascias to all sides and shall not overshoot any side walls.
- 27.10 Group Housing: Main roofs to be constructed of charcoal colour roof sheeting at 40° pitch and minimal overhang.

28. SHADING DEVICES, CARPORTS AND PERGOLAS

- 28.1 Awnings, sunshades, pergolas and carports must be designed to blend in with the dwelling style and must be indicated on drawings submitted for approval.
- 28.2 Solariums, green houses and sunrooms are generally not permitted.
- 28.3 **Carports**
 - 28.3.1 Carports may be constructed up to the side stand boundary, with written consent from the neighbours.

- 28.3.2 Roofs may be either a concealed fix low pitched roof, pitched roof or concrete slab roof, as specified for the residence roof.
- 28.3.3 Carports on stand boundaries shall have closed boundary walls if the height of the wall is 2m or less above the finished ground level of the neighbouring property. If the carport finished floor level is more than 1m above the highest adjoining natural ground level on the neighbouring property, the wall shall have openings with trelliswork which can be planted with creepers.
- 28.3.4 Columns to be suitably detailed, as specified elsewhere.
- 28.3.5 Patented prefabricated carports and shade cloth type carport systems may not be used.
- 28.4 Pergolas**
- 28.4.1 Columns as specified elsewhere.
- 28.4.2 Timber pergolas: Slats shall be maximum 600mm c/c and minimum 200mm deep. Slats shall span north-south to ensure sufficient shading. Timber to be varnished or painted as per the approved paint colours.
- 28.4.3 Aluminium pergolas: Though not prescriptive about the design of aluminium pergolas, it shall be designed to be effective as a sun shading device. Slats shall span north-south to ensure sufficient shading. Aluminium shall be charcoal coloured.
- 28.4.4 Pergolas may receive retractable canvas roof covering in cream or charcoal colour to complement the general colour scheme.
- 28.4.5 Translucent sheeting may only be installed over pergolas if it complies with the requirements stated under roofing.
- 28.5 Shading Devices**
- 28.5.1 Powder coated aluminium or varnished / painted timber horizontal louvres may be fixed above windows and doors, to the approval of the ARC.
- 28.5.2 Sliding aluminium louvres, in the same colour as the window frames, may be attached to exterior wall surfaces.
- 28.5.3 No brightly striped canvas or exposed translucent sheeting may be used.
- 28.5.4 No clip-on aluminium or canvas awning system or off the shelf type awnings may be used over windows or doors.

Section C

29. GATES

- 29.1 Gates shall be the same height as the adjacent walls or fences.
- 29.2 Gates shall be constructed of a painted steel frame with palisade fencing, painted steel trillis work, powder coated aluminium or painted fibre cement planking (maximum 20mm horizontal openings). Where applicable, the gate design shall match that of the handrails. Colour to match that of window frames.
- 29.3 Gates and screens to service yards or caravan, boat or trailer parking areas, shall be sufficient to screen off sight into such areas.

30. PAVING

- 30.1 Driveways must be paved up to the street kerb and joining street surface with curved lines.
- 30.2 Where a driveway abuts a lateral stand boundary, there shall be provision for a landscaped border between the boundary and the paving edge of:
- Single residential: 1m
 - Group housing: 0.5m
- 30.3 Neat retaining dwarf structures of plastered and painted walls or retaining blocks may be constructed on the sidewalk, if necessary to ease the driveway gradient. It may be constructed from the road kerb (not to protrude above kerb level) or, where there is a paved estate walkway on the sidewalk, from the walkway edge (not to protrude above kerb level).
- 30.4 2 x 110 ø PVC pipes must be installed underneath all paving on the sidewalk, to allow for future cables or pipes. Where there are dwarf walls edging the paving, the pipes shall continue through such walls or structures.
- 30.5 Access to storage bays for trailers, boats and caravans need not be paved but shall be practical and neatly finished.
- 30.6 All paving visible from the street and from the ground level of adjoining properties must be one or a combination of the following:
- 30.6.1 Brick or broken brick in colour ranges which compliment the dwelling.

- 30.6.2 Pre-cast cobbles and flagstones.
- 30.6.3 Exposed aggregate concrete panels, bordered with brick or cobbles.
- 30.6.4 Loose aggregate, bordered with brick or cobbles.
- 30.7 Group Housing: Paving of any parking area and / or space in front of garages is to match that of the roads.
- 30.8 Concrete and asphalt surfaces will not be allowed.

31. LANDSCAPING

- 31.1 No existing trees on the sidewalks may be damaged or removed.
- 31.2 Group Housing: Each dwelling shall have 25m² of useable outdoor entertainment area per dwelling. This soft landscaped area may include lawns, plant beddings, fountains and fish ponds. Hard landscaping such as paving, patios and decks are excluded.

32. SWIMMING POOLS

- 32.1. Portable pools are not permitted. Jacuzzi's are to be fully screened from public view.
- 32.2. No part of a pool structure may be closer than 1m to a stand boundary.
- 32.3 Filtration systems must be so located as not to cause disturbance to neighbours and must be concealed in a suitable housing or obscured with sufficient planting so that it is not visible from the road, golf course or adjacent properties.
- 32.4 Pool enclosures must comply with National Building Regulations SANS 10400 and be of simple design to match the balustrade or general house design. Pool enclosures shall be minimum 1.2m in height.
- 32.5 Back wash must be discharged onto the property and/or stormwater system and not onto any adjoining properties or open spaces.

33. WATER TANKS

- 33.1 Approval for placement and design of water tanks at existing residences are to be obtained from the ARC prior to purchasing and installation.
- 33.2 Water tanks must be tan, light grey or dark grey in colour, to complement the colour scheme of the dwelling. No green water tanks will be accepted.
- 33.3 Water storage tanks may not be visible from street level, including at stands with a gradient sloping down from street level. The ARC may request that sightlines from other streets must also be considered.
- 33.4 Where necessary water tanks shall be screened by a 1.8m high wall. Should the wall height be limited by other clauses, a trellis screen for planting or painted fibre cement screen shall be added on top of the wall to ensure sufficient screening.
- 33.5 Alternatively the tank position and aesthetics may be designed as a feature integral to the architectural design of the dwelling. It shall be screened, covered and/or constructed to blend in with the architectural style and design of the buildings.
- 33.6 Water tanks must be placed within building lines. Where unavoidable and tanks can only be placed in the building line area, all neighbours are to approve in writing prior to plan scrutiny submission. In such case, the tank walls may not be higher than the adjacent boundary wall.
- 33.7 Rainwater downpipes to tanks are to connect as directly as possible with the water tanks or to connect underground. No overhead feeder pipes are allowed. The colour of such downpipes are to match that of the general gutters and downpipes.

34. SERVICES

- 34.1 The specific technical and legal requirements for services are recognised. Good architectural planning and construction shall take

this into account and aim to limit visibility and intrusiveness of services to the exterior of dwellings.

- 34.2 Exterior services must be placed inside the service yard, at low level and not visible from the street. As a general rule and to the discretion of the ARC, no services or any components thereof may be seen at eye level:
- 34.2.1 From the centre of the street in which the property is situated or closer to the property, and extending to the two properties on either side of it.
- 34.2.2 From 10m at the back and/or side or closer to the property, if adjacent to the golf course or public space.
- 34.3 Conduits and pipes for all services (telecoms, water, electrical, etc) shall be built into the structure of a building or into covered ducts. It may not be visible on the exterior elevations of a building.
- 34.4 Where retrofitted, such conduits and pipes shall be installed in ceiling voids or ducts. Designs shall proactively allow for known future installations.
- 34.5 Any service pipes and conduits visible on the exterior walls shall be painted the same colour as the adjacent wall.
- 34.6 Gas pipes on exteriors shall be fitted at low level, as neatly and unobtrusively as possible.
- 34.7 Where necessary, the following screen types may be used to screen off services:
- Painted steel / timber framework with slats (varnished or painted timber / painted fibre cement)
 - Painted steel framework with laser cut steel panels. The pattern shall be simple and designed to complement the building. Obtain pre manufacturing approval from the ARC.
- 34.8 First Floor drainage pipes shall be built into the structure of a building or into ducts covered with painted fibre cement slats or oiled / varnished timber slats. Where the finished ground level adjacent to a drainage pipe is more than 800mm below the interior finished floor level, such drainage pipe shall be concealed in the same manner.
- 34.9 Any visible exterior services shall be selected to have a non reflective finish.
- 34.10 **SOLAR INSTALLATIONS AND GEYSERS**
- 34.10.1 Solar panels may be installed on roofs, flush with the roof covering and, where possible, not facing the street. The colour of any pipes, fittings and/or conduits are to be black or to match the roof colour. All associated equipment is to be suitably accommodated inside the residence or garage.
- 34.10.2 Alternatively, with ARC pre-approval, panels may be placed flush or at an angle on a concrete or low angle sheet metal roof, in a position from where it cannot be seen from the street, golf course or public space and is as unobtrusive as possible.
- 34.10.3 Geyser water storage tanks or combination tanks/panels may not be mounted on any roofs.
- 34.10.4 Designs must allow for gas geysers to be installed inside dwellings where possible.
- 34.10.5 If a gas geyser must be mounted on the exterior walls of a building, it shall be positioned at a low level and out of street sight. It shall have a non reflective cover
- 34.10.6 No pipes visible on the exterior walls may be fitted with lagging.
- 34.11 Air conditioning condenser units must be positioned as unobtrusively as possible and not visible from the street, preferably installed at a low level on the Ground Floor level.

39. MISCELLANEOUS – DESIGNER, OWNER AND BUILDING CONTRACTOR TO TAKE NOTE

The following clauses need not be indicated on the drawings but the designer is to ensure that the owner and the building contractor are aware of the requirements.

- 39.1 Canvas side panels may be installed at patios. The colour shall be cream, light grey or dark grey to blend in with the colour scheme of the dwelling. It shall be kept in a neat and clean condition at all times.
- 39.2 No bird repellent reflectors will be allowed.
- 39.3 No animal shelters may be visible from the street.

- 39.4. Audible alarm systems are not permitted.
- 34.5 Aerials and satellite dishes shall, as far as possible, be placed out of street sight.
- 38.6 No flood lights will be permitted.
- 39.7 **Burglar bars:**
- 39.7.1 Only internal polycarbonate burglar bars will be permitted.
- 39.7.2 External “basket type” burglar bars are not permitted.
- 39.8 **Signage and board**
- 39.8.1 House numbers may be individual numbers or panels with number cutouts, all between 150 – 250mm high and shall be black (metal or plastic). Number must be installed prior to issuing of the Completion Certificate.
- 39.8.2 No other signage will be permitted other than at positions designated by the Estate Management or as prescribed in the Building Conduct Rules.
- 39.8.3 No for sale boards are permitted anywhere on the property other than at a centralized dedicated signage area as designated by the Estate Management.
- 39.9 **Landscaping**
- 39.9.1 A dedicated Landscaping Guide is available on the Mount Royal Website. Waterwise gardening is promoted. Gardens and irrigation systems are to be designed according to best practices for water conservation.
- 39.9.2 Single residential stands only: Gravel finish of stone smaller than 20mm will be allowed on sidewalks and street front gardens on the following conditions:
- The area is designed to be an attractive feature.
 - Vehicles may not disperse gravel onto the road surface.
 - Gravel may not be washed onto the road surface or into the stormwater system by stormwater.
 - Such gravelled area shall be attractively bordered with brick paving, cobbles or paving blocks and planted sufficient sufficiently.
 - The area shall at all times be kept in neat and weed free condition.
 - No rocks or other obstructions may be places in the sidewalk area or in such a position that it may pose danger or hindrance to vehicles (including construction vehicles) or pedestrians.