STELLENBOSCH
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Application Number: LU/17175 (TP595/2023)
Our File Reference Number: Erf 16389 (Unregistered 17367), Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [redacted]

Sir/Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF CONDITIONS OF APPROVAL IN TERMS OF SECTION 15(2)(L) AND PERMANENT DEPARTURE IN TERMS OF SECTION 15(2)(B) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW ON ERVEN 16540 - 16596 & 16597 (UNREGISTERED ERF 17367), STELLENBOSCH (PREVIOUSLY ERF 16389, STELLENBOSCH)

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

   2.1 That the application for permission required in terms of conditions of approval in terms of Section 15(2)(l) of the Stellenbosch Municipality Land Use Planning By-Law to obtain approval for the amendment of the Weltevreden Hills Home Owners Association Building Guidelines and Codes applicable to Weltevreden Hills Estate located on Erven 16540 - 16596 & 16597 (unregistered Erf 17367), Stellenbosch (previously known as 16389, Stellenbosch),

   2.2 That the application in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-law for permanent departure to permit 3 storey dwelling units in lieu of 2 storeys dwelling units on the Weltevreden Hills Estate conventional residential zone Erven 16540 - 16553, Erven 16555 - 16565, Erven 16567 (now Erf 17362) - 16570, Erven 16572 - 16575, Erven 16585 - 16589, and Erven 16591 - 16596, Stellenbosch (excluding Erven 16578 - 16583),

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

2.3 The approval is subject to the following conditions imposed in terms of Section 66 of said By-law:

2.3.1 The approval only applies to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.

2.3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.3.3 All building structures of the development be designed and undertaken to the satisfaction of the Municipality in accordance with the Weltevreden Hills Home Owners Association Building Guidelines and Codes, attached as **Annexure C.**

2.3.4 The maximum height of a storey where multiple storeys are proposed are limited to 3.2m in height measured from the finished floor level to the ceiling or wall plate of the same storey.

2.3.5 Erven 16585-16589 and Erven 16591-16596 are limited to 1 storey in height above the road level only.

2.3.6 Erven 16578-16583 are limited to a maximum of 2 storeys in height.

3. The reasons for the above decision are as follows:

3.1 The proposed Weltevreden Hills Home Owners Association Building Guidelines and Codes and height departure will not be detrimental to the character of the estate as a number of 3 storey buildings have already been constructed and height restrictions for identified properties are included in Building Guidelines and Code to protect views. The impact of the proposed departure will be contained within the estate.

4. Matters to note:

4.1 Land use applications may be required in instances where proposals on individual properties are not aligned with the latest Zoning Scheme By-law applicable to Stellenbosch Municipality and where departures were not previously granted.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
    (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
    (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
    (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
    (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

8/8/2024
DATE

WELTEVREDEN HILLS

HOME OWNERS ASSOCIATION

BUILDING GUIDELINES AND CODES

Rev 3

PREAMBLE, PRINCIPLES, IMPERATIVES, OBJECTIVES AND PURPOSE

The Trustees of Weltevreden Hills Home Owners Association ("*HOA*") in July 2019 resolved to have the existing and approved Architectural and Landscaping Guidelines (dated November 2017) reviewed by professional architects and planners, and the property owners. The revision was undertaken in context of the following:

i) current and envisaged owners' and buyers' demands and market trends;

ii) the unique characteristics of the dwellings that have been constructed to date;

iii) the high-quality landscape created by the works undertaken as a result of the merging of Weltevreden Hills and the historic Weltevreden Estate. The latter works have created a new context for and enhanced the comparative economic advantage of Weltevreden Hills as a whole. The key objective of the revision is to enable all owners to optimally unlock and utilise the values of the site by means of innovative designs which collectively further enhance the harmonious sense of place strived for Weltevreden Hills;

iv) the revised Guidelines would not have a significant impact on the typology and form of the future buildings, and they do not place any obligation on the owners of dwellings that have been constructed prior to the revision.

During the 2022 annual general meeting of the HOA the need was identified to have the Guidelines again reviewed to ensure conformity and best practice. These amended and upgraded Guidelines is the consequence of the review conducted by the Trustees, assisted by a registered architect.

The design Guidelines and Codes specifically refer to Erven: 16540 to 16553, 16555 to 16565, 16567 to 16570, 16572 to 16575, 16578 to 16583, 16585 to 16589 and 16591 to 16596. The architectural appearance of all other buildings and structures in Weltevreden Hills must broadly be aligned to the Building Guidelines and Codes set out in this document to form a coherent architectural style in Weltevreden Hills.

The overriding principle served by this set of Guidelines is to enable sustainable development and sustainability in Weltevreden Hills. Commitments in this regard have been incorporated in the approvals granted for the rezoning and subdivision of the land by Stellenbosch Municipality. Having regard for the holistic development approach that Weltevreden Hills is committed to, this framework document comprises three sections.

Section 1: **Architectural guidelines and building codes**
Section 2: **Landscape architectural guidelines and codes**
Section 3: **Principles of sustainable development**

Guidelines provided in this document are intended to be strictly applied to ensure conformity. Therefore, unless otherwise specifically stated, limited discretion is allowed in the interpretation of the Guidelines. Scope exists for innovative and creative proposals on building plans submitted to the HOA. If, in the opinion of the HOA, proposals that deviate from these Guidelines would improve the overall design of an

individual building and if such deviation would add value to Weltevreden Hills as a whole, the HOA may consider approving such a proposal. However, if proposals were made that cannot be reconciled with the original development intent that was motivated and illustrated in the applications such proposals would not be approved by the HOA.

Some of the Guidelines in this document are not discretionary. These are referred to as Building Codes. They are identified in this document by an asterisk.

The final authority for the approval of building plans is Stellenbosch Municipality. Nothing in this document or any regulations herewith, will be construed as permission to contravene the Title of Conditions of any Erf or any Zoning, By-Laws or Regulations of Stellenbosch Municipality, or its rezoning and subdivision conditions. In the event of a dispute arising pertaining to a ruling of the appointed Control Architect, an appeal may be submitted to the HOA by the owner of the property in question. If the appeal were not supported by the HOA the applicant may submit a further appeal to Stellenbosch Municipality.

In accordance with the constitution the HOA must endorse a plan prior to its submission to the Municipality for approval. The responsibility for assessing and endorsing a building plan is delegated by the HOA to a professional architect (*"the Control Architect"*) registered with the South African Council for the Architectural Profession (*"SACAP"*). It is the responsibility of the Control Architect to scrutinize and assess the plans submitted and to ensure that they comply with the overall intent of the Guidelines. If plans were, in the opinion of the Control Architect, not aligned with the Guidelines and codes of this document, such plans would not be endorsed.

SECTION 1: ARCHITECTURAL GUIDELINES AND BUILDING CODES

1. BUILDING PLAN APPROVAL PROCEDURE

1.1 *Plan Approval Standards and Process**

1.1.1 The final authority to approve building plans vests with Stellenbosch Municipality. The Municipality requires that plans must be endorsed by the HOA or their delegated Control Architect before being submitted to the Municipality for consideration.

1.1.2 Building plans must be prepared by a registered architect or a professional architectural technologist.

1.2 *Documentation Required*

1.2.1 Three printed colour copies of the building plans and an electronic copy must be submitted to the HOA by the owner of the property for evaluation.

1.2.2 A non-refundable scrutiny fee (amount to be determined by the HOA from time to time) is payable to the HOA before any plans can be accepted for assessment by the Control Architect.

1.2.3 Dimensions of drawings should be A1, A2 and A3 format and all drawings are to be folded to A4 size with the title block facing up. The owner and the name of the responsible architect or professional architectural technologist must be clearly recorded in the title block together with the relevant Erf number, title of plan (e.g. floor plans, elevations, etc.), date, scale of drawing and north point on each drawing. NOTE - All plans must be signed by the owner and the architect/professional architectural technologist.

1.3 *Information Required on Building Plans Submitted for Endorsement**

1.3.1 Site plan at scale 1:200 with cadastral information (i.e. Erf number, north point, boundaries, contours indicated at 1 metre or 0,5 metre intervals, building lines and setbacks, building areas, coverage, existing ground level, wall plate height, top of roof height etc.); Erf numbers of adjoining properties; location of all structures on site; the driveway (designated vehicle access); hard/soft landscaping (where required); retaining structures; boundary walls and gates; building services, e.g. storm water reticulation, drainage etc.

1.3.2 Surveyor drawing of the existing ground level, road level and contours. Surveyor to verify corner pegs before construction.

1.3.3 Detailed breakdown of construction areas must be tabulated indicating building coverage and building area per floor and the total area. All measurements must be in m^2.

1.3.4 Building coverage must be expressed as a percentage of the total site area. The area of an erf must be provided.

1.3.5 Height measured from the existing ground level to *Top of Concrete* ("*TOC*"), TOC to TOC per storey, TOC to wall plate, and TOC to top of roof height to be indicated on drawings.

1.3.6 All floor plans (including a roof plan), elevations and a minimum of two sections through the dwelling and site at scale 1:100 must be provided. One of these sections must be a longitudinal section through the Erf and the other perpendicular to the street.

1.3.7 Bulk earthworks and cut and fill, including retaining walls, must be clearly indicated.

1.3.8 Plan, elevations and sections through boundary walls, fences, gates and retaining structures at min. scale 1:100 and chimney, handrails, timber decks, boundary wall or fence details at a larger scale, 1:50 or 1:25, must be indicated. All drawings to include key specifications and finishes.

1.3.9 Complete door, window and shutter schedule showing dimensions, material description, and finishes at scale 1:50 must be provided. Window and door positions to be identified by a number or letter code. These must be cross-referenced on building plan and elevation.

1.3.10 Schedule of external finishes and colour specification to be provided.

1.3.11 On the plans submitted to the HOA, the position of the meter boxes, placed in compliance with these directions, must clearly be indicated.

1.4 ***Unauthorised Deviations from Approved Building Plans***

1.4.1 In the event of an unauthorised construction undertaken it is the responsibility of the homeowner to ensure that such work is reported to the HOA and rectified. Deviations from approved building plans must be submitted to the Control Architect for scrutiny. All such applications must be in writing and no telephonic communication will be accepted in this regard.

1.5 ***Building Process***

1.5.1 Plans to be endorsed by the HOA or Control Architect with a surveyor plan.

1.5.2 Plans to be approved by Stellenbosch Municipality and a copy of the approved plans must be emailed to the HOA.

1.5.3 Motivated application to the HOA and Control Architect for a decision pertaining to the building contractor.

1.5.4 The building contractor will obtain a clearance certificate from the Estate Manager, testifying that vegetation Search and Rescue has been completed on the site.

1.5.5 Notify the HOA and Control Architect at least 5 (*five*) days prior to the commencement

of building works.

1.5.6 Surveyor to verify lowest TOC level and notify the HOA and Control Architect for an on-site inspection.

1.5.7 Notify HOA and Control Architect for an on-site inspection after completion of brickwork.

1.5.8 Notify HOA and Control Architect for an on-site inspection at completion of all building works before Municipal Occupation Certificate.

1.5.9 E-mail Occupation Certificate to the HOA and Control Architect.

2. PLANNING CONTROLS

2.1 *Zoning**

2.1.1 All residential erven are zoned as Conventional Residential Zone with consent for Group Housing, in accordance with the Planning Scheme of Stellenbosch Municipality.

2.1.2 This architectural and landscape architectural framework must be read together with the conditions imposed by Stellenbosch Municipality relating to the approval of the rezoning, subdivision and the approval.

2.1.3 The Approvals of Stellenbosch Municipality relating to: Development Plan: Erven 15736–15746 Stellenbosch of 2016-06-13 under Municipal Reference Erf 15736, applies.

2.2 *Extracts from the Rezoning and Subdivision Approval*

2.2.1 Figure 1 illustrates the development intent and scope:

Figure 1: Approved Rezoning and Subdivision Plan.

2.3 ***Building Lines and Areas****

2.3.1 Building lines are in accordance with the Land Use Management Plan approved by Stellenbosch Municipality Drawing No Pl 001 – A3 of 2016-06-13.

2.3.2 Maximum coverage 60%.

2.3.3 Minimum floor area 220 m^2.

2.3.4 No Structure will be allowed closer than 1 metre from any boundary line, except:

- where a 0m building line is indicated on the Land Use Management Plan (Drawing No Pl 001 – A3 of 2016-06-13) or
- The HOA may in special circumstance approve a 0m building line or
- As per the Stellenbosch Zoning Scheme By-law 2019, 55(2)(b), garages are permitted 0 meters from the common boundary but with the neighbour's consent.

2.3.5 Garages must be a minimum of 5m from street curb line or as prescribed by the Stellenbosch Municipality Zoning scheme, whichever is more prescriptive.

2.3.6 Swimming Pools:

- no '*Porta Pools*' or similar equivalents above ground level are permitted;
- the position, colour and design of swimming pools are subject to the approval by the HOA. The position of the pool, pump and filter must be shown on plan, elevation and section;
- the building line for pools is a setback of 1,0 metre from any Erf boundary;
- fencing around pools must comply with the National Building Regulations.

2.3.7 Outdoor Cooking Areas / Barbeque (Braai) Area: When positioning a braai structure on an Erf, the private living area of the adjoining Erf has to be considered to protect the neighbour's privacy. If the braai structure is placed over the building line, building line relaxation must be obtained.

2.3.8 Fireplaces: Fireplace chimneys shall not be allowed to be positioned over the side building lines or the back-building line.

2.4 ***Building Heights****

2.4.1 Differentiation is made between two components of a building – core building and abutments (refer Chapter 2.5 and 3 below).

2.4.2 Maximum of 3 stories in height.

2.4.3 The TOC, of the garage level (lowest / highest level as per site layout) may not be raised more than 1 metre above the road level.

2.4.4 TOC to TOC or TOC to wall plate, may not be more the 3.2 metres per storey.

2.4.5 Erven 16585-16589, 16591-16596 may only be 1 storey above the road level.

2.4.6 Erven 16578-16583 to have a maximum of 2 stories in height.

2.4.7 Abutment buildings – the maximum wall plate height of an abutment in single storey dwellings may not exceed 3.5 metres measured from TOC to wall plate or top of parapet wall in case of a flat roof.

2.4.8 No first storey abutments are allowed, except if it is an extension of the Core building or in the case of the circulation area in which case the maximum height to top of parapet wall, will be 6.5 metres from ground floor TOC, but lower than the roof:

- the total height of all buildings measured from lowest ground storey (TOC) to the apex of the highest roof may not exceed 12.5 metres;
- Basement storeys are considered ground floor storeys and subject to the total height of 12.5 metres;
- retaining walls at the back of the site must be stepped and may not be more than 3.5 metres in total vertical height.

2.5 ***Building Width – Core Building and Abutment****

2.5.1 *Core Building*

Differentiation is made between core buildings and abutments (as referred to above). This principle applies as all building dimensions and heights:

- there may only be one primary core building on a site (this is deemed to be the main house). The width of any Core building may not exceed 6.5 metres;
- linking elements between core buildings may not exceed 4.0 metres in width.

2.5.2 *Abutment*

- The width of any abutment to the core building may not exceed 4.5 metres wide.

2.6 ***Building on Steep Slopes****

2.6.1 Due to the extreme slopes that characterise many of the building sites, extensive groundworks may be necessary. In such instances special care should be taken by owners that their building plans do not compromise neighbouring erven or open space areas as it relates to excavation and fill, building floor height levels and existing ground levels of neighbouring erven. The principle that applies is that all erven remains in the state it was when purchased and may not be disturbed by construction activities on a neighbouring erf.

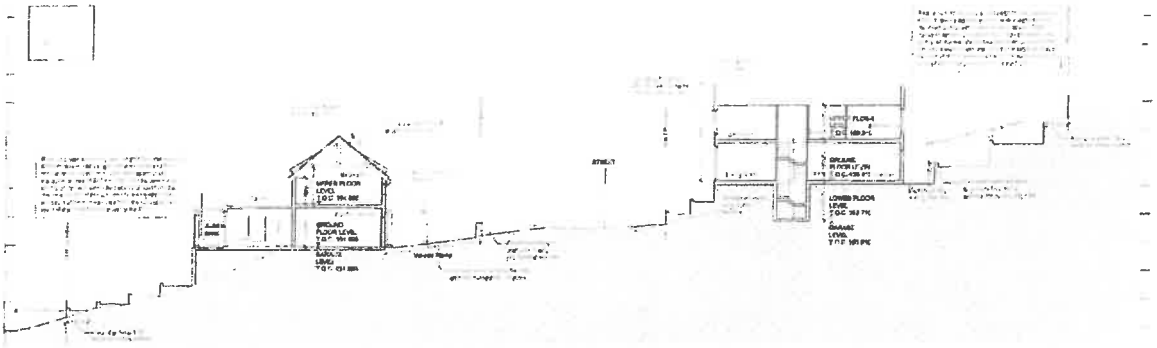

Figure 2: Cross section Illustrating steep slope and impact on houses and retaining structures and the ground plan of erven.

2.6.2 Ideally major ground works should be undertaken for groups of erven and not for individual erven. Erven 16572 –16575) in the eastern node is an example of the preferred collective groundworks. In the event that one or more neighbours elect to co-operate in the design and construction of buildings and structures as it relates to the determination of height of buildings, walls ground plans etc, a legally binding agreement has to be reached pertaining thereto. Such an agreement must be submitted to the Control Architect for endorsement and then to the Municipality for approval.

3. ARCHITECTURAL CHARACTER AND AESTHETICS

The architecture of Weltevreden Hills is primarily informed by the historic topology and rural character of the Cape Winelands settlements. The Cape Village architecture has a characteristic typology and can be described as a wall architecture where the continuity of the wall dominates. Consistent with contemporary design requirements, large, glazed sliding / folding doors are incorporated to the living spaces on the ground and first floor, to create indoor/outdoor fusion. Care should however be taken that the glazed areas do not dilute the value of the wall architecture to the point where the spirit of the Cape Village street scene is lost. Furthermore, from an aesthetic perspective, the design of each building should be considered in context of its impact or potential impact on adjoining buildings and in context of the whole.

Scale and proportion are crucial elements in the establishment of the Cape Village architectural language. Careful consideration should therefore be given to the articulation of the building forms, their heights, dimensions, roofs, wall openings and detailing in order to achieve an attractive architectural language for Weltevreden Hills.

Figure 3: Typical preferred block plan showing integration between dwellings and integrated groundworks.

3.1 ***Building Form (Typology)***

3.1.1 Typology is the study and theory of architectural type, such as the form of the traditional Cape *'letter of the alphabet'* house with its abutments and lean – to and flat roofs. This typology is the principal informant for the design of the houses. The traditional Cape buildings typology is illustrated below.

3.1.2 The buildings shall be set on cut-and-fill platforms as required, regulated to minimise the impact on the development in the natural environment. No cantilevered or structures elevated on columns will be permitted. **The core building must always be placed parallel to the street.**

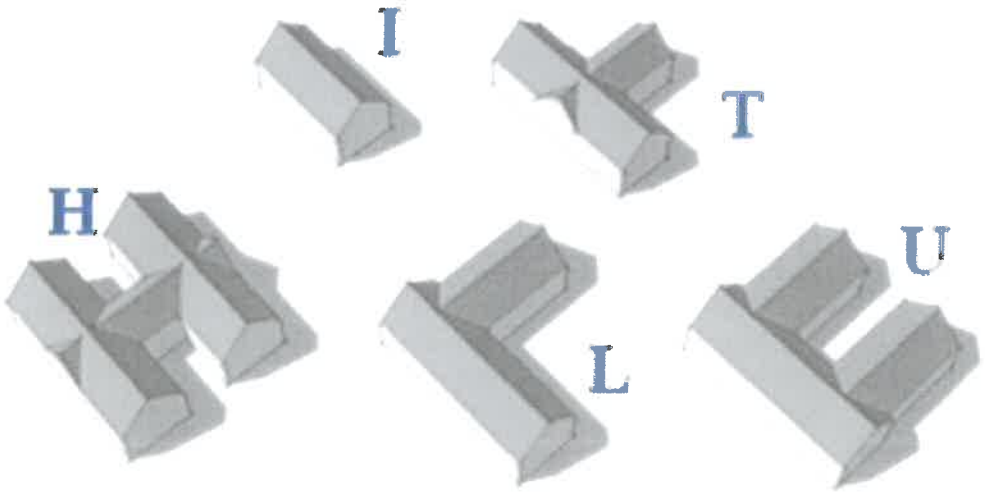

Figure 4: Illustration of the traditional Cape letter of the alphabet building form.

3.2 ***Core Building and Abutments****

3.2.1 The main building structure is referred to as the **core building**. The core building must conform to the traditional *'letter of the alphabet'* building form. In this particular typology, the plan form of the core building forms part of the letters I, T, L, H or U or variations thereof.

3.2.2 The core building has a roof pitch of 40 degrees.

3.2.3 Extensions (Abutments) to the core building must always be rectangular in plan form and may only be built perpendicular to the core building.

3.2.4 Core buildings and Abutments must conform to the dimensions described in this document.

3.2.5 In order to create larger floor plans than those illustrated for a core building, the plan of the core building may be extended, and abutments or flat roof links may be provided as illustrated in this document.

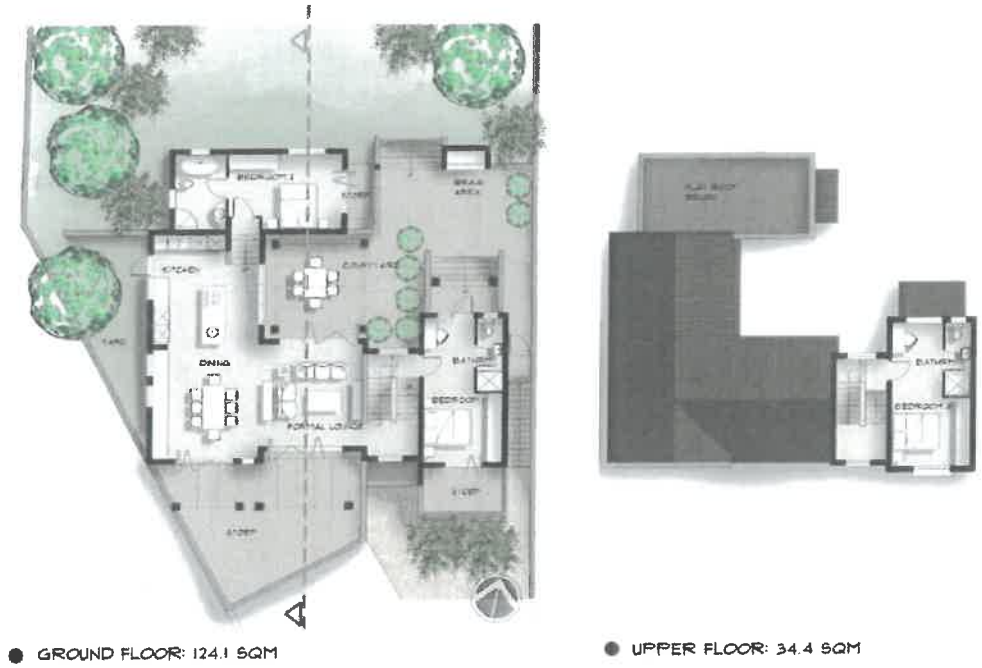

Figure 5: The traditional Cape letter of the alphabet building form.

3.3 ***Roofs***

3.3.1 *Roof Construction**

Roofs over Core Buildings:

- It is prescribed that the same roofing material be used for all pitched roofs on a dwelling.
- The roof over the core building shall have a roof pitch of 40 degrees.
- The roof on all buildings must be symmetrical as illustrated.
- Core buildings may have parapet walls on gable ends or clipped ends. A decision in this regard must be taken with due consideration of the composition of the streetscape as a whole. It is a requirement that this option should be balanced and

that the one should not dominate the other.*

- Eave overhangs to be maximum 300mm, measured from wall to fascia (gutter excluded).

Roofs over Abutments*

- Roofs over abutments may be concrete or mono-pitch metal roofs (with a pitch of less than 5 degrees). Metal roofs must match the core building in colour and material.

- These metal or concrete roofs must be hidden behind a horizontal parapet wall all round to conceal the roof and have concealed box gutters. Alternatively, for metal roofs as mentioned in 3.3.1.6 a, parapet walls on three sides may be provided on conditions that the open side does not face the street. Overhang gutter may not exceed 200 mm.

Figure 6: The Core Building with its 40° roof pitch and flat roof abutments.

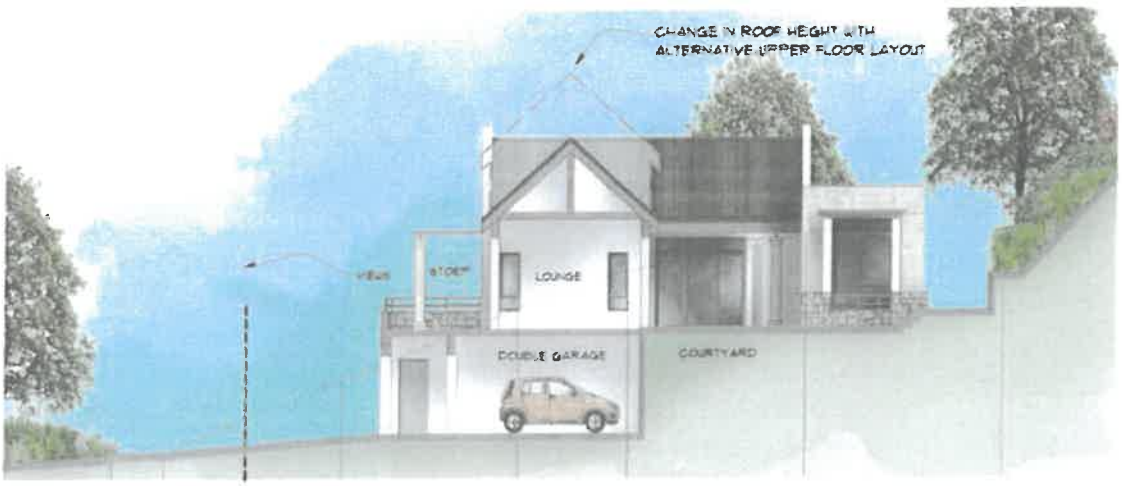

Figure 7: Typical Section illustrating bottom entry and courtyard of the dwelling, formed by flat

roofed abutment.

Roofs over Stoeps*

- Roofs over stoeps may be concrete flat roofs behind horizontal parapet walls all round or mono pitch metal roofs (lean-to roof) with a pitch of not more than 10 degrees – these may be visible from the street.

3.4 ***Exterior Colours****

3.4.1 In order for the development to maintain a harmonious and cohesive '*whole*' with building form, material, colour and layouts being consistent throughout the development, building materials and colour specifications are set out below.

3.5 ***Roof Coverings, Roof Elements and Technical Specifications****

3.5.1 *Core buildings*:

- Pitched Roofs at 40 degrees.
- Metal Roof Sheeting (Klip-Lok & corrugated) with ridge capping.
- Colour: African Charcoal.
- Facias and Bargeboards:

  3.5.1..1 Fibre-Cement Fascia's and bargeboards to be (225 or 150) x 12 mm (*Everite*) *Nutec* or similar approved medium density fibre cement board with plain finish, butt jointed and painted with high quality acrylic paint;

  3.5.1..2 Colour – to match wall colour.

- EXCLUSIONS: Victorian or any profiled fibre-cement fascia's.

3.5.2 *Flat concrete roofs**

- Concrete flat roofs with waterproofing as per engineer's specification and 19 mm Ø grey stone chips.

3.5.3 *Mono-pitch roofs**

- Roofs with a pitch of 5 degrees or less: '*Klip-Lok*' or corrugated iron, 0.53 mm TCT in *Clean COLORBOND ULTRA* Factory applied coating, – must always be enclosed all round behind a horizontal parapet wall in order not to be visible from view, except in the case of stoep roofs.
- Roofs with a pitch between 5 and 10 degrees (for stoep/patio overhangs): '*Klip-Lok*' or similar approved metal roof sheeting, 0.53 mm TCT in *Clean COLORBOND AZ200*

ULTRA factory applied coating.

- Colour –African Charcoal.
- Aluminium adjustable louvres are permitted, with the absolute restriction that it must be white in colour.
- EXCLUSIONS:*

3.5.3..1	roof sheeting other than the prescribed roof sheeting is not allowed;
3.5.3..2	shade cloth on the main dwelling or any of the outbuildings, carports or freestanding buildings is not allowed;
3.5.3..3	perspex and fiberglass sheeting may not be used;
3.5.3..4	pergolas may not be covered with shade cloth;
3.5.3..5	no clear polycarbonate sheeting;
3.5.3..6	no retractable awnings.

3.5.4 *Rainwater Goods**

Rainwater Gutters – Visible

- Pre-painted seamless '*Watertite*' aluminium or similar approved, extruded gutter in domestic '*ogee*' profile – fitted in full continuous lengths.
- Colour – powder coated Charcoal – to match roof colour.

Rainwater Gutters – Concealed

- Pre-painted seamless '*Watertite*' aluminium or similar approved, extruded gutter in square profile – fitted in full continuous lengths.
- Colour – powder coated Charcoal.

Rainwater Down Pipes and Hopper Heads

- Down Pipes - uPVC round down pipes with appropriate fittings, fixings and spouts painted to match wall colour or pre-painted seamless '*Watertite*' aluminium or similar, extruded round or square downpipe.
- Colour – powder coated White.
- Hopper heads – Pre-painted seamless '*Watertite*' aluminium or similar approved,

standard hopper head.

- Colour – powder coated white.

3.5.5 *Exterior Walls**

- All Walls and Masonry Columns to only be Smooth Plastered and Painted in white.
- All Windowsills to be Smooth Plastered and Painted the same colour of the wall.
- Plumbing pipes are to be suitably concealed within walls or ducts, where possible and when exposed to the exterior, painted to match the colour of the exterior walls.

3.5.6 *Windows, Doors and Shutters**

Windows and Doors

- All windows to be aluminium – powder/epoxy coated in colour charcoal (to match the roof).
- In general, all windows and doors are to be vertically proportioned and shutters to have a horizontal 'timber-strip' profile. However, there may be exceptions where windows only provided for adequate natural light in an area where privacy is required. In such exceptional cases a window with maximum size of 1.800 metres x 300 mm may be considered.
- Width of windows that exceed the height of such windows will be allowed, provided that they are screened or recessed by minimum of 1500 mm behind the outer line of a pergola, veranda or covered stoep.

Shutters

- The use of functional, sliding or swing shutters to reduce summer heat are strongly encouraged. These must be framed (not less than 50 mm width). Aluminium powder / epoxy coated in colour to match aluminium window frames.
- For open spaces, roll down temporary shutters are allowed which must be either white or transparent.

Front Door

- The front door shall be of either Meranti timber or aluminium, framed and ledged with a minimum dimension of 110 mm when viewed from the front. In exceptional circumstances, the HOA will consider a deviation to a frameless front door.
- Simple vertical patterns are encouraged.
- Exterior of timber framed doors to be varnish stain – two coats *Crown Weatherglow*.

Window Glazing

- To comply with the National Building Regulations ("*NBR*"); SANS 10400-XA; SANS 204 and AAMSA specifications.

- If glazing other than clear glazing is used, a sample of the performance or Low-e glazing to be approved by Control Architect.

Safety Glazing to Windows and Doors

- To comply with the NBR; SANS 10400-XA; SANS 204 and AAMSA specifications.

- EXCLUSIONS:*

  3.5.6..1 steel framed windows and doors;

  3.5.6..2 small cottage pane windows;

  3.5.6..3 '*Winblok*' or other concrete framed elements.

3.5.7 *Garages and Carports**

- Garage doors must be sectional overhead or roll-up type doors with a simple horizontal pattern:

  3.5.7..1 double and single garage doors are allowed;

  3.5.7..2 aluminium doors must be powder coated, colour to match windows and roof;

  3.5.7..3 must be set back at least 5.0 metres from the street curb line to create an additional parking space in front of the garage;

  3.5.7..4 garages may not be altered and changed into accommodation or living spaces.

- HW Meranti Timber Posts and Beams pergola structure is allowed in front of the garage:

  3.5.7..1 exterior varnish stain – two *Crown Weatherglow*.

- EXCLUSIONS:*

  3.5.7..1 any form of glazing in garage doors;

  3.5.7..2 no PVC garage doors;

3.5.7..3 prefabricated garages;

3.5.7..4 steel or aluminium louvered carports;

3.5.7..5 shade cloth covering to carports.

3.5.8 *Other**

- Steel external side gates to match the colour of the garage doors, windows, shutters and roof. Chimneys must be painted to match wall colour.

3.6 ***Balustrading****

3.6.1 The following conditions apply to handrails and balustrading:

- the height of the top of all handrails or balustrades, including those mounted on brickwork, must be 1000 mm above the floor finish of the balcony slab;
- mild steel tubing and flats painted in a colour matching the aluminium windows or roof;
- glass balustrading is permitted, but limited to the facades not facing the street.

3.7 ***Boundary Walls****

3.7.1 *Boundary Wall Definitions*

For the purposes of these Guidelines, the following internal boundary wall conditions for the development are defined, namely:

- *Shared Boundary (Side Boundary):*

3.7.1..1 any single boundary, which separates two adjoining residential erven must be a solid wall with a maximum height of 1800 mm, plastered and painted smooth on all sides, painted in white. This wall type may also be used to link the building to the side boundary to create edge continuity – a garden gate may be placed in this wall for access to the rear of the property;

3.7.1..2 side boundary wall lengths must be determined in consultation with the Control Architect. The objective is to ensure that a harmonious relationship is established between wall height, the terraces and the surrounding landscape.

- *Front Boundary (Street Boundary)*:

3.7.1..1 a built wall of not higher than 1.2 metre from the existing ground level;

3.7.1..2 if the design requires a higher boundary wall, the street boundary wall may be terraced, with a 900 mm setback to create a planter - to be approved by the Control Architect;

3.7.1..3 the boundary wall must form a harmonious unit with the boundary walls on either side of the subject erf. This integration is not discretionary and must be indicated on the building plans.

- *Rear Boundary*:

3.7.1..1 a built wall of not higher than 1.2 metres from the existing ground level, on the property boundary, along the agricultural area or open space.

3.7.1..2 the garden on the upper slope may be terraced if required with the last terrace not to be closer than 1.5 metres from the boundary;

3.7.1..3 the gardens, and boundary wall, on the lower slope may also be terraced to form a planter – set back at least 900 mm;

3.7.1..4 the boundary wall must form a harmonious unit with the boundary walls on either side of the subject erf. This integration is not discretionary and must be indicated on the building plans.

3.7.2 *General Conditions in Respect of the Design of Boundary Walls*

- Any walls not built on an actual boundary line, but which fulfil the function of a boundary wall in relation to a boundary or dwelling, will be deemed to be a boundary wall as may be determined by the Control Architect.

- The provisions described in this guideline document apply to all erven, other than where a specific code applicable to an erf is in conflict with these Guidelines, in which case the provisions of such specific code shall prevail.

- All boundary walls and built masonry columns must incorporate half-round copings not protruding either side of the wall.

- Height of half-round copings must be half of the width of the wall.

- Where walls incorporate masonry columns (spaced at maximum 2,5 metres to 3 metres as advised by a Structural Engineer), such columns must be square and may

protrude no more than 100 mm from the face of the solid wall section.

- Boundary walls must be simple and may not incorporate any recessed or raised panels, or any other form of embellishment.

- Any reference to the maximum height of a wall shall be taken as a measurement to the top of any coping forming part of the wall. The adjoining columns may be slightly higher.

- Shared boundary walls between erven may not exceed 1800 mm in height, measured from the highest platform level at any one side of the erf boundary.

- On the internal street boundary side, it is prescribed, that where walling is required, only low garden walls restricted to a maximum height of 1.2 metres may be built. The shared side boundary forming part of the street domain, i.e. walling on the side boundaries on the street side of the dwelling must also be kept low at a maximum height of 900 mm (for a minimum distance of 3m) to allow visual interaction with the street in order to enhance the quality and character of the development.

- All boundary walls, boundary fencing and fencing around pools must be designed and built to comply with the National Building Regulations (NBR). Specific conditions apply to pool fencing, refer applicable NBR for detail.

- All boundary walls are to be plastered and painted white.

- All non-retaining boundary wall to have a maximum width of 190 mm. Retaining boundary wall to have a maximum width of 330 mm (or as advised by a Structural Engineer).

- Boundary wall to have a consistent thickness all around the site.

- Where the Council requires permeability in the boundary wall, mild steel tubing and flats painted to match the aluminium windows or roof must be used.

3.7.3 *Exclusions Applicable to Boundary Walls:**

- no prefabricated walling systems or similar allowed;

- no face brick, natural stone wall or stone cladding;

- no sheet material; and

- barbed wire on walls is not permitted.

3.8 ***Miscellaneous and General****

3.8.1 The location of all television aerials or satellite dishes should preferentially not be visible from the street or adjoining properties. The final position, size and location of all satellite dishes and television aerials are subject to approval by the Weltevreden Hills

HOA. Satellite dishes must be white composite or approved equivalent as approved by the HOA.

3.8.2 All telephone and electrical cable reticulation on the property must be underground. No overhead masts or wires are permitted.

3.8.3 All gas cylinders, refuse bins, compost piles and clothes lines must be screened within service/drying yards in order not to be visible from the neighbouring properties, or the street.

3.8.4 All air-conditioning units and heat pumps should be screened or positioned correctly to be non-visible from the neighbouring properties or the street.

3.8.5 House numbers may not be larger than 180 mm high and 150 mm wide per number. The preferred lettering style is Verdana Bold and the colour is charcoal to match the roof sheeting. All lettering and numbering to conform to the approved design for the project. All lettering and numbering to be placed horizontally and in line and to be understated. The size and location of all house numbers are subject to the final approval of the HOA.

3.8.6 All exterior lighting (black or white) should be sensitively positioned and not directed in such a way that it may have a negative impact on the immediate surroundings or potentially in view or hazardous to adjoining properties, residents or passing traffic. Exterior lighting should shine down. It is recommended that all exterior lights be energy saving fittings. Security lights may not cast direct light outside the erf upon which they are situated and must be activated by movement sensors. All exterior light fittings to dwellings (must be indicated on the elevations and specification provided) to match the fittings of Weltevreden Hills and to be approved by the HOA. Refer to Annexure B.2 for approved fittings

3.8.7 The aesthetic approval of all burglar bars and security gates are subject to the approval of the HOA. Security gates are only permissible if mounted internally behind a solid door and may not be visible from the exterior of the building.

3.8.8 Solar or heat pump thermal systems - are required (refer to Section 3). The angle at which the flat plate solar collector or evacuative tubes are mounted must lie flush with the roof and the frame and fittings must be powder coated to match the roof colour. If possible, not facing the street façade.

3.8.9 No sewer, vent and water pipes may be visible from the street and are not allowed above one meter from ground level. Stub-vent stack systems are to be used. All piping to be painted to match the adjoining wall colour onto which the pipe is fixed.

3.8.10 Chimneys must be plastered and painted to match the main dwelling's wall colour, complete with a stainless steel or galvanized mild steel flue with approved storm cap. Galvanized mild steel pipes must be painted to match the colour of the roof, dark charcoal grey. All built chimneys and chimney pipes must comply with and be in accordance with the dimensions as prescribed in the NBR. Fixed metal cowls allowed – to be submitted to Control Architect for approval.

3.8.11 Only one dwelling per erf permitted.

3.8.12 No domestic quarters are allowed.

3.8.13 No generators will be allowed, alternative power generating solutions is encouraged.

3.8.14 A home Business is allowed, subject to the HOA's approval. The type of home business, operating times, frequency of visitors and cars may not be a disturbance to the neighbours. The HOA may at any time remove the right of a home business if the owner does not adhere to the rules.

SECTION 2: LANDSCAPE ARCHITECTURAL GUIDELINES AND CODES

4. LANDSCAPE ARCHITECTURE

4.1 *Introduction*

4.1.1 The design and implementation of a qualitative and enduring landscape forms an integral part of the overall design and is considered to be an imperative for the successful development of Weltevreden Hills. This section of the framework document should be read together with the Environmental Management Plan, June 2015 (including the Construction Phase and Operational Phase of the project). The goal is to create appropriate sense of place qualities for the development. This would be achieved by (a) consistent use of materials and detailing, (b) coordination of materials and colours of the hard and soft landscaping and (c) integrating the project with the rural quality of the surrounding.

Figure 8: Current (2017) agrarian landscape.

4.1.2 In addition, harmonious balance is to be promoted in the landscape. This occurs where there are more or less equally spaced hard and soft elements incorporated into the landscape design. Parks and parking are to be given an informal setting and new tree avenues are to be planted to create axes that would frame views and provide direction.

4.2 *Hard Landscaping*

4.2.1 Street furniture may be used in combination with hard landscape elements, to enhance the sense of place qualities and identity of the area. The placement of these items in the landscape must be planned and coordinated so that the items are clearly visible, yet subtle, and cluttering is avoided. The street furniture will be designed to be robust to withstand the environmental conditions.

4.2.2 An age-appropriate playground will be providing in the open space.

4.2.3 Atmospheric lighting - Low-level lighting will be used to avoid glaze and light pollution. No unnecessary overhead street lighting will be used, instead low-level lighting such as bollards will illuminate roadways and paths. Decorative lighting will be used for the illumination of focal areas such as water features or large trees.

4.2.4 Signage and Ornamentation – Signage should be appropriately used to enhance the architectural style and combine aesthetics and function and reflect the street furniture

theme.

4.2.5 Paving – A consistent layout of paving materials and patterns will be used in the development to provide a distinctive identity. Subtle variations in colour and texture will be applied in some areas to help provide contrast, richness and scale. The driveway paving to match the street paving colour.

4.2.6 The landscape design will enhance the experience for pedestrians and appreciate changing scenery as a person walks through the development.

4.2.7 The clay brick road edge will consist of a concrete kerb or a brick header course on the same level as the road surface to allow storm water to run off into the landscape to match the existing road surface. The use of kerbs will be limited. Parking areas with permeable paving (grass blocks) will be provided in selected areas in the development.

4.2.8 Retaining Walls, Fencing and Low Walls – The Cape is known for the use of low walls in the agrarian landscape. Historically the purpose of such walls was to define the 'werf' area. Such low walls are to be used to define public areas in the development.

4.2.9 The low walls will have a half-round coping that does not protrude either side of the wall. The walls be plastered and painted to as required in the Architectural Guidelines to match the buildings.

4.2.10 Slopes will be retained with terrace walls, stone walls and or rock gabions. Creeping plants are to be established on the higher levels of the walls so as to soften the visual impact of such walls.

4.3 ***Soft Landscaping***

4.3.1 The key impact of the development is its potential visual intrusion, in particular as it relates to the aesthetic quality of the site from the perspective of inhabitants of Weltevreden Hills. It has to be accepted that this impact cannot be fully mitigated and that mitigation measures should not adversely affect the quality and associated marketability of Weltevreden Hills. The applicable management specifications are as follows:

- existing vegetation – The site has an agrarian landscape character partly planted vines, some mature trees and natural veld. The trees and shrubs with any significance will be carefully selected to remain; be pruned and cared for during the building phase to ensure the rural sense of place is protected;

- road verge vegetation - Soft landscaping will be designed to give identity to a specific area and enhance the quality and roles of specific places. Plant species that are typical of the historic and cultural character of the area will be planted;

- all species will be drought and wind resistant, water-wise and non-invasive. The use of indigenous plants will receive preference and be used in a combination of ways to emphasize and give character to squares, spaces between nodes, as well as, accentuating focal points, axes and perspectives;

- natural transition will be achieved through the gradual, ascending or descending arrangement of different elements with varying textures, forms, colours, or sizes;

- trees vs structures or paving – New structures need to accommodate any existing trees as far as possible. Where new paving areas encounter existing trees – a generous opening should be left all around the base of the tree trunk to allow rainwater to penetrate and give the roots breathing space.

4.3.2 The prominent slopes of Agricultural Erf 16566 will be used for nature-based agriculture, ideally in the form of a manicured best-practice viticulture which contributes to the aesthetic quality and integrity of the site.

4.4 ***Irrigation***

4.4.1 Drip irrigation will be used in small, localized areas such as trees in paving or narrow planting flowerbeds. In larger areas, where sprayers will be necessary to ensure the area is watered adequately: wind velocity will need to be taken into account i.e. the heights and distances, sprayers will cover; in order to reduce excessive water use or loss.

4.5 ***Water Saving Measures***

4.5.1 Private residence: Storm water and grey water can be harvested for irrigation purposes on all private erven where practically possible. Sustainable water usage is essential and the use of domestic grey water and treated effluent is strongly encouraged for irrigation purposes where necessary.

4.5.2 Rainwater harvesting: Water tanks will be stored underground or above but then appropriate screening is required.

4.5.3 Re-using of domestic grey water with a designated irrigation and filtration system.

4.5.4 Storm water runoff is to be managed by means of the stormwater system as approved by the Municipality. Where the existing system shows shortcomings or deficiencies due to site development interventions, such shortcomings or deficiencies must be rectified by the person who undertook the subject intervention. The principle of 'user pays' applies.

4.6 ***Maintenance***

4.6.1 Low maintenance hard landscaping elements and plants will be used throughout the development. The use of local suppliers and labour will be encouraged.

4.7 ***Role and Function of the Agricultural Erven in the Overarching Landscape Character of the Development***

4.7.1 The Agricultural Erven (refer to Figure 1 and the HOA Constitution) have been key factors in obtaining approval for the development. They have been retained to entrench

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the agrarian sense of place that currently (i.e. in 2016) characterises the site. The key function of the erven is to serve an appropriately landscaped setting for the development. In order to enhance the long-term viability of the erven it is imperative that their economic value be enhanced to the extent possible and within the parameters of their zoning and the conditions of approval set by the Municipality.

4.7.2 Accordingly, the following conditions apply:

- no development and activities may take place in the Agricultural Erven other than those provided for in terms of their agricultural zoning and then strictly subject to the following conditions:

  4.7.2..1 the agricultural activities in respect of the Agricultural Erven shall be limited to those that do not require the cultivation of crops under any form of cover or enclosure (for example hydroponic tunnels);

  4.7.2..2 the crops to be cultivated and the consequent land cover must retain the cultural landscape and sense of place as in 2016;

  4.7.2..3 the Owners shall manage their Agricultural Erven in accordance with an Agricultural Management Plan;

- the planning and design of any development or any landscaping proposed on the Agricultural Erven will be subject to the Design Guidelines and the standard approval procedures of the HOA as presented in this document.

4.7.3 The landscaping vision and guideline for the Agricultural Erven constitutes the following:

- well-maintained vineyards managed in terms of applicable best-practice;
- the preferred primary landscaping medium is vines. Non-productive open areas within the vineyards are to be limited;
- the vineyards should ideally be demarcated by means of low white walls with a round coping;
- suitable indigenous plants may be established where required to stabilise exposed ground surfaces.

4.7.4 Inhabitants may periodically be exposed to the effects of standard agricultural activities on the Agricultural Erven, which may result in a temporary inconvenience. The mitigation of such effects is addressed in the Agricultural Management Plan of the Agricultural erven. In this regard, it is noted that Weltevreden Hills is abutted by *bona fide* agricultural land which is subject to periodic agricultural activities which may have effects that are similar to what is experienced in the urban-rural interface throughout the Cape Winelands.

SECTION 3: PRINCIPLES OF SUSTAINABLE DEVELOPMENT

5. SUSTAINABILITY

In the Basic Impact Assessment (*ito* NEMA, Act 107 of 1998) and the application for Rezoning, Subdivision and Amendment of Development Conditions (*ito* LUPO, Ord 15 of 1985) commitments have been made to promote the contribution of Weltevreden Hills to addressing climate change during both the construction phase and the operational phase. As stipulated below, the primary responsibility for the continued implementation and management of these commitments will vest with the private home owners and the HOA during the operational phase.

Sustainable development has long term sustainability as the ultimate goal. The philosophy supported at Weltevreden Hills is that 'every bit counts' and that unless the sustainable development process is managed and measured, success rates will be low, or worse, the principles would fail.

5.1 *Responsibilities of Developer and Property Owners*

5.1.1 The figure below summarises the responsibilities of the various stakeholders as it relates to promoting sustainable development and sustainability in the Development.

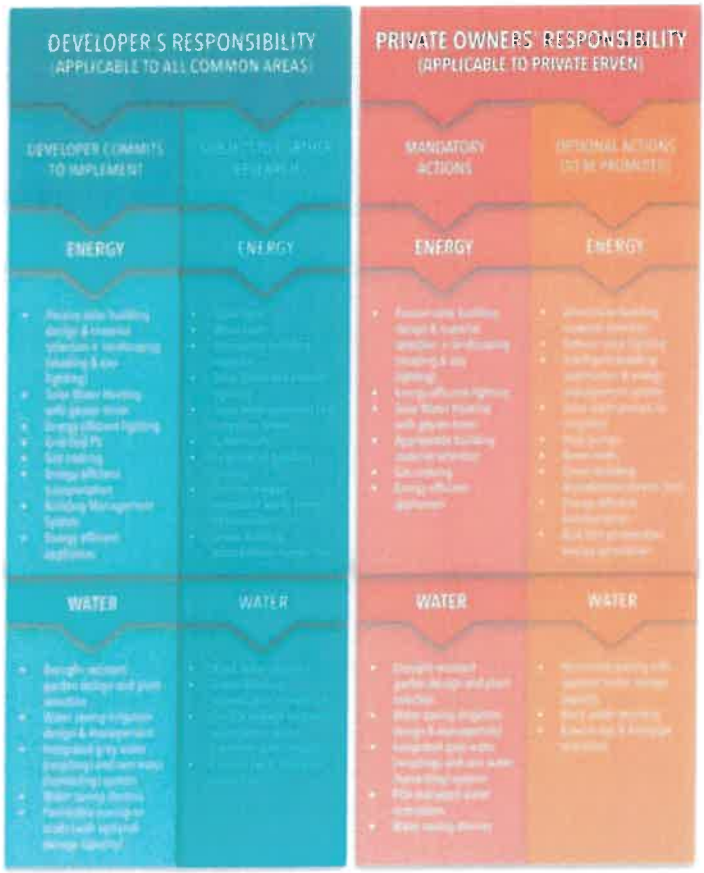

Figure 9: Responsibilities of the various entities.

6. PROMOTING ENERGY EFFICIENCY

The following measures have been identified which will be implemented in order to reduce energy consumption, promote the efficient use of energy and promote appropriate alternative renewable energy sources:

6.1 *Passive Solar Design*

6.1.1 The correct design of urban space and related buildings through the application of Passive Solar Design principles will contribute significantly to reducing energy use (specifically energy required for heating and cooling a building). Passive solar design is based on the following six principles i.e.:

- building orientation;
- thermal massing;
- shading;
- ventilation;
- insulation;
- landscape design.

6.1.2 The buildings in Weltevreden Hills have been designed to be predominantly orientated to the north. Buildings have been designed to collect, store and radiate heat inside the building to maintain higher night-time temperatures in winter while in summer excessive internal heating of the building is avoided.

6.2 *Promoting Energy Efficiency*

6.2.1 The use of energy efficient electrical and associated appliances in all buildings will be promoted. A range of possible measures include the following:

- installation of a Building Management System which controls all energy related appliances, lighting, heating and cooling which could contribute to promoting energy savings;
- installation of low energy lighting in and around buildings and public spaces;
- installation of evaporative coolers (a device which cools air through the evaporation of water). Evaporative coolers have significantly lower installation and operational costs than a conventional air-conditioning system;
- use of skylights to reduce demand for artificial interior lighting.

6.3 *Water Heating*

6.3.1 It is generally accepted that heat pump provides the most efficient technology for water

heating in the Western Cape. The installation of an Air-sourced heat pump or solar water heating system, or a hybrid (combination of both technologies) will be mandatory on all buildings.

6.3.2 Due to aesthetic considerations only '*split-system*' SHW systems with a geyser located inside the building roof space will be allowed. SHW panels would be placed flush on the outside of roofs.

6.4 ***Grid-Tied Renewable Energy Generation***

6.4.1 The installation of a Grid-Tied Renewable energy system will be encouraged for all houses. Grid-Tie renewable energy refers to the direct grid or utility feed-in of instantaneous generated power through different sources such as wind (turbines) or sun (photovoltaic panels), which enables direct savings on electricity usage for the commercial sector which has the potential to contribute significantly towards the reduction of conventional energy sources.

6.4.2 The technology allows for the renewable energy generated to be used locally, thereby reducing the demand on external energy sources.

6.4.3 Renewal energy generation and the structures should not negatively impact on the architectural Guidelines of Weltevreden Hills.

6.5 ***Efficient Water Use***

6.5.1 It is critically important that the efficient and appropriate use of scarce potable and non-potable water resources be ensured and that innovative methods of water capturing, and management be investigated. Water use will be addressed by managing water for private use (buildings and activities on private erven) and common use (private open space and associated amenities) by the HOA. The sustainable use of water requires that:

- potable and non-potable water use is reduced;
- water is used responsibly for a specific application;
- water is always used efficiently;
- alternative water sources are used to their full potential.

6.6 ***Mandatory Water Management Measures***

6.6.1 In order to promote responsible private domestic and common water use it is recognised that the use of portable Municipal water for exterior purposes should be supplemented.

6.6.2 Irrigation management: The following measures will be implemented:

- plants in the landscape will be selected for their drought-resistant qualities and are to be separated into hydro-zones; where plants use the same amount of water;

- the use of organic mulch is encouraged to minimize water loss due to evaporation;
- the irrigation system will be designed to be energy-efficient and water-efficient;
- drip irrigation will be used in small, localized areas such as trees in paving or narrow plating flowerbeds. In larger areas, where sprayers will be necessary to ensure the area is water adequately; wind velocity will need to be taken into account in order to reduce excessive water use or loss;
- weather stations will be installed to monitor seasonal fluctuations in rain fall so that the irrigation program can be adjusted accordingly;
- the use of wireless rain sensors to regulate the irrigation system on a daily basis would be mandatory. Watering times will be regulated so that the irrigation system does not run during the hottest time of the day.

6.6.3 Water use regulations: The following measures will be implemented:

- Water Use Guidelines and Restrictions shall be determined and managed by the HOA;
- the guidance with regards to drought tolerant water-wise plants shall be adhered to;
- internal installation of water efficient fittings (e.g. dual-flush toilets, low flow showers, aerated taps) will be specified throughout all buildings;
- the use of water efficient appliances will be promoted.

7. PRINCIPLES FOR APPOINTMENT OF CONTRACTORS AND SERVICE PROVIDERS

7.1 The key challenges pertaining to the construction of homesteads relate to the following:

7.1.1 on-going activity and presence of contractors' equipment and personnel on the site often resulting in undesirable incidents;

7.1.2 damage caused to infrastructure and concomitant differences between the developer/HOA and the relevant contractor(s) pertaining to accountability (notwithstanding contractors' agreements and codes);

7.1.3 sub-standard delivery services upon which no contractual or regulatory measures can be imposed;

7.1.4 overburdened or transporting equipment that fall in a weight class that cannot be accommodated by roads in the development;

7.1.5 divergent methods and procedures pertaining to excavation, removal of excess soil and other material, compacting, and construction.

7.2 ***Objectives***

7.2.1 Due to the relative sensitivity of the site as it relates potential detrimental infrastructural impacts the key objective of is to avoid, or alleviate the risks associated with pre-construction activities to an acceptable level. (Accordingly,) the following Guidelines apply:

- the attached service providers' code will be the minimum standards to be adhered to. Any building contractor or service provider would have to fully subscribe to the code, provide a validated financial guarantee of funds available for repair works, or deposit in a dedicated trust account adequate funds for such purpose;

- pre-construction works, and delivery services are to be undertaken in accordance with a method statement which *inter alia* states the type of vehicle or equipment involved, loading/off-loading methods to be applied, storage arrangements.

7.3 ***Selection Criteria for Builders***

7.3.1 Pre-qualification criteria for considering building contractors include the following:

- registered with the National Home Builders Registration Council ("*NHBRC*");

- a member of the Building Industry Bargaining Council ("*BIBC*");

- optional registration with the Master Builders Association ("*MBA*").

7.3.2 Only contractors with adequate experience and who can satisfy the HOA (in its sole and absolute discretion) of such prior experience will be allowed within Weltevreden Hills.

7.3.3 An Owner who qualifies in terms of this clause will be allowed to construct his own home.

7.4 ***Guideline for Appointment of Contractor***

7.4.1 The property owner must submit a motivated application to the Control Architect for a decision pertaining to the building contractor. The latter will consider the merit of such application against the objectives and principles presented in this chapter. Annexure B.1 attached hereto comprises a Builders Code of Conduct to be adhered to by all contractors. Adherence will be monitored by the Control Architect.