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Application Number: LU/16027 (TP480/2023)

Our File Reference Number: Erf 3965, Klappmuts

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 SECTION 15(2)(L) OF THE STELLENBOSCH MUNICIPALITY LAND USE PLANNING BY-LAW (2023), TO OBTAIN APPROVAL FOR THE AMENDED VINI FERA ARCHITECTURAL GUIDELINES: ERF 3965, KLAPMUTS

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15(2)(l) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 8768/2023, dated 9 June 2023 to obtain permission in terms of a condition of approval dated 25/09/2014 for the approval of the amended Vini Fera Architectural Guidelines.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:
 - 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 Bylaws or Regulations that may be applicable.
 - 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.

3.3 The Vini Fera Home Owners' Association be subject to the conditions of the amended Vini Fera Architectural Guidelines, Revision 1, dated: August 2023, attached as **Annexure B**.

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

4.1 The approval of the amended Vini Fera Architectural Guidelines, Revision 1, dated: August 2023, will have no impact on the Municipality.

4.2 The Architectural Guidelines dated: August 2023, are consistent with the approvals granted for the development.

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 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. The following prescribed information is accordingly required:

6.1 The personal particulars of the Appellant, including:

- a) First names and surname
- b) ID number
- c) Company of Legal person's name (if applicable)
- d) Physical Address
- e) Contact details, including a Cell number and E-Mail address

7. Reference to this correspondence and the relevant property details on which the appeal is submitted.

7.1 The grounds of the appeal which may include the following grounds:

- a) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- b) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

7.2 Whether the appeal is lodged against the whole decision or a part of the decision.

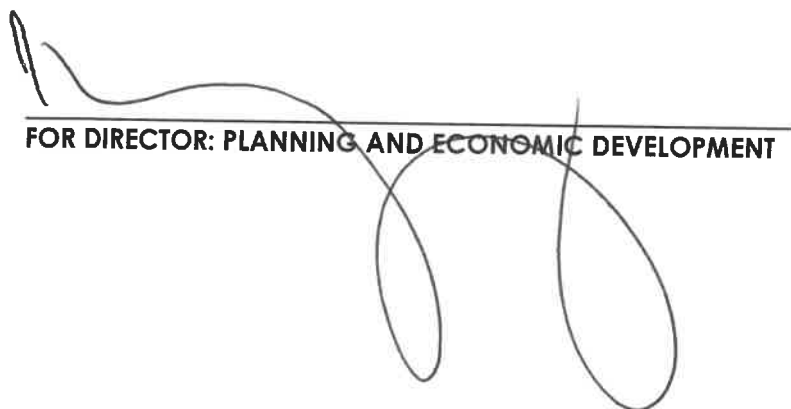
7.3 If the appeal is lodged against a part of the decision, a description of the part.

7.4 If the appeal is lodged against a condition of approval, a description of the condition.

- 7.5 The factual or legal findings that the appellant relies on.
- 7.6 The relief sought by the appellant.
- 7.7 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
- 7.8 That the appeal includes the following declaration by the Appellant:
- a) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - b) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.
8. 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
9. 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.
10. The 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
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

13. 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



A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

20/6/2021
DATE



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ANNEXURE B

Vini Fera Architectural Guidelines

REVISION 1 – August 2023



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ARIAL VIEW OF VINI FERA



1. ANURA WINE ESTATE

Anura Vineyards is a family-owned wine farm run by Tymen, Jenny and Lance Bouma. The wine estate was established in 2000 with the first vintage produced in 2001 under the Anura label.

Positioned on the foothills on the Simonsberg Mountains, Anura boasts a wide variety of soils, slopes and microclimates. This allows us to grow a wide selection of cultivars, some uncommon in South Africa, and also to match each cultivar with its ideal soil and microclimate.

At Anura, the aim is to produce wines which combine the robust fruit forward flavour of the New World with the elegance and complexity of Old-World winemaking styles.

Wine & Cheese Tasting Centre:

The Anura Vineyards wine tasting Centre boasts panoramic views overlooking vineyards, ponds and fynbos. This beautiful setting, along with fine wines and handcrafted cheeses, provides a memorable tasting experience that will stay with you long after your last sip.

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Forest Hill Cheese:

Anura is also home to Forest Hill Cheese which produces a range of artisanal white mould, soft and mature style cheese. Established in 2000, Forest Hill began production of wonderful rich flavoured, creamy white mould cheeses, namely Camembert and Brie. Other cheeses in the range include mild, 2-3 month matured soft cheeses namely, Bella, Marisch and Manchego which have become popular table cheeses and an excellent addition to any cheese board. The flagship, Anura Mountain Cheese, is a Gruyere style cheese matured for 5-7 months to develop its complex, rich flavour.

Froggit Foods & Sauces:

A Boutique Sauce Company founded by Richard Hobson and the late Jason Conway producing a wide variety of sauces, reductions and jams. Perfect for any food lover who wants to turn the simplest of meals into something special by adding the secret Froggit zing!



Wagon Trail Brewing Co & Restaurant:

Brewed on the site of the old route used to service the trading post at Cape Town harbour in 1819, Wagon Trail beer pays homage to those who forged the original wagon trail and their enduring quest for refreshment. The industrial style brew pub allows you to sample a selection of craft beers, while witnessing the beer making process in action and enjoying a menu comprising of charcuterie platters, cheeses and laidback gastro-pub style foods. Think free range beef burgers, hot wings and our famous, crispy rotisserie pork belly. When the sun comes out, all this can be enjoyed on the expansive deck overlooking the Lillypad pond and gardens.

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The Cooperage Events Space:

The Cooperage is the latest addition to the Anura Collection. An architectural masterpiece of space and light, with its contemporary industrial style finishes, comprising of stone, concrete, steel and rare African wood, encompassing 360-degree views of the Simonsberg mountain range, vineyards and water. As the name suggests, much like the work of a Barrel Cooper, The Cooperage is our hand-created, artisanal event space. The Cooperage has the ability to transform to your needs, whatever your event design may be.



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GENERAL PLAN (PHASE 1(a))

VINI FERA DEVELOPMENT

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2. INTRODUCTION

Vini Fera Estate strives to be a unique experience with its own distinctive character and environment. The guidelines as set out herein are inserted to ensure that all design elements embrace the architectural vision for the Estate whilst retaining a sensitivity towards one's neighbours and immediate surrounds.

These guidelines should be seen as the framework within which the Architect can design the house with provision for flexibility to individual expression. This being said, all designs must still comply with all Local Authority by-laws and the National Building Regulations.

All building plans are to be approved by the Scrutiny Architect and the Developer, prior to submission to the Local Authority. Should any design matters arise that are not covered by these guidelines, same will be referred to the Scrutiny Architect for a decision. These guidelines may be amended from time to time. Any amendments to these guidelines will not apply retrospectively. In other words, amended guidelines will only be applicable to those designs submitted for approval after publication of the amended guidelines.

The Scrutiny Architect will take a holistic approach to the Development and not focus on the single plot design format.

The Scrutiny Architect, MB Architects, having conceptualised the architectural vision for the Estate and having created the design philosophy that is to guide and inform the design, positioning and construction of all Improvements on the Estate. MB Architects have been appointed by the Developer as the Architect that would prefer to do the work on the Estate. This will ensure that the architectural vision and the overall look and feel will be governed and protected.

Should another Architect be assigned to the designing of the house, a scrutiny fee of R28 000 ex VAT will be charged for the approval of plans to the Estate. These approved plans will carry a priority stamp for submission to the local council.

Final snag inspection and the issuing of a Certificate of Completion will be R7 000 (excluding VAT). This to ensure that all work has been properly done as per the approved plans.

Two site visits are included in above costing. Any additional work will be calculated at the Scrutiny Architect's hourly rate.

3. DESIGN PHILOSOPHY

With this design philosophy, the Developer aspires to create an estate that not only relates to its context but also creates an environment that enhances wellbeing and peace of mind, which can only be found in this tranquil environment.

The architectural vision for the Estate is for houses to be designed and built that blend natural and historic beauty with a modern contemporary farmhouse style, producing sustainable architecture through the innovative application of established principles of ecological sustainable designs.

The design should reflect proportioned spaces, clean lines, attention to detail and aesthetic quality.

The overall goal is to create a 'textured' modern contemporary architecture using relevant materials such as stone, timbers and steel in harmony with modern technology. This philosophy might be better described as the traditional farmhouse shape using modern materials and wider window proportions.

The design of houses throughout the Estate should be in response to the South African climate and outdoor lifestyle. Owners will have the freedom to create unequalled and diverse homes in keeping with the proposed theme of the Estate. Within this specified formula the use of various raw materials will be encouraged, with a focus on stone, brick, wood and glass. Plaster & painted external walls will be permitted but only in certain earth tones.

The Estate offers a unique lifestyle that requires an appropriate architectural response. The Developer envisages contemporary interpretations of 'farmhouses' and 'manor houses' that respond not only to the broader context, but also to the individual site and the Estate as a whole. Simple, honest structures, with good indoor-outdoor living in their surroundings.

Emphasis should be placed on proportions, scale and the interrelationship between architectural and structural elements to the landscape and context. The aesthetic of this Estate should be refined through excellence in detailing and execution. Simplicity of form requires thoughtful resolution of the interrelation between forms, materials and spaces.

It is important that all Owners embrace the architectural vision for the Estate, and it is vital that they work in conjunction with and support the Developer and the Scrutiny Architect in implementing these guidelines. It should be borne in mind that all should strive to create an environment in the Estate where the whole is greater than the sum of the parts and in so doing Owners may need to make compromises for the benefit of all.

The responsibility to ensure that a house complies with and conforms to the guidelines lies with the Owner.

Green Building Philosophy

We believe in natural / green building reducing the overall impact of the built environment on human health and the natural environment by:

- Efficiently using energy, water, and other resources;
- The use of natural materials that are locally available;
- Reducing waste, pollution and environmental degradation as well as recycling;
- Using new technology that is constantly being developed to complement current buildings in creating greener structures;
- Creating an energy efficient house;

Recycling

- All refuse to be separated into recyclable and non-recyclable refuse.





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- Recyclable refuse must, in turn, be separated into glass, plastics and paper/cardboard.

4. DESIGN AND GUIDELINES



4.1 General guidelines and built form

- Built form with a singular rectangular form or multiple rectangular forms will be required. These built rectangular forms must be at right angles to each other.
- Orientation, privacy, wind and view should be considered prior to the design.
- Generally, the use of a first floor will be allowed, but it is encouraged to be utilized as a mezzanine level in the roof space with a wall plate height of 1,8m.
- The aim is to reduce the general bulkiness and to achieve an overall scale that is more human proportion. This will enhance the natural skyline and immediate environment.

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Examples of built forms

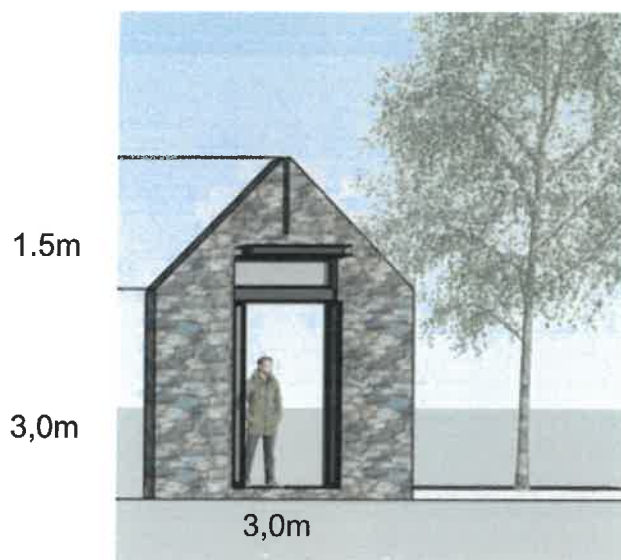


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Gable proportions:

The preferred gable with proportions to be 1:1.5 to the height. This vertical proportion is true to the farm house Architecture. Concrete roofed Verandas, concrete joining roofs & balconies are encouraged to reduce out of scale or large proportions.

Single story main structure



Gable proportions 1:1,5



Single story main structure with high volumes of up to 3,5m and 45-degree roof pitch will be allowed. Every single storey house will have a maximum coverage of 65% (see 4.3 coverage).

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Loft story main structure with double-pitched roof to be limited to 8,25m (3,5m ground floor+ 1,8m loft +45 degrees roof) height restriction. (see 4.3 coverage).

Loft storey main structure



Double story main structure with double-pitched roof to be limited to 9,5m (3,5m ground floor + 3 first floor + 3m rooftop) height. Only 65 % of the area of the ground floor will be allowed to be built on the first floor.

Double storey main structure



- Building forms must be simple rectangular or composite rectangular. The maximum permissible height of **any** building when measured from the highest point of the roof line to the average of the corner pegs of the natural ground level may not exceed 10m. This height may vary due to the site contours and is up to the discretion of the Scrutiny Architect.

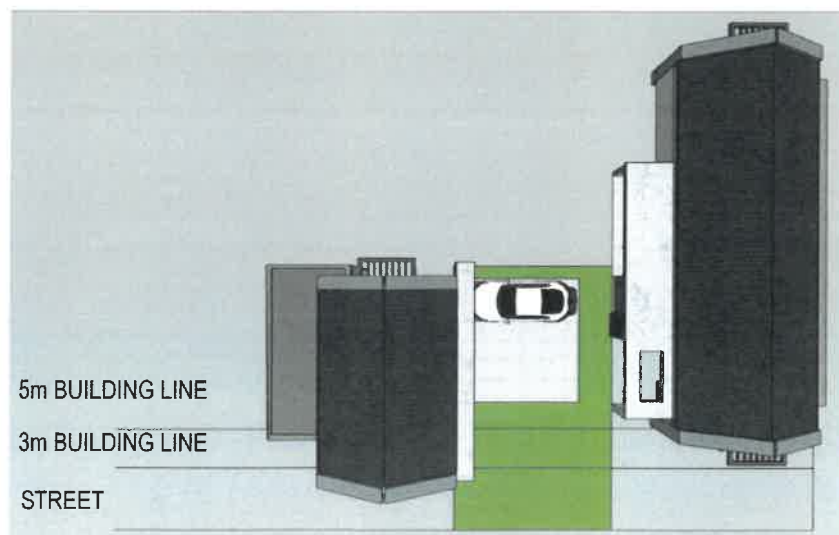
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- Every individual building should be designed to complement the natural contours and orientation of the site. Buildings must be stepped and terraced on the site and no portions of the building plinth to be higher than 850mm above natural ground level (NGL).
- Special consideration to be given to existing neighbouring houses to ensure that privacy is respected in terms of placement of overlooking windows and balconies of upper / mezzanine levels. Where necessary vertical screens must be installed to ensure privacy.
- In areas where the land slope is very severe the Scrutiny Architect may amend the restrictions to minimize the impact and height should it be necessary.
- Proportion must play a major role in the overall design and bulky gable designs are to be avoided.
- Rectangular shapes to be dominant in the basic footprint of all spaces.
- No hipped roofs will be allowed.
- A level must be determined on every plot to calculate the bench mark for the height restriction. This level to be the average of all corner pegs.
- Architectural features like chimneys may project a maximum of 1m above the height restriction and may be built into the side building lines.

4.2 Building lines

- Some plots have individual setbacks and Owners must make sure that they are aware of and, as such, accept these restrictions prior to purchase.
- Erf no's 4026, 3971, 3972, 3973, 3974, 3975 has a National road setback line.
- Erf no's 4031, 4042, has an electrical line with a 3m servitude.

GARAGES FACING AWAY FROM THE STREET

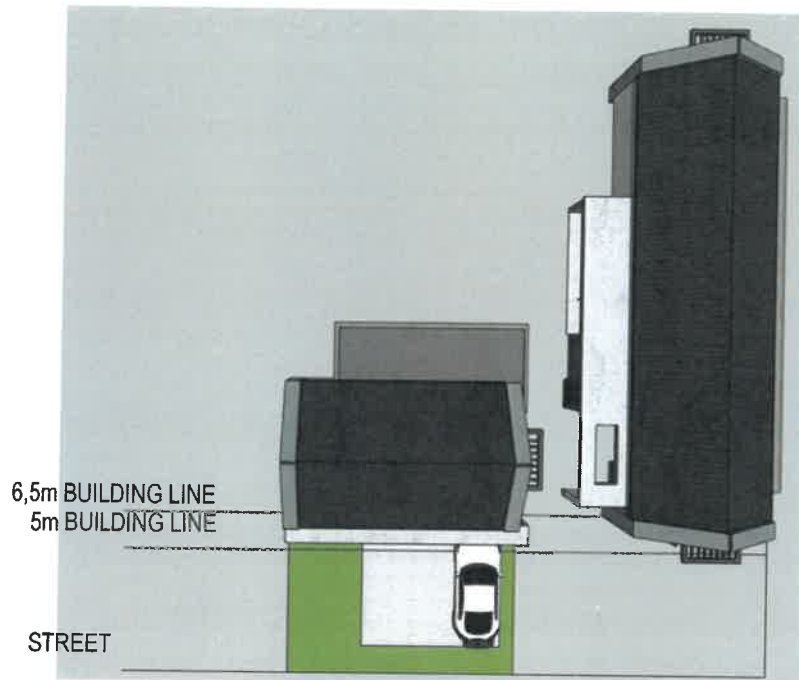


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- **STREET BUILDING LINES**

- Main building 5m
- Garage facing away from street 3m
- Garage facing towards the street 6,5m
- Golf cart shed 3m away from street

GARAGES FACING THE ROAD



- **SIDE BUILDING LINES**

- Garages 1m from boundary line and must allow for storm water downpipes on the side (100mm)
- Swimming pools facing open spaces 1m and pools on common boundaries 1m
- Pergola 1m from all boundaries
- Golf cart shed allowed on boundary line.

- Stands with the front boundary length less than 20m, the building lines on the sides will be 1m + 2m respectively. Total aggregate 3m.

Double storey to be 3m away from any boundary.

Loft level to be 1,5m away from any boundary.

- Stands with the front boundary length between 20 - 25m, the building lines on the sides will be 2,5m + 1m respectively. Total aggregate 3,5m.

Double storey to be 3m away from any boundary. Loft level to be 2m away from any boundary.

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- Stands with the front boundary length above 25m, the building lines on the sides will be 3m + 2m respectively. Total aggregate must be 5m.

Double storey to be 3m away from any boundary. Loft level to be 2,5m away from any boundary.

- REAR OR VINEYARD BOUNDARIES

Houses adjacent to vineyard to be set back by 3m, any part of house or structure, open deck to be 0 meter and pools 1 meter.

Houses adjacent to dams and water to be set back 4m, any part of house or structure, open decks to be 0 meter and pools 1 meter.

All other Houses the rear building lines to be 4 meters for the house or structure. 0 meters for open decking and pools.

4.3 Coverage

- The allowed coverage of the site will not be more than 55% for double storey and loft houses and includes the following: Main house, garages and outbuildings (excluding pergolas and open stoep areas).
- Single storey houses can have site coverage of 65% and includes the following: Main house, garages and outbuildings (excluding pergolas and open stoep areas).
- First storey Any double storey house may only have 65% of the ground floor area, built on the first floor.
- This calculation includes the ground floor of the house, garage and flat roof enclosed spaces (open stoep areas do not count).

IE: the ground floor is 300m², then 65% will allow a first floor area of 195m² (first floor open stoep and balconies excluded).

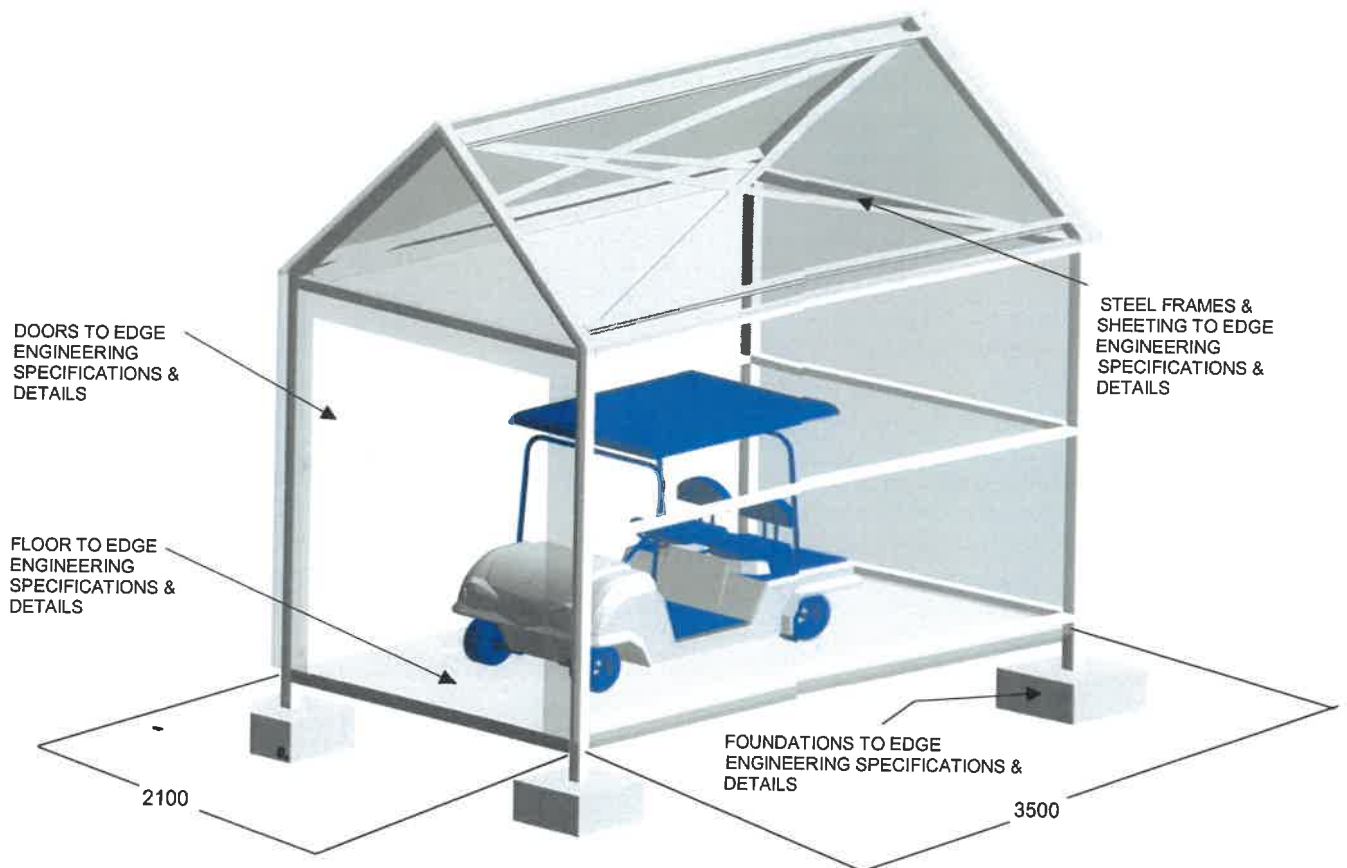
Double volume spaces at loft level or lower will not be calculated as upper floor square meters. Only where the double volume is full height (roof level) would it count as part of the upper floor square meters

- The minimum building footprint of 150m² (external measurement) including garages is compulsory. This 150m² excludes covered patios, balconies, carports, pergolas and overhangs..
- All Properties only to have 1 house per property. Properties over 1250m² are allowed to have a flatlet of not bigger than 75m² subject to Local Authority approval.
- A granny flat of not more than 45m² will be allowed to have a kitchenette. This structure must form an integral part of the main house and cannot be free standing. This also subject to Local Authority approval.
- A room for a domestic helper will be allowed, but must form an integral part of the main house design.
- Neither an Erf nor a Non-Residential Erf may be subdivided, consolidated or rezoned nor may a sectional title plan be registered under any circumstances.

- Laundry drying areas and refuse bin storage areas must be enclosed by 1,8m high screen walls so as to screen them from view at street level.
- No private stables will be allowed.
- Boats, caravans and trucks must be concealed inside garages. Domestic trailers may be stored on a Property provided they are screened from the street with a 1,8m high screen wall and not in front of the house. Temporary structures including but not limited to Wendy houses, huts, doll houses and tents are not permitted.
- No shade cloth clad structures are permitted, including mono pitched carports.
- Dog kennels are permitted provided that they are screened from view at street level.
- No banners or advertising boards may be erected on any Property.



GOLF CART HOUSING OVERALL BASIC INFORMATION



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3D VIEW

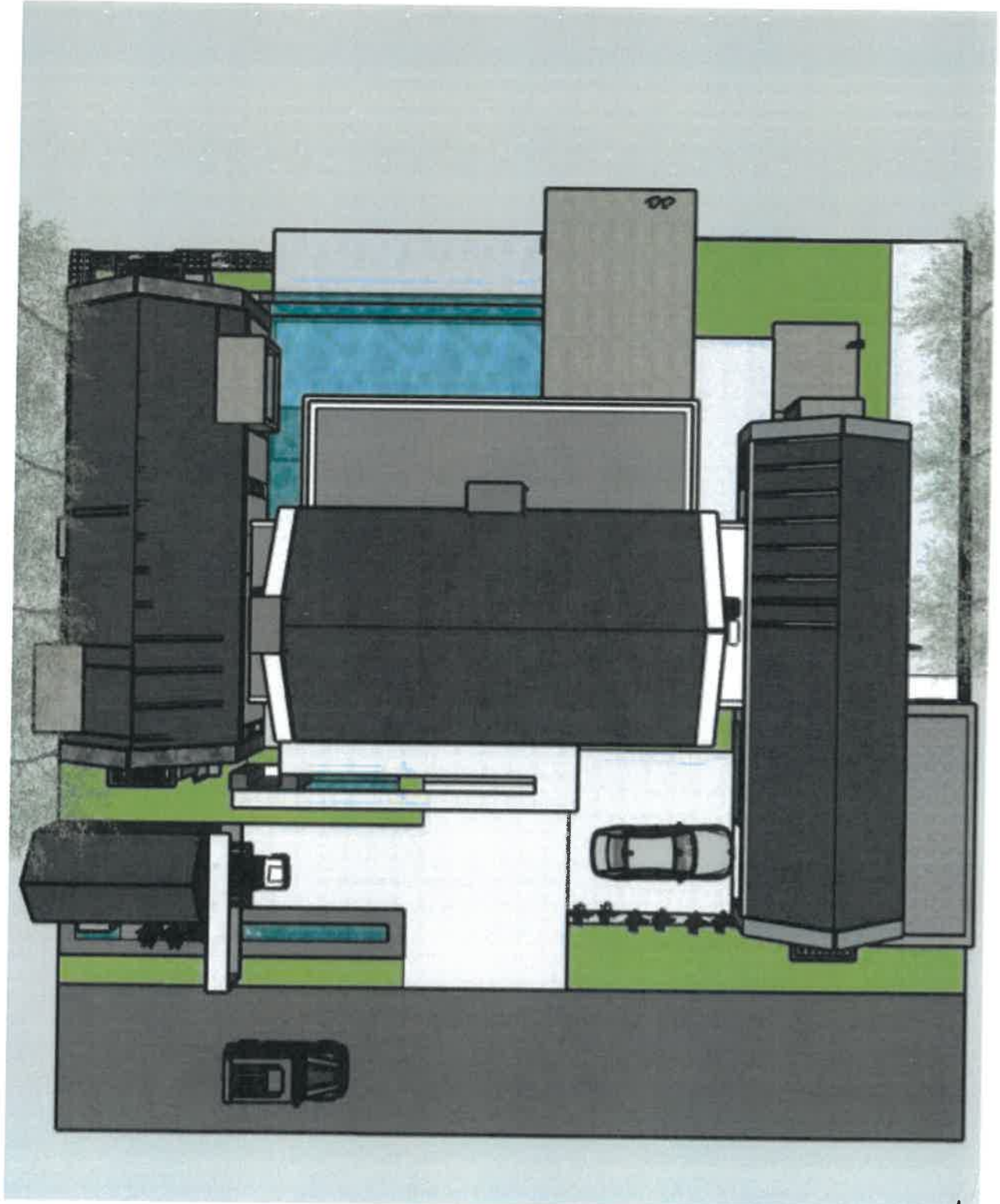
GOLF CART HOUSNG TO BE DESIGNED, INSPECTED AND CERTIFIED BY EDGE ENGINEERING & SUPPLIED BY HOA IN CONJUNCTION WITH APPROVED CONTRACTOR

EDGE ENGINEERING TO BE CONTACTED FOR FURTHER INFORMATION & DETAILS:

EMAIL: INFO@EDGEENGINEERING.CO.ZA

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TYPICAL DESIGN: ROOF PLAN
TYPE 1



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TYPICAL DESIGN: ELEVATIONS
HOUSE TYPE 1



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TYPICAL DESIGN: ROOF PLAN
HOUSE TYPE 2



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TYPICAL DESIGN: ELEVATIONS
HOUSE TYPE 2

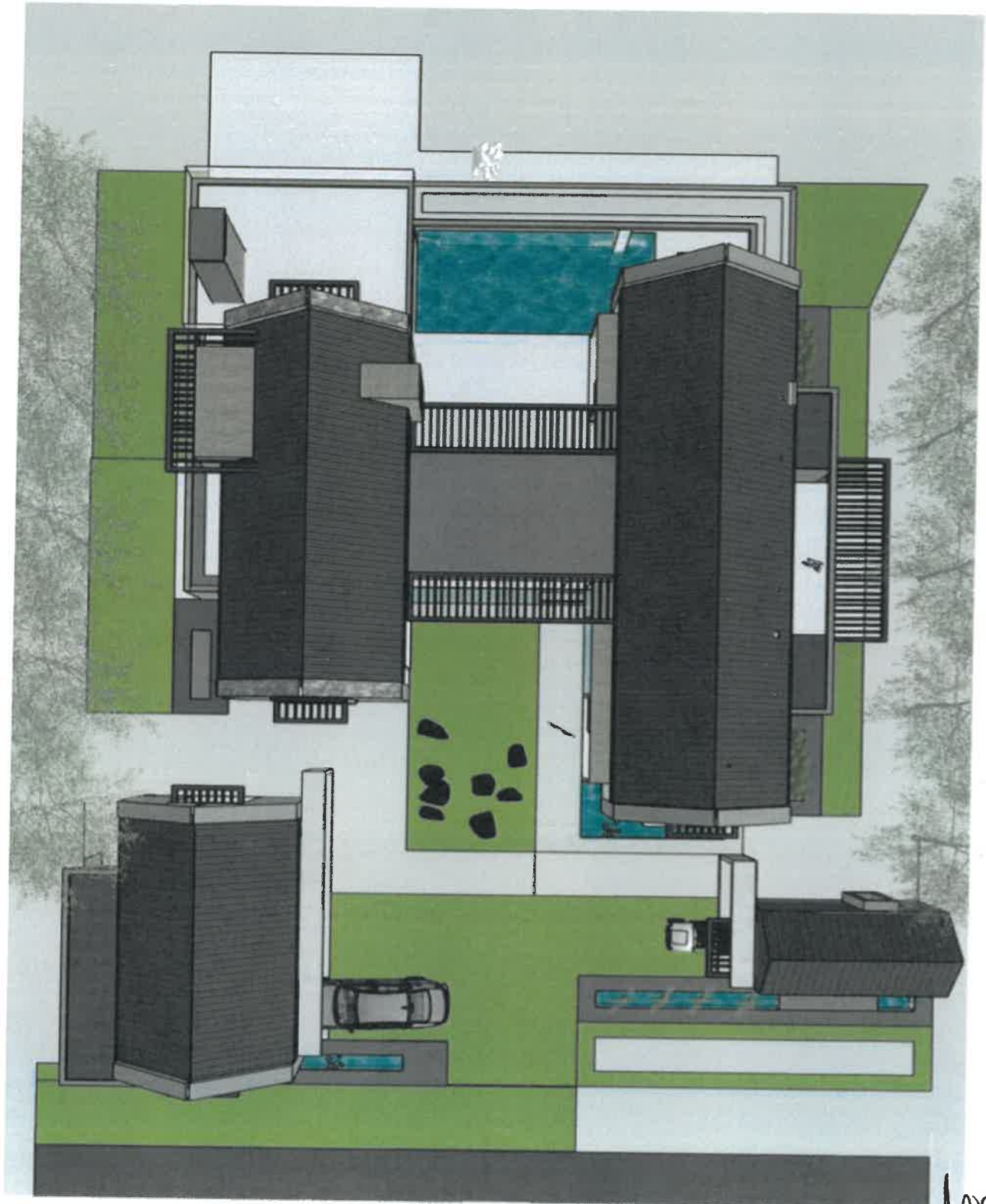


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TYPICAL DESIGN: ROOF PLAN
HOUSE TYPE 3



TYPICAL DESIGN: ELEVATIONS
HOUSE TYPE 3

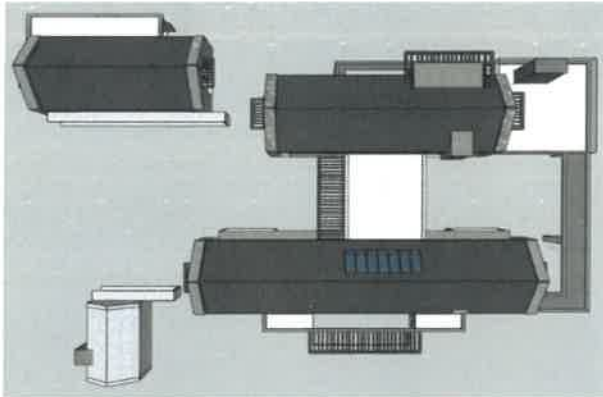
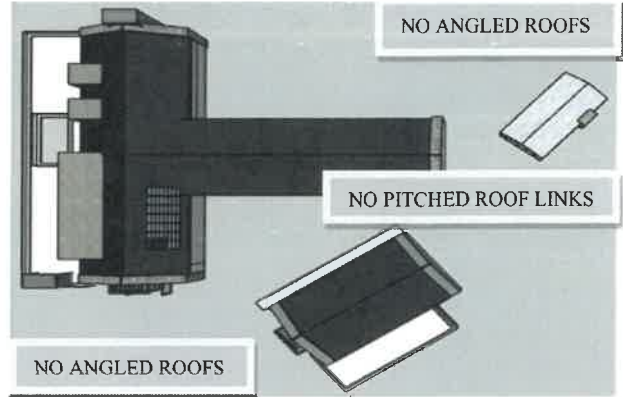


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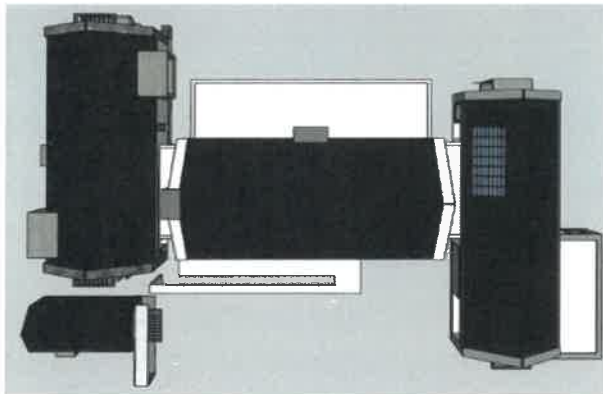
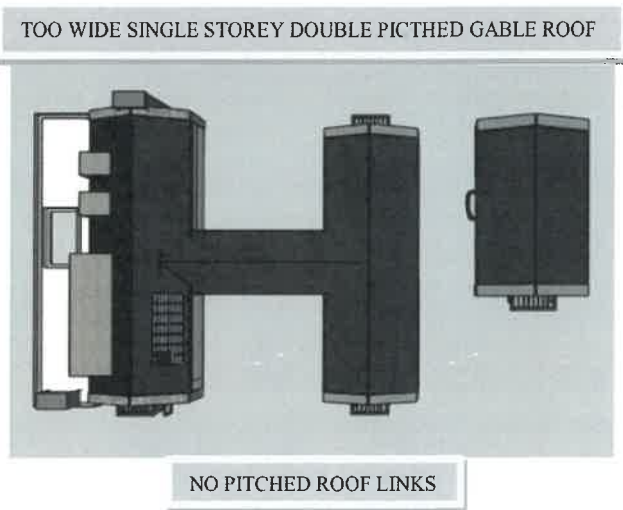
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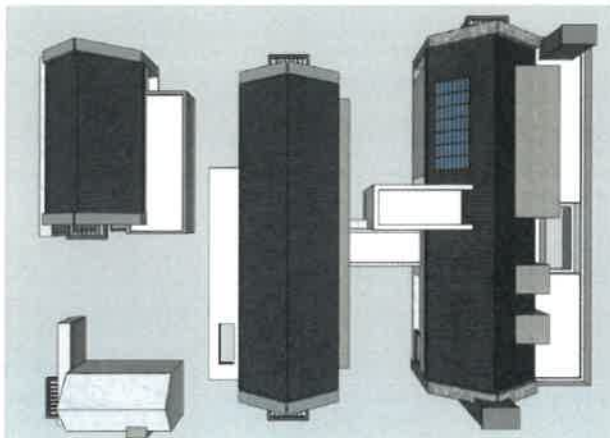
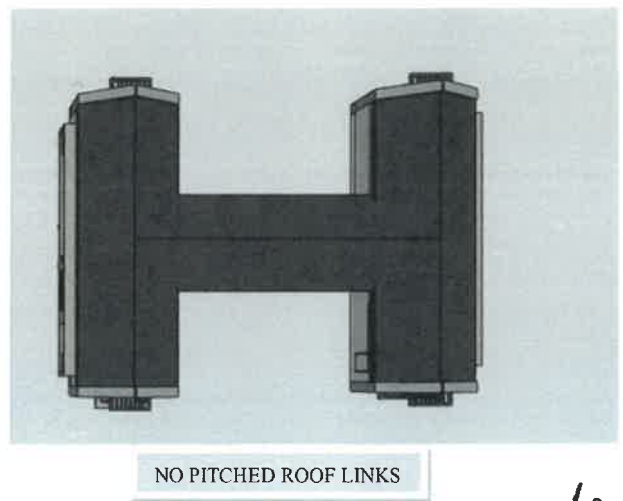
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5. ROOFS

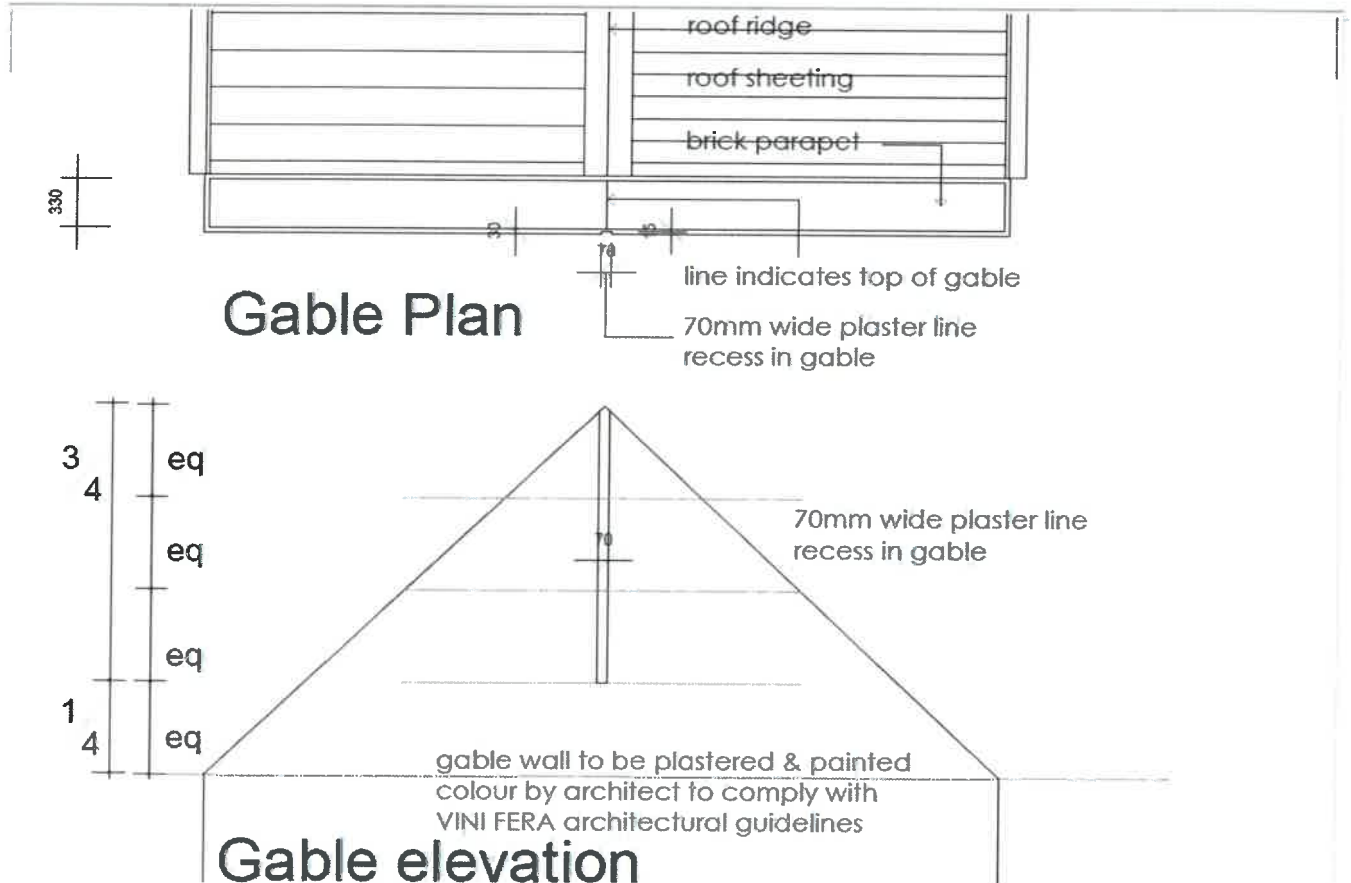
- Pitched roofs must be the dominant form. All major plan forms must have a double pitch roof with a pitch of 45 degrees. The high volume in the pitched roofs will ensure a cooler dwelling.
- No hip roofs will be allowed.
- Garages close to the boundary to be sympathetic to proportions and to be broken down into smaller portions.
- No long straight walls will be allowed.
- Flat roofs should be concrete with no parapets to create secondary links between main structures. Parapets should only be used to screen AC services and solar equipment. Clean projected lines on flat roofs will be encouraged and will create a modern approach to the farm style (see detail).
- The gable end parapet walls to be minimum 330mm (230mm wall + 100mm cavity) thick, giving the illusion of thick walls but utilized internally as usable space.
- All gable parapet walls must be 350mm above the roof line.
- Eaves to be minimised as far as possible with 300mm being the maximum.
- Roof lights and roof windows are permitted provided that they are set in the plane of the roof. Boxed in dormer windows and doors are allowed. Roof lights flush with the roof finish will be allowed. No triangular dormer will be allowed.
- Roof covering is to be restricted to Safintra Saflok 700 concealed fix roof system 0,53 thick Colourplus AZ-150 coated sheeting.



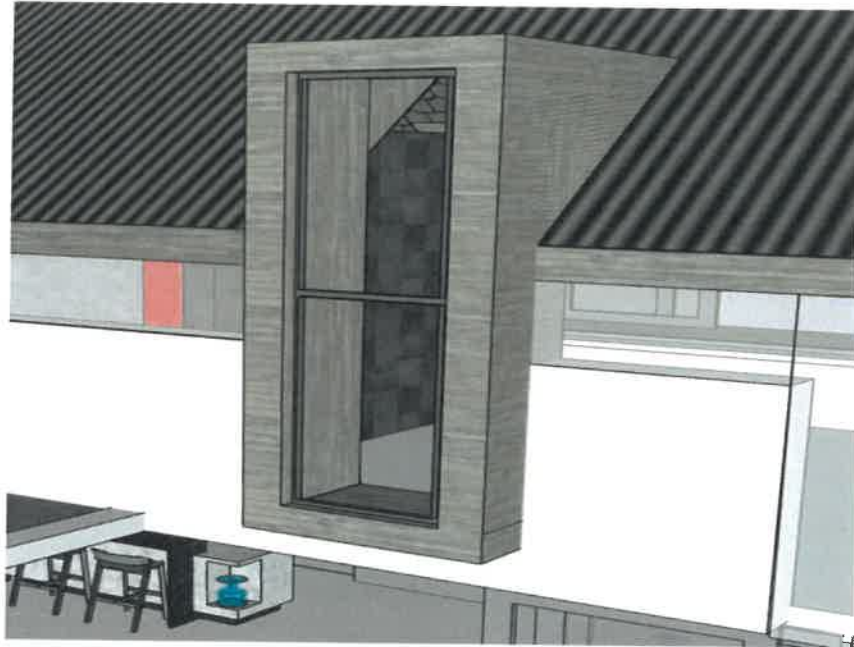


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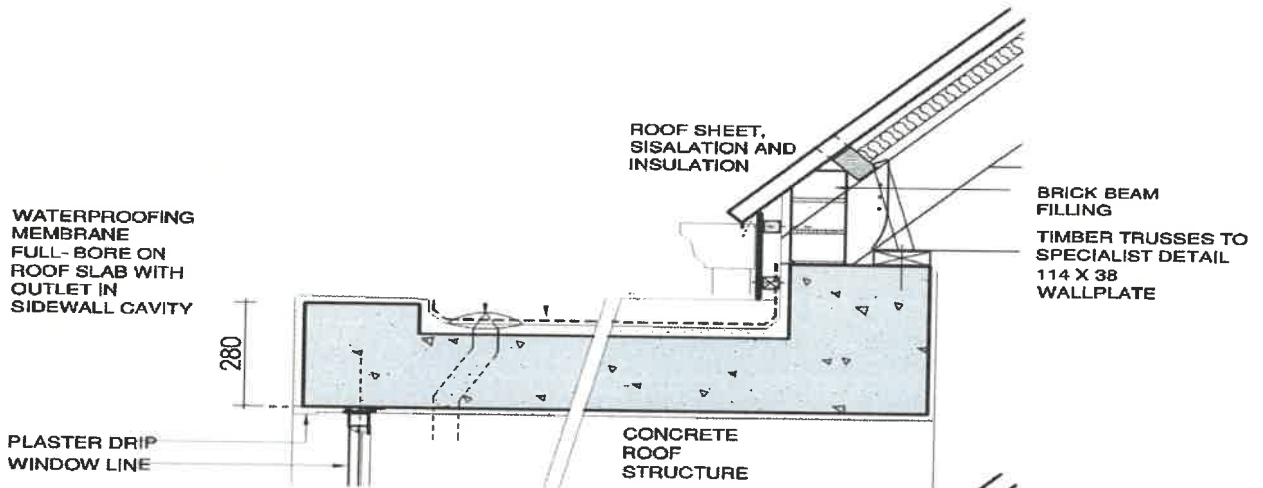
STANDARD GABLE SLOT RECESS



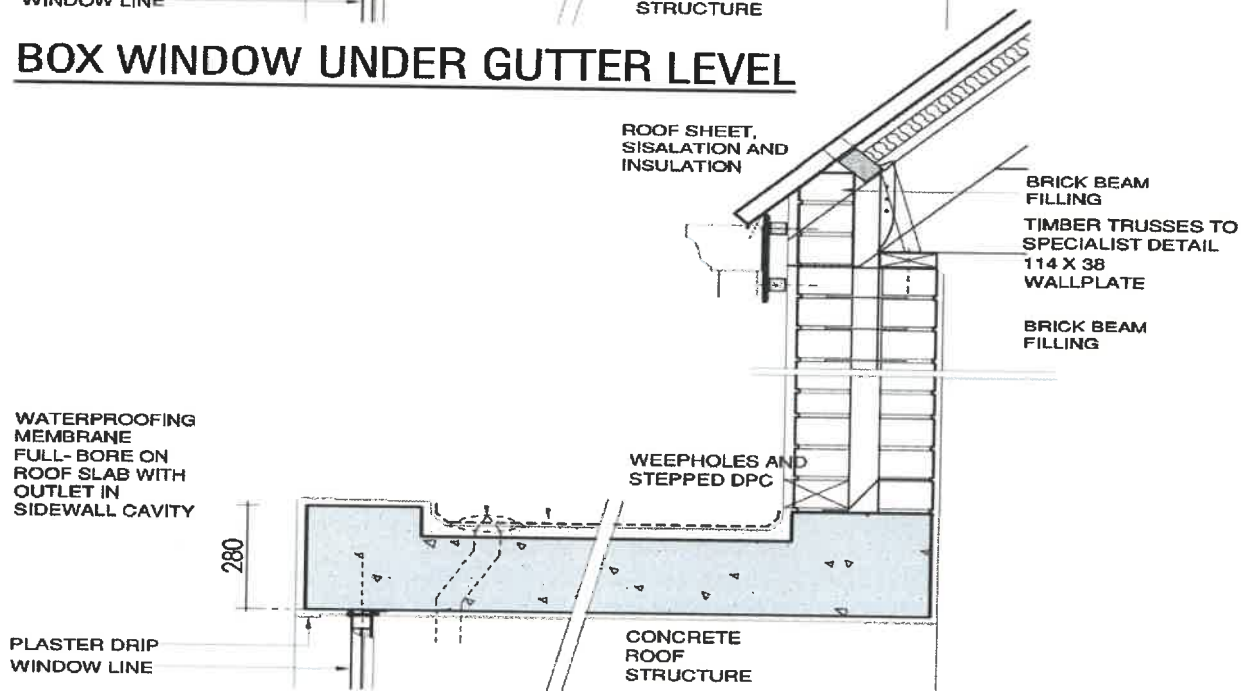
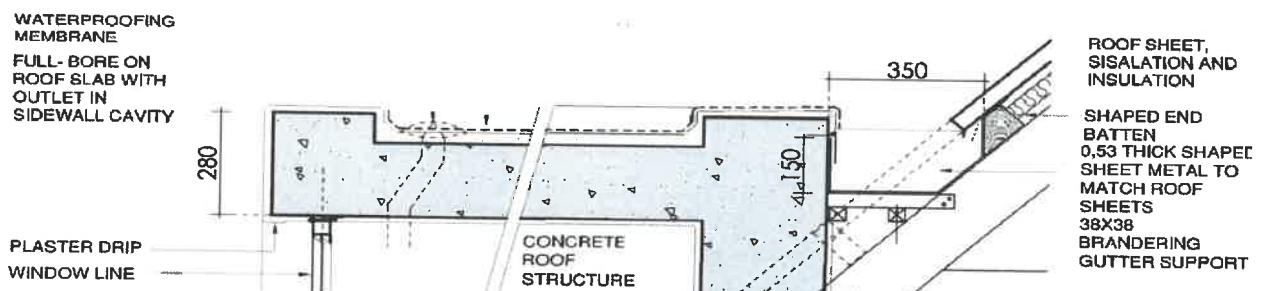
DORMER WINDOW FIGURE



- Roof covering colour to be ColourplusThunderstorm (charcoal).
- Solar panels may be installed flush on the charcoal pitched roofs and on flat concrete roofs. No angled frames will be allowed.
- Up to 40 percent of the total roof area, which includes the main house, garages and outbuildings may be concrete flat roofed structures. These concrete structures are extensions of the main house or outbuildings.
- Sections which are constructed in concrete shall be covered with brown stone chips on top to a thickness of no less than 50mm. No silver waterproofing may be visible. As a standard the visible edge of the off shutter concrete slab will not be more than 200mm with a 40mm set back up stand. Slabs can be tapered to accommodate thicker sections.
- Roof lights being flush with the roof finish will be allowed. Colour of roof window frames to match windows of the rest of the building.
- All gutters and downpipes to be aluminium seamless rolled gutters. No PVC, fibre cement or galvanised metal will be allowed.
- All heat pumps, air-conditioning units, satellite dishes and other services to be hidden behind low parapet walls on flat roofs or to have Norwegian thermal treated pine enclosures.



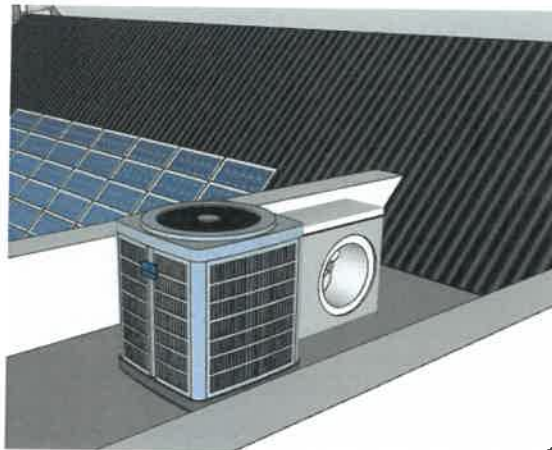
BOX WINDOW UNDER GUTTER LEVEL



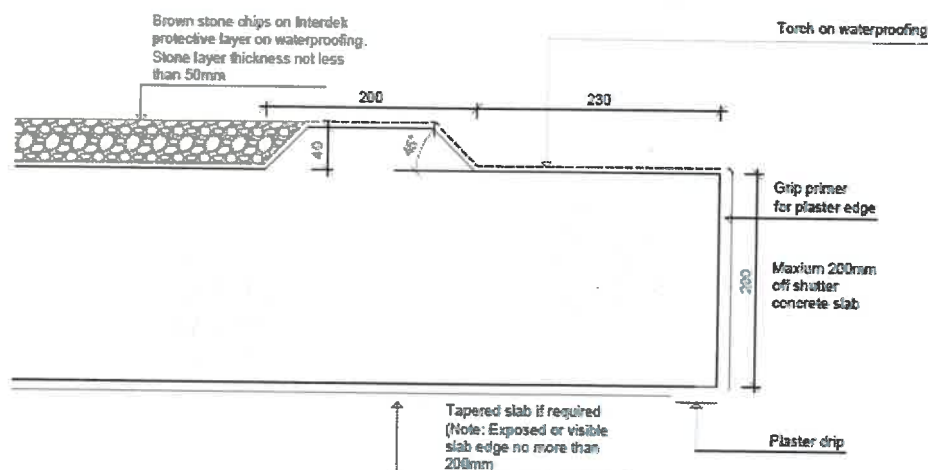
BOX WINDOW ABOVE ROOF LINE

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HEAT PUMP & AC UNIT HIDDEN BEHIND PARAPET



- All box windows to be plastered and painted or to be cladded horizontally, with Norwegian thermal treated pine only.
- The use of I beams (painted to match roof) are encouraged to carry roofs horizontally or columns vertically.
- I-beams to frame windows and doors will be allowed.
- No concrete projection slab edge or eyelid cantilever edge may be covered with an I beam.

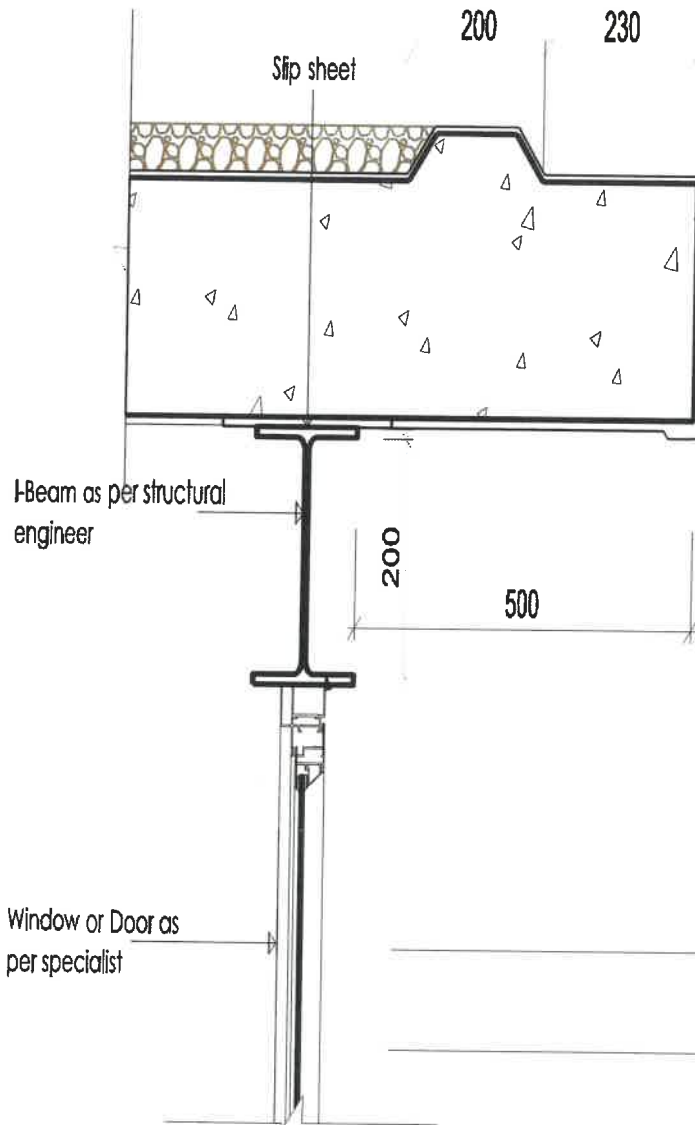


CONCRETE SLAB EDGE DETAIL

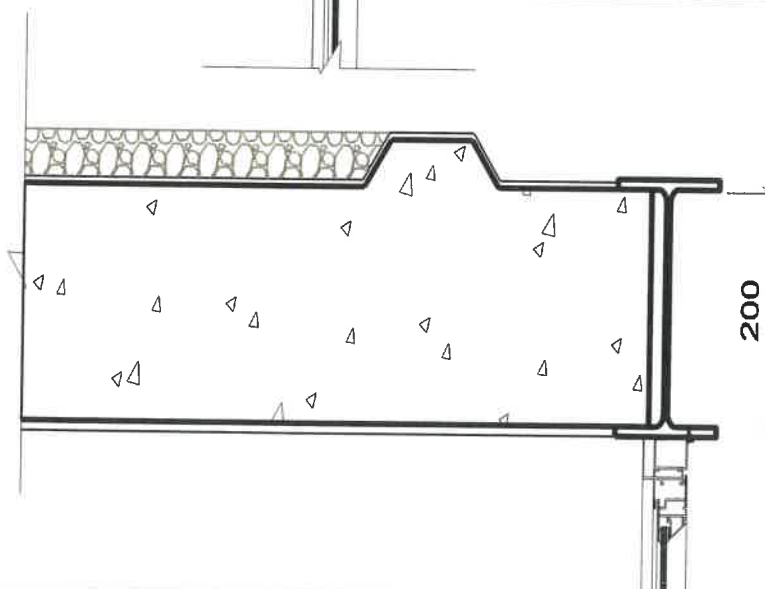
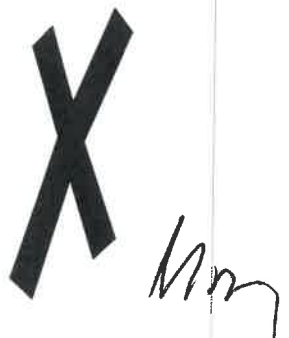
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CONCRETE SLAB EDGE DETAIL



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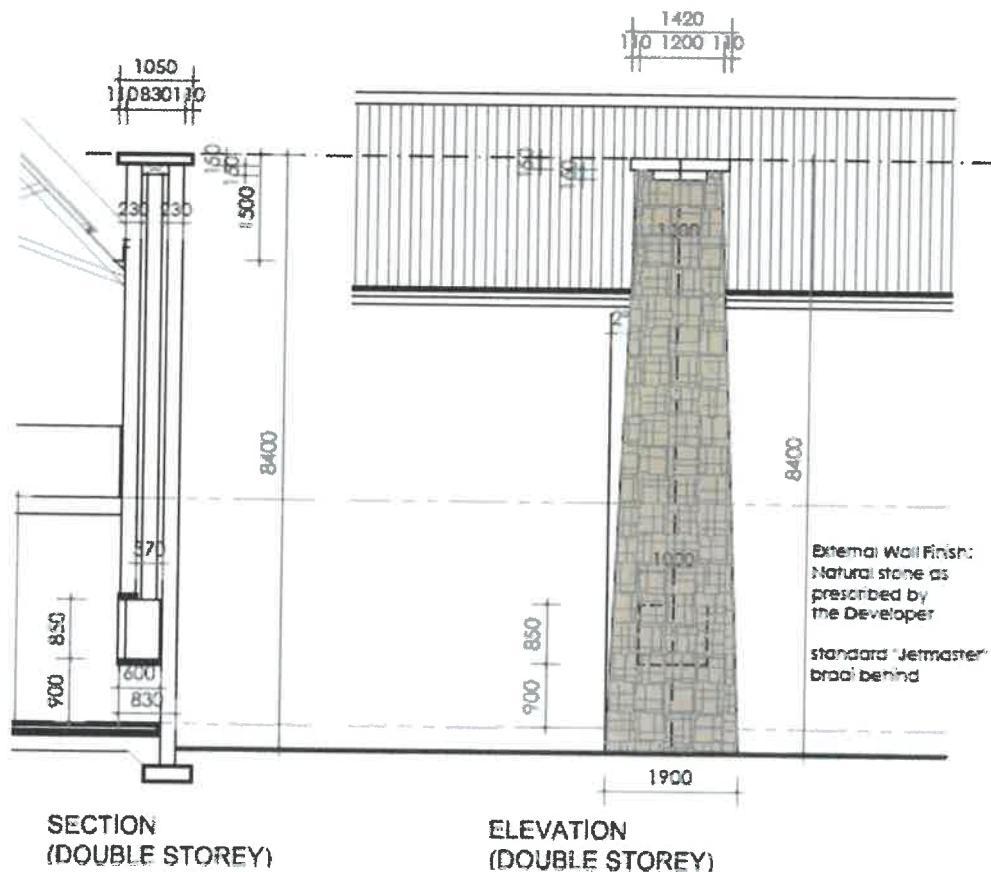


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6. CHIMNEYS AND BRAAIS

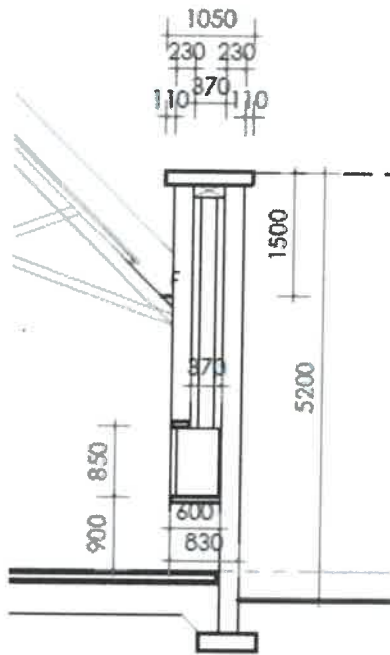
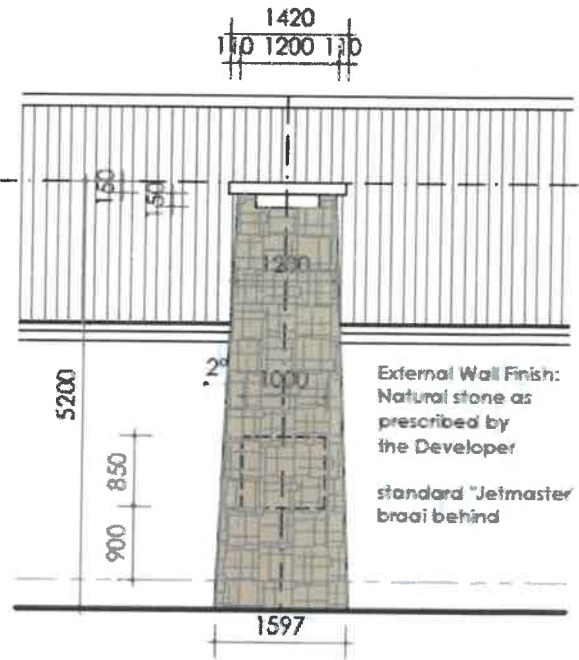
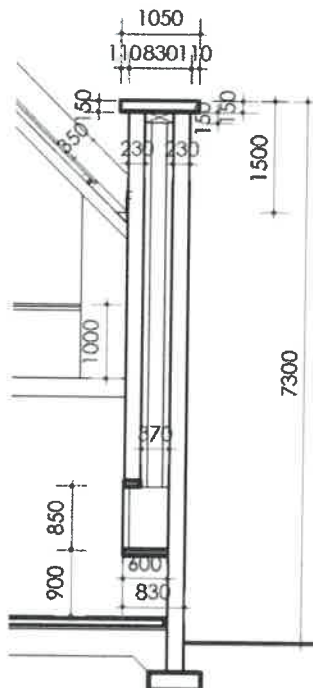
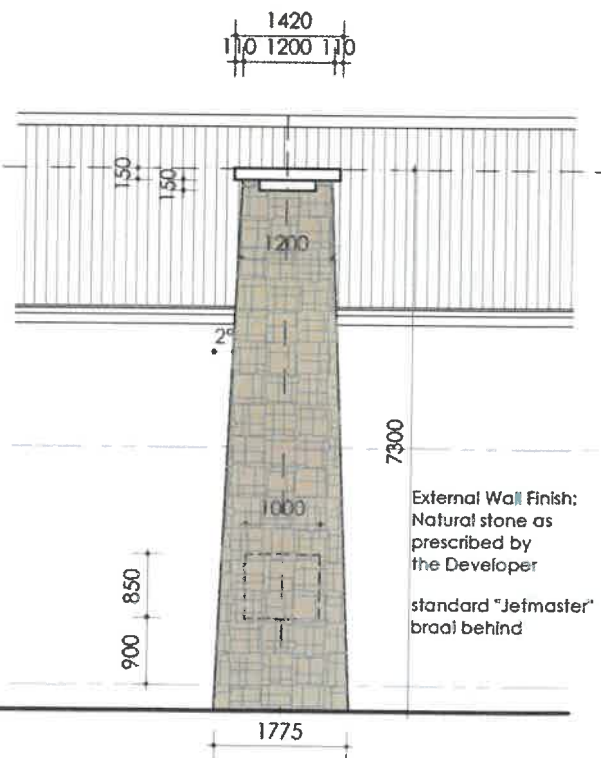
- All chimneys to comply with the standard detail design to compliment the character. No other chimney designs will be considered.



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- The base of the chimney may vary in form. Chimney flue to be standardized throughout development.
- Chimneys to be 1m above roof level minimum and to be tapered as per architect's detail.
- Chimneys may project over the side building lines.
- Internal Jet master-type fires and braais must be enclosed by masonry surround or plastered and painted with no rotating type cowls allowed on top. Ornate or decorative chimneys will not be allowed. Pizza ovens to be constructed with standard chimney detail as per sketch. Chimneys must be painted in the same colour as the house.
- Internal stove or pellet burners may have a flue of 250mm with a round cowl. This will only be allowed in black. These pipes must comply with the National building Regulations and SABS standards.
- No silver extractor or flue pipes will be allowed.

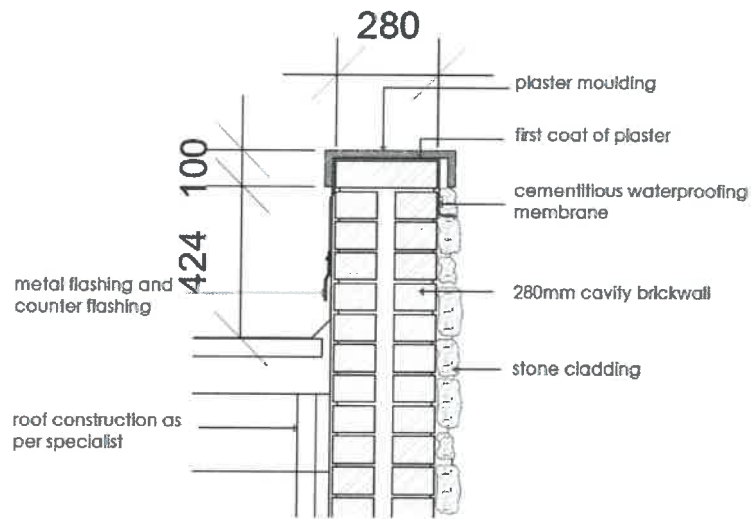


7. EXTERNAL WALL MATERIALS & FINISHES

- Natural stone as prescribed by the Developer is to be purchased to give character and depth to the design. NO fake concrete facings will be allowed. No type or form of face brick or similar will be permitted on the outside facade. Stone walls should form at least 5% of the external face of the building. Dry pack stone walls should be a dominant feature of the house but may be considered for decorative purposes solely. No other stone colours or variants will be allowed.
- All stone clad walls under flat roofs or gables to have a coping to finish against. This coping must be 'Old World Concrete' 450B, size 750 x 100mm with drip detail.
- External walls may be plastered or bagged and finished with white cement or painted finish.
- External walls may be finished off with off shutter concrete in its raw format as well.
- External walls may be clad with thermal treated Norwegian pine only. No other timber may be used on vertical surfaces.
- Sheet metal cladding will also be allowed on walls to match the roof. Please take note of the kink in the roof to be as per the standard detail on site. No curved notched sheeting will be allowed.



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Section thru' Gable wall

- Wall colour palette for plastered walls will be as per Paintsmith's heritage colours:
 - Floursack white -223,209,188
 - Salt River -197,187,175
 - Ballito sand -224,218,202
 - Southern Right -218,209,193
 - St James white -210,199,182

8. DOORS

- Grey aluminium (powder coated) and glazed to match windows. Colour -54,69,79
- Sliding doors and sliding shutters are encouraged as an extension of the internal space. Shutters to be made from timber slats, sheet metal to match roof profile and colour, glass or aluminium. Colour to match roofs and windows.
- Natural hardwood feature doors are permitted, including garage doors.
- External doors to have horizontal slatted timber FLB doors, painted to match charcoal of the roof colour or natural wood.

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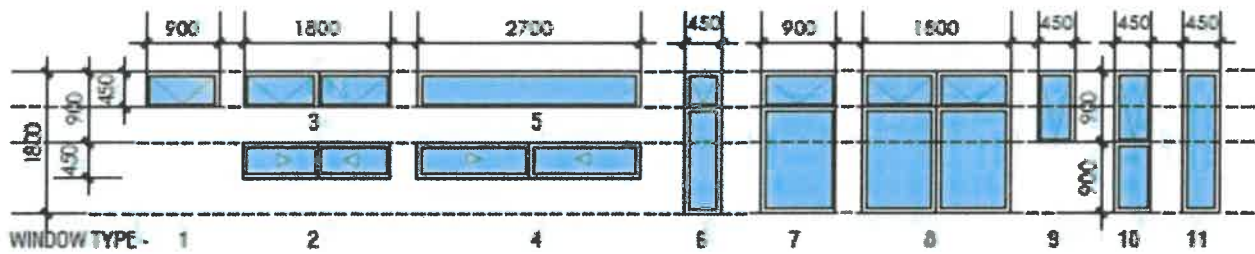
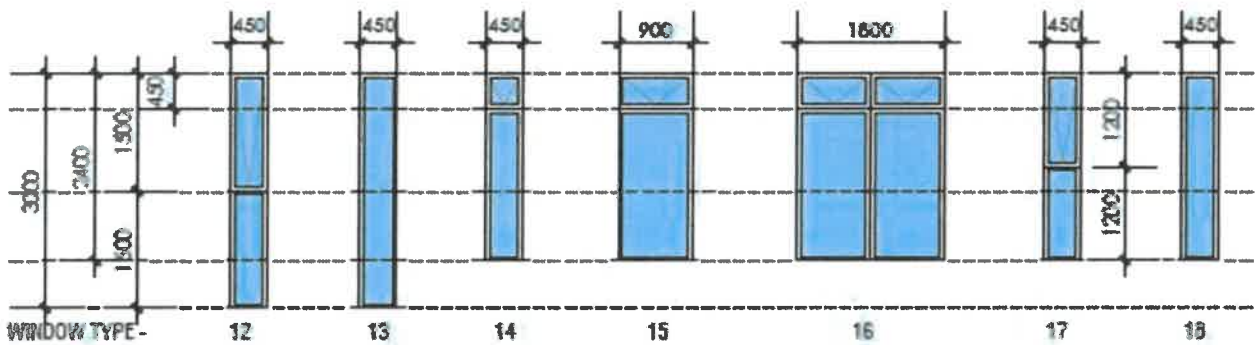
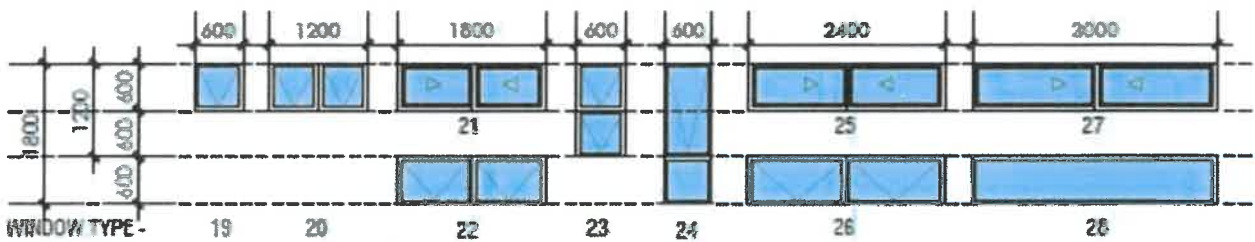
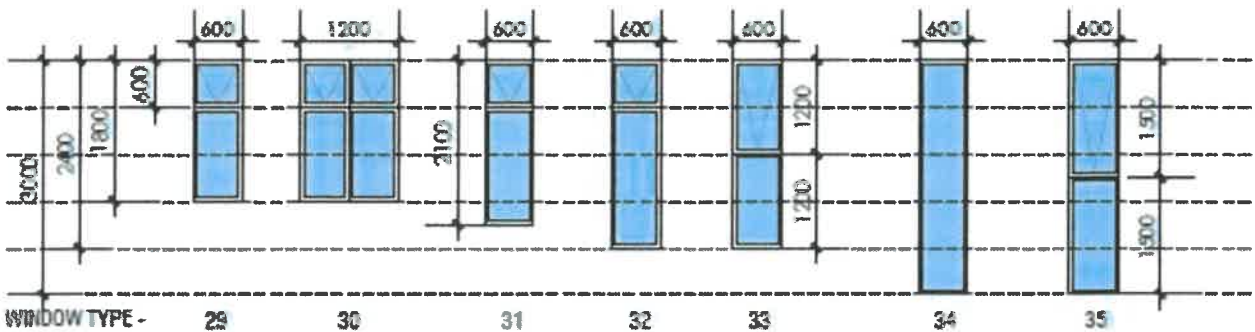


9. WINDOWS

- All windows to be standard charcoal aluminium.
- Large panel windows will be allowed however not disproportionate to and within balance with the rest of the finishes on the specific façade.
- The use of corner windows and square bay windows may be used within balance of the design.
- No corner windows will be allowed on gable walls.
- All glazing to conform to the SANS 10400- XA Building Regulations.
- Glazing with lighting efficient solar control and no reflective appearance to be used. Solarvue neutral glass is recommended.
- No steel and timber windows allowed on the outside of the building.
- No small pane window frames allowed on the outside of the building.
- No high reflective glass will be allowed. Performance glass must be used to comply with the energy efficiency standard of the NBR 0400.
- Only square bay windows will be allowed. No angled windows.



WINDOW SHAPES & PROPORTIONS



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10. SHUTTERS, SECURITY BARRIERS & SCREENING

- The use of horizontal roller shutters for doors and windows is encouraged.
- Timber or powder coated sliding screens or shutters are also allowed as panelling. Colour of powder coating to match roof and window colour.
- Concealed security shutters will be allowed. Powder coating to match window frames.
- All burglar bars and security gates must be used in a discreet manner and all to be installed internally.
- External burglar bars and security doors visible from the outside and expanding security grids are not permitted. For security purposes non solid roller shutters may be used but they must be completely built in to the wall and not exposed.



11. COVERED VERANDAS, PERGOLAS & GAZEBO'S

- The use of patio/verandas and pergolas in the form of floating concrete slabs are strongly encouraged to create a lifestyle of connecting with outdoor living.
- All veranda and pergola supports should be constructed of either steel I-beams, timber concrete or stone columns.
- No external fixed or mobile awnings will be permitted except where it is inserted in a concrete frame on horizontal.
- No round fibre cement columns, pre-cast decorative columns or pediments will be permitted. Simple caps, bases and brackets will be allowed.
- All timber decking to be uniform in size and to be fixed in a concealed way as far as possible. External decking can be of the following wood types, 1. Magaranduba, 2. Angelia and 3. Garapa.

12. BALCONIES, DORMER BOXES, BALUSTRADES, HANDRAILS

- Balconies and dormer boxes are encouraged to be seen as a lightweight structure with a frameless, aluminium or thin steel profile balustrade.
- Balustrades to be constructed from glass, steel or natural hardwood, thermal treated Norwegian pine. No pre-cast concrete will be permitted. All railings, balustrades and detailing must be simple and in keeping

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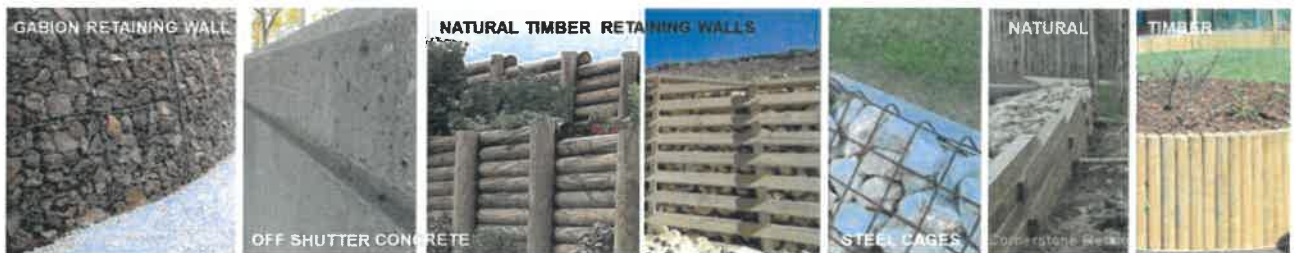
with the 'farmhouse' aesthetic. No elaborate pre-cast concrete mouldings, fountains, sculptures and pots will be permitted. All to be in keeping with the modern pallet of architecture.

- Any steep terrace higher than 800mm from the natural ground level must be provided with a handrail and or balustrade.
- Frameless glass is encouraged.
- No balcony will be allowed with an overlooking feature. This especially to apply to lateral boundaries as privacy is paramount to all Owners.



13. RETAINING STRUCTURES

- Only natural materials are allowed for example concrete, brick, timber, stone and steel gabions.
- Gabion retaining walls are encouraged using stone prescribed by the Developer.



14. BOUNDARY WALLS, GATES & FENCES

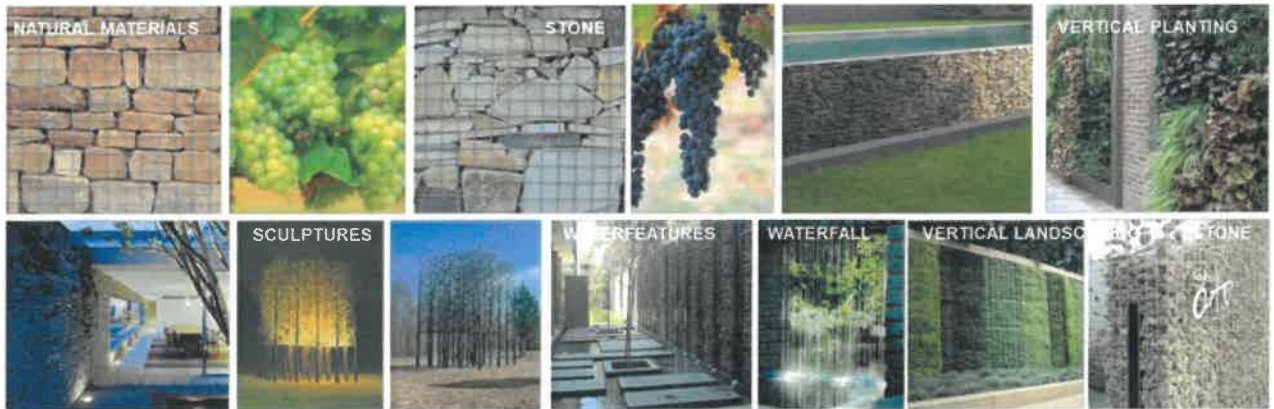
- The joining factor of the farm style Estate is the "kraal" wall built out of stone and used to keep farm animals inside. The use of a 600mm thick wall at entrances and boundary walls (low) will be encouraged.
- No walls may be built on the first 25% of any Erf side boundary. This is to create a traditional street scape. Walls beyond this point are not to be more than 1,2m high except the drying yard and screened areas that must be at a height of 1,8m. A motivation for any wall in excess of 1,2m to be submitted to the Scrutiny Architect should it be required.
- Special exception will be given where the location of the swimming pool or living area is situated on the road side or facing a neighbour on the side boundary.
- No front boundary wall may be closer than 6,5m from the boundary line.

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- All back and side boundary fences to be 'Clearview' fencing or equal at 1200mm above the natural ground level.
- The use of hedges, shrubs and trees are encouraged to obtain privacy as well as timber lattice work.
- Refuse areas and gas bottles are to be screened off with a 1800mm wall or situated in the drying yard area. All to comply with NBR 0400.
- All boundary walls must be built in accordance with the structural engineer's design and NBR 0400.
- No artificial type stone finish will be allowed on boundary walls or anywhere on the estate.
- Walls to consist of off-shutter concrete, plastered brick or bagged or timber. Only stone prescribed by the Developer may be used for this purpose.
- Galvanised square wire mesh fencing shall not be permitted. Only 'Clearview' fencing or equal to be used provided that it is combined with indigenous creeper plants. Colour to match the farm fence.
- No palisade fencing will be allowed.
- All building sites must be temporarily fenced during construction with an approved barrier of suitably secured shade netting. See Contractors Code of Conduct Agreement.



15. GARAGES, CAR PORTS, DRIVEWAYS & PARKING

- Garage setback as per part 4.
- Carports must form part of the architectural design of the residence.
- Garage doors may be sliding, tip up or sectional overhead in timber or aluminium.
- All garage doors to have horizontal fluted lines. No ornate or RaF panelled doors will be allowed.
- Aluminium garage doors to be grey to match roof and the window frame colour.
- Garage positions: More than two single garage doors or more than one double garage door facing the street will not be allowed.

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- Every driveway connected to the road to have a 100mm pvc sleeve situated 2 m from the road and to project 600mm on both sides. This sleeve to be at least 350mm underground.
- Paving to be used in a sensitive manner. All patterns should be simplistic in design with either one of the materials below or a combination of some of the materials mentioned below.
- All driveway pavers to match the existing road finish. Colours to be obtained from the Estate Architect. Any deviations from this must be approved by the Estate Architect prior to starting.
- All exposed aggregate driveways and pathways to match the colour of the stone cladding (browns) or to be grey to match the roof colour.
- **The following paving materials will be allowed:**
 - Concrete cobbles (predominantly grey or brown to match estate roads)
 - Exposed aggregate concrete (to match the existing road)
 - Hardwood timber and Grass blocks
 - Normal brick pavers (to match the existing road)
 - No free un-compacted aggregate/stone in driveways will be allowed due to dust and road damage.



16. LANDSCAPING

- Every owner must aspire to create a neat and manicured garden. This is the vital canvass for a successful development in the winelands. Owners must make use of indigenous plants that will be waterwise. Every site must plant at least 2 big trees of minimum 4 m in height. One must be on the first 25% of the plot on the road side.

17. UTILITY AREAS

- All service areas such as drying yards, refuse areas and gas bottle storage areas are to be concealed with 1,8m high walls or screens. This must be incorporated into the overall design as these areas may not be visible from the street or Common Property.
- Visible aerials and receivers are not permitted. Satellite dishes may not be visible from the street. Colour to match the adjacent wall or roof. See section on parapet walls (Part 5 of roofs)
- The use of heat exchangers is strongly advised and must be situated behind a screen wall.

- All air conditioning equipment to be hidden away. Preferably to be screened off with appropriate screening. Positioning of such units to be indicated on plan. Noise levels of condensers to be minimised and neighbours to be considered in the design.
- All services such as sewer drainage and ventilation must be hidden away in ducts and no such articulation will be allowed on the outside of any part of the house.
- Gutters, rainwater goods and downpipes must be painted to match the colour of the roof.
- All window mounted air-conditioning units are not permitted. Wall mounted air-conditioning units are permitted provided that they are mounted at ground level and screened from view at street level or behind parapet walls (see part 5 roofs).
- Plumbing pipes must be concealed with access points acceptably concealed.
- The Scrutiny Architect will be entitled to regulate the position and intensity of all external lighting. Signs relating to the address and/or the number of the house are permitted provided that the height of the lettering does not exceed 200mm.
- A minimalistic approach is encouraged, no ornate signage will be allowed.

HOUSE 8

- The font to be "GILL SANS MT" in dark grey mounted on 20mm pegs.
- Only a site information board (in a size and format as determined by the Developer during the Development Period and thereafter the Association) and OHSA signage may be displayed at the entrance to a building site.
- No other signage such as security company signage or house names will be allowed.
- Rainwater tanks to be hidden underground or hidden behind a screen wall or lattice work.

17. OUTBUILDINGS & CONSERVATORIES

- Outbuildings are allowed and should be part of the all-over architectural design.
- Conservatories must comply with SANS 10400- XA Building Regulations. The colours of the frames must match the window frames of the house. No conservatory to be bigger than 18m².

18. SWIMMING POOLS

- Rectangular, square and long shape pools are encouraged.
- All pools must comply with NBR (National Building Regulations) and local by-laws. Safety to be prioritised. No pool with open access from the road will be allowed.

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- The use of timber decks, tiles or paving around pools are permitted. Pool decks may not be higher than 600mm above natural ground level.
- Use of fences around pools to be as per NBR.
- No pools must be drained or backwashed into the sewer system, landscaped areas or vineyards. All to be connected to the storm water system.
- No above ground pre-fabricated, temporary pools will be allowed.
- The restriction of the building lines shall apply to the positioning of swimming pools as 1m from the building line. Filtration plants may be erected on the zero-building line. Pool pumps must be enclosed and screened so as not to be audible nuisance or visible from adjacent Properties or the street.
- Any fencing of the pool must be sympathetic to the architectural style of the house and designed accordingly.



19. PLAN APPROVAL

The Developer has appointed the Preferred Architect as the Architect to prepare, draft and submit building plans for approval to the Local Authority.

The Preferred Architect will ensure that all designs adhere to the guidelines in order to ensure that the overall aesthetic integrity of the Estate is maintained and that a holistic approach will be adapted throughout the whole Development.

Additional approval will be necessary for the following items, after initial approval:

- Alterations & additions to existing structures
- Adding of a new structure such as boundary walls, swimming pools and driveways

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PLAN APPROVAL PROCESS AT VINI FERA:

STAGE 1 - SKETCH PLANS- (including):

- Full set of plans and elevations/sections including site plan.

Sketch plan are to be submitted in colour together with 3-D Drawings to explain proportions and architectural composition. This to depict all the elevations of the proposal. All in electronic mail PDF format.

Scrutiny Fee of estate architect to be paid and then comment will follow on the design.

STAGE 2 - WORKING DRAWINGS (including):

- Working drawings A1
- Plans, sections, elevations, roof plan, all schedules.
- All services (fire, electrical, XA schedule)
- All chimney and box window details.
- All to be stamped with the Vini Fera Architect stamp of approval as well as the Homeowners approval.

STAGE 3 - LOCAL AUTHORITY SUBMISSION

After stage two has been approved the plans must be submitted to the Local Authority for approval by the author of the plan.

Once approval is obtained, two hard copies of the approved council plan must be handed to the Scrutiny Architect prior to any construction on site.

20. CONTRACTORS AND BUILDING

See 'Contractors Code of Conduct' Agreement.

21. CONSTRUCTION COMPLETION

- The Contractor may not vacate the site before the Scrutiny Architect has issued the final certificate of completion. An inspection will be done to ensure that all construction, specification and landscaping has been adhered to as per original approved drawings.
- Any deviations must be approved by the scrutiny architect and the remedied plans to be resubmitted for approval to the local council. This first need to be approved before the Certificate of Completion will be issued.
- No occupancy of the house will be allowed without proof that a Certificate of Completion has been issued by the Scrutiny Architect and the Building inspector of Stellenbosch.

