



STELLENBOSCH

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Application Number: LU/15513

Our File Reference Number: Erf 478, Kylemore

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 THE AMENDMENT OF A CONDITION OF APPROVAL: ERF 478, KYLEMORE

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

2.1 That the application made in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning By-law (2015) for the amendment of condition 1 of the approval letter dated 25/10/2013, in order to replace the approved Capolavoro Mountain Estate Architectural Design Guidelines on Erf 478, Kylemore;

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

2.2 The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:

2.2.1 The approval only applies to the amendment of condition 1 of the approval letter dated 25/10/2013, in order to replace the approved Capolavoro Mountain Estate Architectural Design Guidelines under consideration; as indicated in the subject **Appendices 4** 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.

2.2.2 The Capolavoro Mountain Estate Architectural Design Guidelines in **APPENDIX 2** be replaced with the amended Capolavoro Mountain Estate Architectural Guidelines (with the addition of Annexure F) in **APPENDIX 4**.

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

3.1 The approval of the proposed document does not place any liabilities on the municipality with regards to specifically the administration of the common property, internal roads and services in the approved estate.

3.2 The amended architecture design guidelines do not grant additional rights and recognize the final decision-making authority of the municipality in relation to building development within the estate and the approval of building plans.

4. 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.

5. 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.

6. **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**

7. 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.

8. 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.

9. 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:

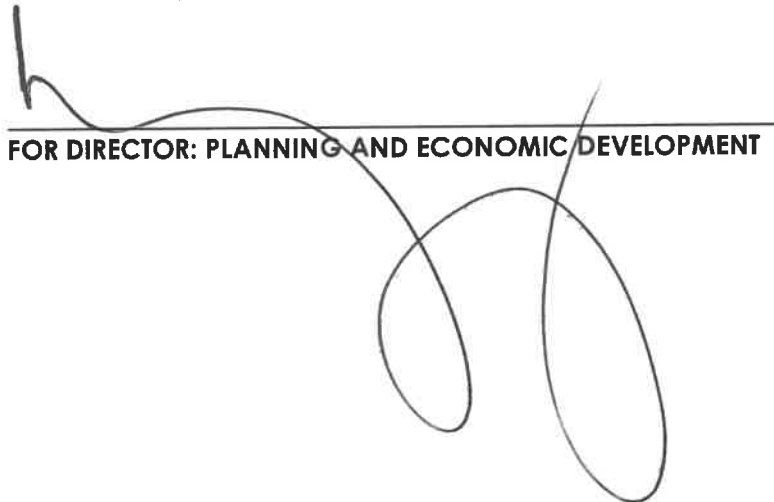
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
- (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

- (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.

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

11. 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 large, stylized handwritten signature in black ink, consisting of a series of loops and curves, is written over a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

15/10/2024
DATE

APPENDIX 4

Final Architectural Design Guidelines.



CAPOLAVORO

Mountain Estate

FARM 140/3, KYLEMORE

ARCHITECTURAL DESIGN GUIDELINES

Original Guidelines N3414 dated 20 February 2006
Updated Guidelines - 18 February 2013 revision 3


DENNIS MOSS PARTNERSHIP
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS • CIVIL ENGINEERS

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DENNIS MOSS PARTNERSHIP

Architects • Urban & Regional Planners • Environmental Planners
Landscape Architects • Urban Designers

Our Ref: N3414

18 February 2013 rev 3

ARCHITECTURAL DESIGN GUIDELINES

CAPOLAVORO MOUNTAIN ESTATE DEVELOPMENT, FARM 140/3, KYLEMORE

This document consists of 33 pages in total excluding Annexures A to D

NOTE: This document updates and replaces all previous issues to date.

Amendments made to this document as instructed on by the HOA are highlighted in yellow & recorded under Annexure C to E & the revision block on p. 33.

1.0. INTRODUCTION

The purpose of these Architectural Guidelines is to provide a framework within which individual properties can be designed and constructed in order to promote a unique and collective architectural identity.

The guidelines is also intended to assist the various role players engaged in the development of the Estate to develop an understanding for the "Capolavoro architectural language", in order for them to participate in the development process in such a manner as to ensure that their individual and collective contributions promote an unique and qualitative development known for its charm, beauty and ultimately, its own unique "sense of place".

The objective is to create a development with a harmonious architectural aesthetic, characterised by a range of colours and details that is in harmony and complement the local vernacular of Stellenbosch. The guidelines serve to protect property values and set a standard of high quality lifestyle for residents and property owners alike.

In order to achieve these objectives, the conditions and guidelines as set out below are binding upon all erven in the Capolavoro Development. In respect of the interpretation of these guidelines the decision of the Architect/s appointed for aesthetic control, on behalf of the Capolavoro Home Owner's Association (hereafter referred to as CHOA) and the Developer, will be final and binding.

NOTE: These guidelines will be subject to periodical revision as deemed necessary.



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2.0. GENERAL CONTROL CONDITIONS

- a) All building plans must be prepared in accordance with the Architectural Guidelines for the Capolavoro Development and comply with the Local Authority and National Building Regulations and any other applicable legislation.
- b) All building plans must be submitted to the controlling Architect/s for aesthetic and colour scheme approval PRIOR to the Local Authority submission. This also applies to all future additions and alterations.
- c) The design of all structures and the preparation and submission of building plans may only be undertaken by professional Architects registered with the South African Council for the Architectural Profession, however a waiver to this condition can be approved in special cases, should the required design standards be met. Building plans of inferior design will however be rejected.

3.0 CONTROL OF BUILDING WORKS

- a) It is the responsibility of the registered property owner to ensure that the Contractor appointed by him is made aware and abide by the CHOA Building Activity Rules & Regulations including the following conditions as set out below:
 - i) Contractors must ensure that building works and labour are controlled in such a manner as to cause no damage and little disturbance to the neighbouring properties.
 - ii) The Contractor must provide the necessary sanitary and rubbish disposal facilities for the duration of the construction period. The Contractor must ensure that the workers use the facility provided and that the rubbish and sanitary waste is removed weekly. The rubbish may not be burnt on site.
 - iii) The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during the building operations.
 - iv) Where materials is off-loaded and encroach onto the pavement or roadway, the Contractor must move these materials onto the site the building is to be erected. It is the Contractor and Owners responsibility to ensure that no material is stored or remains on the pavement or roadway. The same applies to sand or building rubble washed away or moved onto the road during building operations.

4.0 BUILDING PLAN APPROVAL PROCEDURE

4.1. General

A. Aesthetic Approval

Building plans are subject to aesthetic and colour scheme approval PRIOR to the Local Authority submission. The process is as follows:-

- a) Five copies of all building plans of which two copies must be coloured for Local Authority submission, together with a site development plan and colour swatches of the proposed colour scheme to be used on the exterior of the building must be submitted to the controlling Architect/s for aesthetic approval prior to the Local Authority submission. Size of drawings are limited to A1, A2 and A3 format only, all to be folded to A4 size with the title block on top and the Owners, Developers (if applicable) and Architects names clearly recorded in the title block with the erf reference number, title of plan (e.g. floor plans, elevations, etc.), date, scale of drawing and north point.

NOTE - All plans must be signed by the responsible Architect.

- b) Scrutiny fees to the amount as determined by the CHOA/Developer at the time for aesthetic approval is payable directly to the controlling Architects.

- c) When aesthetic approval has been achieved, an electronic copy of the approved building plan in dxf. format must be emailed/delivered to the controlling Architect/s for record purposes in order to update the site development plan.

NOTE:- This requirement must be complied with PRIOR to collection of aesthetically approved plans. No plans will be released for municipal submission prior to the requirements as noted under par b) & c) above have been complied with.

- d) For final colour approval procedures and approved colour selection, refer to the notes included under *paragraphs 5.4.1. Exterior Wall Colour Selection and 5.5.1. Exterior colours for Windows, Doors and Shutters below.*

- e) The following minimum information is required on plans submitted for aesthetic approval:

- e 1) Site development plan at scale 1:100 with cadastral information (i.e. erf number, north point, boundaries, contours indicated at 1000 or 500mm intervals, building lines & setbacks, servitudes, building areas, coverage, etc.); location of all structures and services on site; the driveway; hard/soft landscaping (where required); retaining structures; boundary walls and gates; building services, e.g. existing municipal services, storm water

reticulation, drainage etc. The primary view lines on each erf must also be indicated on the site and site development plan submitted for aesthetic approval in order to control and maximize the views of all residential dwellings.

- e 2) Detail breakdown of building area's per floor, with the total building area, all in sqm.
 - e 3) Total site area in sqm, permissible coverage (refer par. 6.4) and actual coverage (total % building area under roof including covered stoeps, balconies, etc.) expressed as a percentage of the total area of the site.
 - e 4) Total height of the building measured from the mean natural ground level to the ridge of the roof.
 - e 5) All floor plans (including roof plan), elevations and a minimum of two sections through the site. One of these sections must be a long section through the stand, clearly indicating the bulk earthworks and cut and fill.
 - e 6) Detail plans, elevations and sections through all boundary walls and retaining structures, complete with specifications and finishes.
 - e 7) Complete door and window schedule with dimensions, material description and finishes.
 - e 8) Schedule of external finishes and colour specification.
- f) The architectural character of all new building/s will be considered in relation to that of the development guidelines and other dwellings in the area as well as the aesthetic appearance, colour scheme and proposed siting of the building/s and any other such factors that the Capolavoro Home Owner's Association (CHOA) at its entire discretion, may deem suitable at the time of aesthetic approval.
- g) Notwithstanding the fact that the building plans may comply with all Regulations and By-Laws of the Local Authority, the aesthetic approval or rejection of such plans, shall be at the sole discretion of the controlling Architect/s in consultation with the Local Authority and the CHOA, as deemed necessary and the approval thereof, shall not unreasonably be withheld.

h) Deviations from aesthetically approved building plans:

It is emphasized that it remains the developer and homeowner's responsibility to ensure that any deviations from aesthetically approved building plans be re-submitted to the controlling Architect/s for scrutiny PRIOR to implementation on site. All such applications MUST be in written form and NO telephonic correspondence in this regard will be accepted to approve deviations. Rectification of any exterior elements, colours and materials not complying with the approved guidelines and implemented on site without prior written approval from the controlling Architect/s will be for the account of the respective developer and /or homeowner at the discretion of the CHOA.

- i) Nothing in this document or any regulations herewith, will be construed as permitting the contravention of the Conditions of Title to any erf or any Zoning, By-Laws or Regulations of the Local Authority.

B. Local Authority Submission

- a) Only after aesthetic approval has been obtained in writing from the controlling Architect/s and the required CHOA builders' deposit been paid may the building plans be submitted to the Local Authority for municipal approval.
- b) *It must be stressed, that the final approval of all building plans, ultimately vests in the Local Authority.*

5.0 ARCHITECTURAL STYLE AND ELEMENTS

In order to achieve the objectives as described in the introduction to this document, designs derived from regional Cape architecture that is in harmony and complement the local vernacular of Stellenbosch is preferred. However, regional Cape architecture i.e. "Cape Dutch", "Cape Victorian" or "Cape dorpshuis architecture" in its pure traditional form will not be suitable as it is proposed that a style of architecture unique to Capolavoro in which traditional Cape proportions, architectural elements and colours feature, be promoted.

The intention is not to replicate traditional houses, but rather to adopt and use the traditional elements derived from regional Cape architecture, such as the proportions, scale, massing, detailing and colour in a unique and cohesive manner to achieve an attractive homogenous architectural language. NO Cape Dutch, Victorian or Georgian replicas may be built.

Scale and proportion are crucial in the establishment of a cohesive architectural language. Careful consideration should therefore be given to the articulation of the building forms, their roofs, wall openings and detailing in order to achieve an attractive homogenous architectural language.

Focal features such as fountains, traditional Cape chimneys, low Cape walls, pergolas, verandas, indigenous planting and trees to mention just a few, will enhance and complement the character and promote a qualitative development known for its charm, beauty and ultimately its own unique "sense of place".

It is believed that flexibility of interpretation is important to encourage variety within the constraints of these guidelines. Rather than be too prescriptive, elements specifically excluded are clearly stated.

Please note that the list of exclusions is not exhausted and should there be any matters not covered in this document and in the event of any difference in the interpretation of these guidelines the decision of the Architect/s appointed for aesthetic control on behalf of the CHOA and the Developer will be final and binding.

Exclusions :-

*Cape Dutch, Victorian or Georgian replicas,
Mediterranean/Spanish Style Architecture,
Post Modern Elements, and
preferential use of horizontal proportions as prevalent in Modern Architecture.*

The following sketches (refer figures 1 – 2 below) are illustrative of the preferred “Capolavoro Architectural Language” and “spirit of place” to be promoted in the development.



Figure 1: Illustration of homogenous architectural language, landscaping elements and typical courtyard formed by linking buildings together to achieve edge continuity.



Figure 2 : Illustration of typical street elevation with a “poort” or archway used to link buildings together to create edge continuity and define the street edge

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In order to achieve the above objectives, the following elements are addressed:

- 5.1 Building Form
- 5.2 Building Platform
- 5.3 Roofs
- 5.4 External Masonry Wall Finishes
- 5.5 Windows and Doors
- 5.6 External Window sills
- 5.7 Garages and Carports
- 5.8 Verandas, Pergolas, Columns, Corner Brackets, Balconies and Balustrades
- 5.9 Linking Elements
- 5.10 Boundary Walls and Gates
- 5.11 Hard Landscaping - Paving and Driveways
- 5.12 Soft Landscaping - Planting
- 5.13 Service Facilities, Aerials, Satellite Dishes, Pipes and Cables
- 5.14 Miscellaneous and General
- 5.15 Privacy and Noise

5.1 BUILDING FORM

Building form shall consist of the main building structure, which is expressed as the **core building**.

5.1.1 CORE BUILDING

- a) The **Core building** (main dwelling) must conform to the traditional "letter of the alphabet" building form. In this particular typology, the plan form of the **Core Building** resembles the letters I, T, L, H, U or variations thereof. The latter constitutes the main body of the buildings on an erf (Refer to Figure 3).
- b) **Core buildings** must be roofed with a double-pitched roof.
- c) Rectangular sections of the **Core Building** MUST be built perpendicular to each other. NO variation on this condition will be considered.

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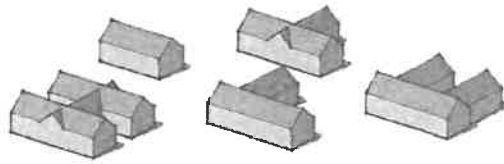


Figure 3: Letter of the alphabet type buildings

5.1.2 ABUTMENTS

- a) **Abutments** are rectangular, single storey extensions to core buildings.
- b) **Abutments** must be built to the dimensions that are prescribed in these guidelines (refer paragraph 8.2.2).

5.2 BUILDING PLATFORM

5.2.1 SLOPES

Buildings on slopes must be designed in response to the slope of the site with stepped levels or stepped building platforms as illustrated in Figures 4 and 5 below.

5.2.2 GUIDELINES FOR BUILDINGS ON SLOPES

- a) The following provisions must be applied to buildings which are situated on slopes:
- b) The height of ground fill at any point on the site may not be higher than 0.5m, measured from the natural ground level at that particular point of the site.
- c) The part of the building that is at the highest part of the site, may not cut deeper into the site than 0.5m, measured from the natural ground level at that particular point of the site.
- d) Should a plinth be employed, this may not exceed 0.5m in height.

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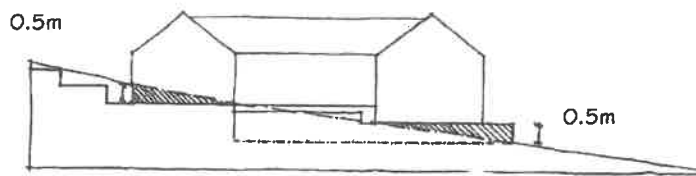


Figure 4: Section illustrating building with stepped ground floor level

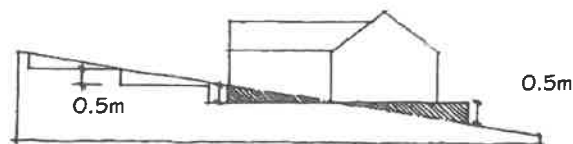


Figure 5: Section through slope illustrating limits to cut and fill

5.2.3 RETAINING STRUCTURES

Where retaining structures is required, the following guidelines apply:

- a) All retaining structures must be solidly built walls to be plastered and painted to match the core dwelling.
- b) NO stone masonry (natural stone or imitation) or stone cladding to walls may be used.
- c) NO stacked retaining systems such as 'Terraforce' or similar are allowed.

5.3 ROOFS

5.3.1 General

- a) Only double pitched roofs, with or without gable end walls on the main dwelling (core building) and outbuildings may be used and are prescribed (Refer to Figure 6).

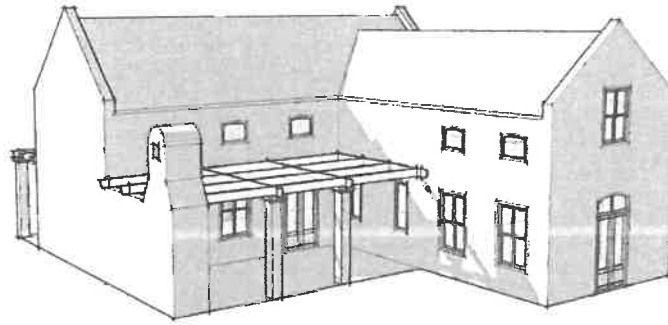


Figure 6: Core building with double pitched roof and gable end walls

- b) The roof pitch of core buildings are prescribed to be 40° and the application of these roofs MUST ALWAYS be treated symmetrical.
- c) When gable end walls on the main dwelling and outbuildings is used, the following conditions apply:
 - i) It is recommended that these elements be kept simple and without any elaborate decoration, however plain/simple plaster copings over the top of these walls are permissible,
 - ii) the line of the gable wall must ALWAYS follow the pitch of the roof line except for example on the garage and/or carport where horizontal gable walls may be used.
- d) NOTE: Flat/mono pitched roofs (max. pitch 10 degrees) are ONLY allowed for garages and/or carports and MUST be enclosed with a horizontal parapet wall on all four sides (as applicable) in order for roofing material not to be visible. The roof material used for these roofs must match the main dwelling in colour and material specification.
- e) Lean to roofs will ONLY be allowed for verandas clipped onto the main dwelling and the pitch of these roofs shall always be 15 degrees.
- f) Roofs must always have clipped or flush eaves with fascias, therefore no roof overhangs allowed.

Exclusions:-

*Flat and mono pitched flat roofs on the main dwelling and/or outbuildings,
 Double pitched asymmetrical roofs,
 Curved and decorative parapets and/or gable walls,
 Hipped roofs,
 A-frame's, and Mansard roofs.*

5.3.2 Roof Finishes

The following roofing materials and colours may be used on the main dwelling and outbuildings: -

- a) Corrugated S-profile metal or aluminium roof sheeting with pre-painted Chromadek / Colomet finish or similar.

Roof sheeting colours: Only Chromadek / Colomet colour Dark Dolphin and Charcoal may be used.

- b) Shadecloth may ONLY be used on the carport in a horizontal flat roof application and MUST be fixed within a designed and pre-approved structure. Shadecloth must be screed behind horizontal beams and may not be visible from any side elevation.

- c) Shadecloth colour: ONLY Dark Grey shadecloth may be used. The colour silver is NOT allowed. Colour of shadecloth to be submitted to the Controlling Architects for approval prior to installation.

Exclusions:-

NO shadecloth on the main dwelling or any one of the outbuildings, except for the carport in a horizontal application as prescribed under paragraph 5.3.2 b) above is allowed,

Use of shadecloth in a vertical application to serve as a screen is not allowed and

NO prefabricated shadecloth structures, perspex, fibreglass and/or polycarbonate sheeting may be used.

5.3.3 Fascias & Bargeboards

- a) 'Everite' plain fibre cement fascia, size 225 x 15mm or similar, painted, or
- b) Timber hardwood fascia, size planed all round, 22 or 32 x 220mm, painted.

Colour: White or Chromadek colour Dark Dolphin to match the roof sheeting.

Exclusions:-

'Everite' Victorian profile fibre cement fascias.

5.3.4 Gutters & Rainwater Downpipes

- a) Seamless 'Watertite' Aluminium or similar, standard domestic Ogee gutters, with rectangular fluted down pipes, all to be pre-painted, or
- b) 'Marley Streamline' or similar square-profile PVC gutters with square down pipes.

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Colour: White or Chromadek colour Dark Dolphin to match the roof sheeting.

5.4 EXTERNAL MASONRY WALL FINISHES

ONLY smooth painted plaster, with a choice of the following may be used:-

- a) Building plinths may be accentuated and plaster bands around doors and windows may be used.
- b) ONLY smooth plaster on the exterior face of the building may be used.
- c) Thickened walls as used in historical houses are encouraged.
- d) Boundary walls must always be finished with smooth plaster and coping details as described under paragraph 5.10 Boundary Walls below.

Exclusions:-

NO Face Brick,

NO Stipple or textured plaster,

NO natural stone or stone cladding,

NO Colour pigmented and cement based plaster paint finishes permitted and Bagged and painted brickwork as an exterior wall finish is not allowed.

5.4.1 Exterior Wall Colour Selection

It is prescribed that all new and existing structures in the Capolavoro Estate be painted/repainted in accordance with the approved colour scheme recorded below:

- a) Colours for exterior walls are prescribed and have been selected from the 'Plascon Expressions' colour range (refer list included below).

NOTE: Paint from alternative paint suppliers/manufacturers may be used, HOWEVER the colour MUST be mixed to match the prescribed colour EXACTLY and be presented for final approval to the controlling Architect/s PRIOR to application.

- b) White may be used as a wall colour, alone or in combination with any of the approved exterior wall colours as listed below.

- c) APPROVED ACCENT COLOURS:

Only Pure White and Chromadek colour **Dark Dolphin** (closest matching 'Plascon' colour, Gunpowder, colour code E28-G) are deemed to be **approved accent colours** and may be used to accentuate elements as described under paragraph 5.5.1 Exterior colours for Windows, Doors and Shutters below.

- d) **NOTE:-** Colour swatches of all exterior colours to be used, must be submitted to the controlling Architect/s for approval prior to the plans being submitted to local authority and final approval will be given once the building is under construction and

1 m² of each colour to be used, have been painted on the wall for final approval by the controlling Architect/s on site.

e) Prescribed Colour Scheme for Exterior Walls:-

COLOURS SELECTED FROM 'PLASCON EXPRESSIONS' COLOUR RANGE	
COLOUR	CODE
1) Pure White	Standard colour
2) Liberia	E14-1
3) Papyrus	E14-3
4) Deerskin	WAA 6
5) Trenton	E13-4
6) Gallery	D15-2
7) Cream of Mushroom	D15-3
8) Camel Hair	D14-4

5.5 WINDOWS AND DOORS

- a) NOTE: Only vertically proportioned doors, windows, shutters and windows and shutters with a 1 : 1,5 or 1 : 2 width to height ratio will be allowed.
- b) ONLY Vertical Sliding Sash hardwood timber windows as per 'Swartland Timber' or similar approved are preferred, however vertically proportioned side hung casement windows is also permitted.
- c) Paired windows must be positioned 340mm apart.
- d) Aluminium windows and doors will only be considered if the windows and doors are epoxy powder coated as per the colour outline included under item 5.5.1 below and proportions are as specified under item 5.5 a) & b) above.
- e) Only 'working' hardwood timber shutters will be allowed. No aluminium shutters allowed.
- f) For roof space/loft areas, the following window types are allowed:
 - i) 'Tony Sanda/Velux' or similar tip up type vertically proportioned windows and/or small dormer type windows as per 'Swartland Timber' or similar approved. Roof lights should preferentially be positioned on facades not facing the street.
- g) Where the main dwelling and/or outbuildings is positioned 2,0m or less from one of the side boundaries the following conditions apply:

- i) No roof space windows will be allowed on the side where the main dwelling and/or outbuilding/s are positioned 2,0m or less from one of the two side boundaries.
- h) Large glazed sliding or sliding/folding doors (where the structural opening is exceeding 1620mm in width), will ONLY be permitted if these doors are used on the back elevation and are not visible from the street and MUST in all cases be screened with a timber pergola structure and recessed at least a min. of 1500mm behind the outer line of a deep patio/verandah/stoep subject to the approval of the controlling Architect/s and CHOA.
- i) GUIDELINES FOR WINDOW PLACEMENT- Windows should generally be:
 - i) Taller on the ground floor, than on the first floor;
 - ii) Kept on the same head height throughout the same storey;
 - iii) Of the same width in vertical succession, lined up above each other;
 - iv) Arranged in groupings of twos and threes to create a rhythmic pattern;
 - v) Used in families, sharing the same proportions;
 - vi) Not be used to form an external corner of the building.

Exclusions: -

No horizontally proportioned windows or horizontal sliding doors and windows of any kind or material allowed,
NO small pane 'Cottage Style' windows or doors,
NO mock sash windows,
NO 'Happy Doors' (see 'Swartland Timber' catalogue no. PD11),
NO doors as per Swartland Timber' catalogue no. style PD2, PD5, PD7, PD9 & PD10 allowed,
NO 'Winblok' or other precast concrete windows, glassblocks or leaded windows with coloured glass patterns allowed,
NO Natural or Bronze Anodised Aluminium,
NO PVC window and door frames,
NO Steel window and door frames,
NO Bay Windows and
NO Fake/Mock shutters allowed.

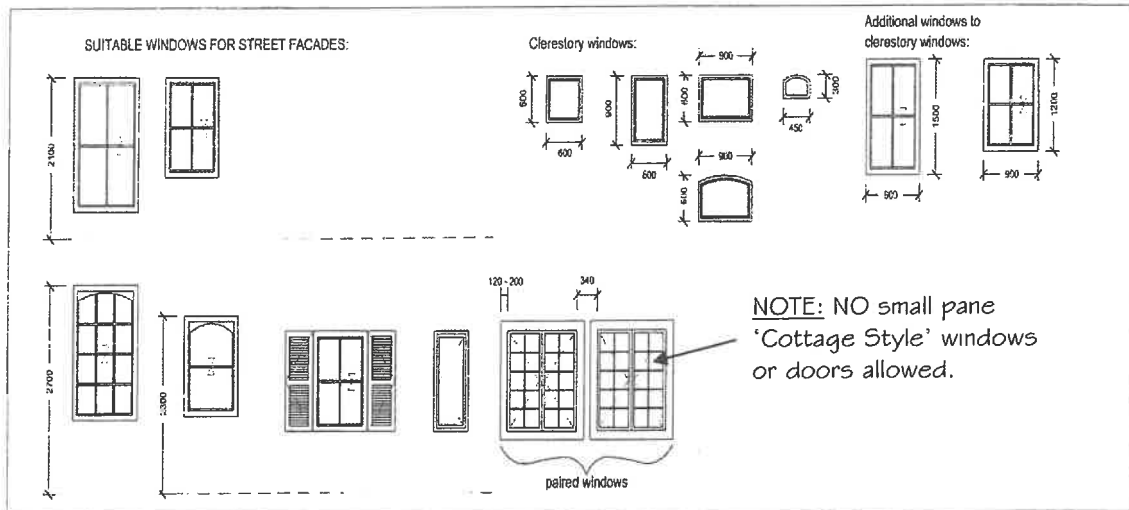


Figure 7: Window Types (Not exhaustive or all inclusive)

5.5.1 Exterior Colours for Windows, Doors and Shutters

- a) Timber windows, doors and shutters can be varnished or painted as per the colour outline below. Aluminium windows and doors may only be epoxy powder coated as per the colour outline included under paragraph c) Paint, below:

b) VARNISH:

In addition to natural clear timber varnish, the varnish colour Dark Oak as per 'Crown Weatherglow' (or similar approved) colour Dark Oak (code CVA 888) in suede finish is permitted to be used in the Development.

c) PAINT:

i) Windows and Doors (timber & aluminium):

Fixed outer frame to be finished in white or any one of the approved accent colours as listed under paragraph 5.4.1c) above with opening door leaf/s and inner sliding or opening sashes to windows, including glazing bars to be finished in colour, white.

ii) Garage doors:

Timber garage doors may be varnished or painted in any one of the approved accent colours as listed under paragraph 5.4.1c) above. Metal garage doors may only be epoxy powder coated white.



Figure 8: Vertically proportioned window with plastered sill and simple plaster band forming a flat arch above the window

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iii) Shutters (only timber shutters allowed):

Varnished or any one of the approved accent colours as listed under paragraph 5.4.1 c) above. The colour of the shutters must match that of the window frame over which they close.

5.6 EXTERNAL WINDOW SILLS

- a) All external window sills to be plastered to achieve a smooth steel trowel finish and painted. Simple articulated plaster bands around windows and doors are encouraged. All plaster bands to be finished in smooth plaster and painted.

5.7 GARAGES AND CARPORTS

- a) Each erf may have a maximum of two single garage doors facing the street and parking for a minimum of two cars must be provided on each individual erf.
- b) Only single width garage doors of max. 2440mm (structural opening width) is allowed to be used. A double garage comprise two single garage doors next to each other separated by a prescribed 450mm wide brick column, plastered and painted.
- c) Garage doors to be hardwood timber tip-up or sectional overhead type with vertical (VWB) or horizontal (HWB) pattern. Timber garage doors with a vertical (VWB) pattern are prescribed and preferred, however in exceptional cases where sectional overhead doors is required, metal garage doors may be used provided that PRIOR written approval from the CHOA has been obtained. In such cases, ONLY 'Coroma Coroflute' or similar approved sectional overhead metal garage doors with horizontal pattern will be permitted.
- d) Approved colours for garage doors are included under paragraph 5.5.1 c ii) above.
- e) Garage doors should always be set back from the street boundary to provide an additional parking space in front of the garage and be screened with a pergola or screen wall element that can also serve as a carport as illustrated in Figure 9 below.





Figure 9: Garage doors screened from view by a coachman's entrance and timber pergola behind a horizontal parapet wall

- f) The design of a carport must fit in with the overall aesthetic and character of the main dwelling and be submitted with the building plans to the controlling Architect/s for aesthetic approval prior to construction.
- g) Also see guidelines on roof coverings for garages and carports included under paragraph 5.3.1 c) and 5.3.2 b) above.
- h) The growth of vines on pergolas in front of garages are encouraged.

Exclusions: -

All patterned garage doors (e.g. raised & fielded panels, etc.) except horizontal and vertical patterns as specified above, and NO double width garage doors.

5.8 VERANDAS, PERGOLAS, COLUMNS, CORNER BRACKETS, BALCONIES AND BALUSTRADES

Verandas, pergolas, columns, corner brackets, balconies and balustrades must be designed and materials selected to be in keeping with the architecture of the main structure.

5.8.1 Verandas, Pergolas and Columns

- a) Verandas with lean-to roofs on the main dwelling are preferred. These roofs should have a pitch of 15 degrees. The roof material used for these roofs MUST match the main dwelling in colour and material specification.
- b) Verandas and pergolas may only be constructed from hardwood timber sections.

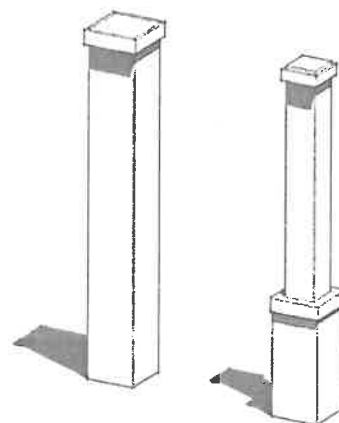


*Figure 10:
Typical brick columns*

- c) Columns to verandas and pergolas can be:-
- i) Square hardwood timber posts, with corners fluted or not, painted or varnished **or**
 - ii) 220 x 220mm square brick columns, plastered and painted **or**
 - iii) 220 x 220mm square brick columns on 340 x 340mm square brick bases, plastered and painted as illustrated in Figure 10 above.
- d) The growth of vines on pergolas and verandas are encouraged.

Colour:

- i) Timber – varnished **or** painted in any one of the approved accent colours as listed under paragraph 5.4.1 c) above.
- ii) Plastered brick columns - painted to match the main dwelling.

Exclusions:-

*NO Pergolas, except carports (refer relevant paragraph above) may be covered with shade cloth or roof sheeting of any kind,
NO tanalith or round timber pole structures of any kind allowed,
NO metal columns or steel sections may be used.*

5.8.2 Corner Brackets

The following conditions apply to corner brackets:-

- a) Hardwood timber corner brackets may only be used in conjunction with timber posts/columns.
- b) Timber corner brackets must be painted to match the timber posts/columns.

Colour:

- i) Timber - varnished **or** painted in any one of the approved accent colours as listed under paragraph 5.4.1 c) above.

Exclusions: -

NO wrought iron, steel, cast aluminium or decorative corner brackets may be used.

5.8.3 Balconies

- a) Small 'French type' balconies with in/outward opening doors are preferred.



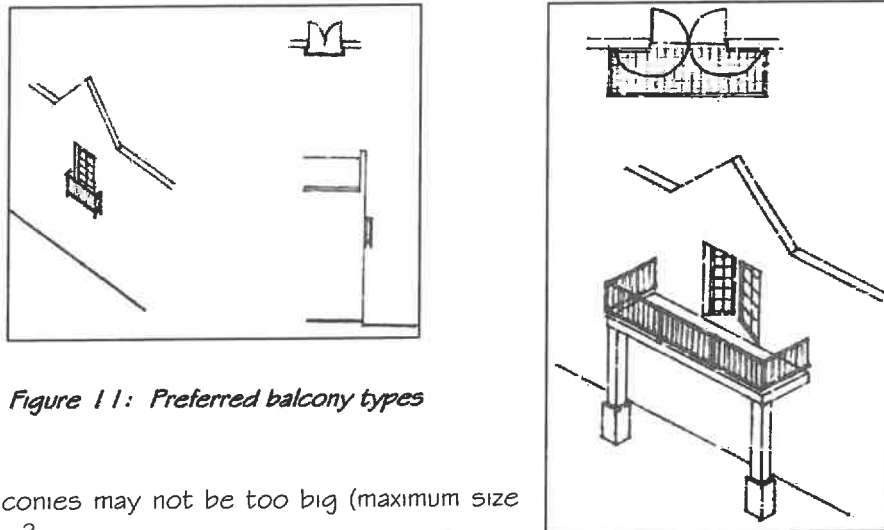


Figure 11: Preferred balcony types

- b) Balconies may not be too big (maximum size 20m^2) and the following conditions are preferred:
- i) The balcony slab protruding 200mm max. past the exterior face of the building with the handrail fixed inside the door reveal and the doors opening inward, or
 - ii) The slab protruding 1000mm max. past the exterior face of the building with the handrail fixed on the side or top of the balcony slab, doors can open either in or out.
- c) Balconies must form an integral part of the design and the sides must be plastered and painted. Where appropriate, the balcony floor can be tiled.
- d) Balconies on side boundaries of adjoining erven will only be considered if the main dwelling is positioned 3,0m from one of the two side boundaries and the balcony may only be positioned on the 3,0m or greater building line side in order not to project over the 1,5m side building line.
- e) Relaxation on the guideline noted under paragraph 5.8.3d) above may only be given for erven where the 1,5m side building line is adjoining a green open space. The main dwelling and balcony may then be placed on the 1,5m building line side.

Colour:

- i) Plaster on vertical sides of balconies to match exterior wall colour selected for main dwelling.

5.8.4 Balustrading

The following conditions apply to balustrading:-

- a) ONLY hardwood timber balusters or

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- b) Square mild steel tubing or flats may be used.
- c) Balusters must predominantly be positioned vertically.

Colour:

- i) Timber - varnished or painted any one of the approved accent colours as recorded under paragraph 5.4.1 c) above.
- ii) Steel - painted or epoxy powder coated in any one of the approved accent colours as recorded under paragraph 5.4.1 c) above.

Exclusions: -

NO wrought iron, cast aluminium, aluminium, stainless steel panelling or other solid sheet panelling or plastered and painted brickwork.
NO stainless steel cabling or 'yacht' handrail details.
NO modern type handrails with balusters positioned horizontally.
NO handrails with predominantly horizontal members allowed and
NO excessive ornamentation and detailing allowed.

5.9 LINKING ELEMENTS

There are a number of ways to achieving edge continuity by linking facades of buildings, which help to define the street edge. The following are examples of linking elements:

- a) Archways / "Poorte" - open or closed with stable doors.
- b) Walls with or without gate openings and/or doors.
- c) Building structures on shared boundary lines can be linked with various linking elements such as gateways or walls to create edge continuity in street facades.
- d) Planting, especially hedges.

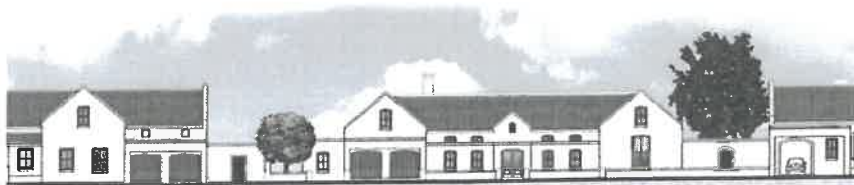


Figure 12: Illustration of linking elements used to connect individual houses and create edge continuity

5.10 BOUNDARY WALLS AND GATES

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5.10.1 Boundary Walls

The following conditions apply to boundary walls:-

- a) All boundary walls and built masonry columns between palisade fencing must be plastered both sides and have the traditional inverted V- coping plaster detail. These walls must be painted in the colour Liberia, code E14-1 as per 'Plascon Expressions' range or similar approved.
- b) Shared boundary walls may not exceed 1800mm in height, measured from any one side of the erf boundary. It is required that side boundary walling forming part of the street domain, i.e. walling on side boundaries on the street side of the core building and garage be kept low at a max. 1200mm high to allow physical as well as visual interaction with the street that is essential to retain the quality and character of the Development.
- c) As a rule no high garden walls on the street side will be allowed, except where screening is required for areas such as kitchen yards a wall max. 1800mm high for a total length of 30% of the street boundary may be built. Where low walling on the street side is required, the height of such wall is restricted to max. 1200mm high.
- d) Walling along public open spaces or green areas may only be the approved open steel Palisade type fencing as used for the main security wall around the Capolavoro development with matching steel Palisade gate/s for access (where required). Palisade fencing to be secured between 340 x 340mm square brick columns (with traditional inverted V-shape coping detail) spaced at approximately 3 – 5m centres. The overall height of this wall may not exceed 1800mm.

⚡ NOTE: All walling to be designed in accordance with the National Building Regulations and checked and verified by a Structural Engineer (where necessary).

- e) All Palisade fencing must be painted in the approved accent colour 'Plascon' colour, Gunpowder, colour code E28-6.
- f) 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 and/or palisade.
- g) SPECIFIC REQUIREMENTS for erf no's 480 to 517 facing Swart Street:
Boundary wall to be erected on Swart Street to be a suitably 1,8m high designed palisade fence and boundary wall combination strictly in accordance with the drawing included under Annexure B.

Exclusions for individual private erven:-

No prefabricated walling systems or similar, face brick, stone or stone cladding, timber fencing, sheet material, wire mesh fencing, gum poles or barbed wire is permitted.

5.10.2 Gates

The following conditions apply to gates:-

- Either wrought-iron, steel or timber gates with a varnished or painted finish may be used. Only gates in a vertical proportioned design may be used. Patterns on gates must read vertical rather than horizontal.
- Gates may be incorporated in low or high walls in combination with or without an archway.
- Gates may never be higher than the adjoining wall.
- Colour for gates: Varnished or painted in the approved accent colour 'Plascon' colour, Gunpowder, colour code E28-6.
- In cases where palisade fencing is used the material and colour used for the gate must match the fence in material and colour.

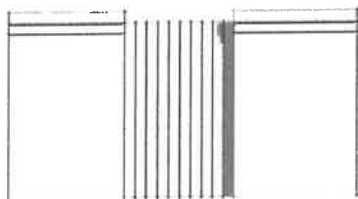


Figure 13: Suitable gates (Not exhaustive or all inclusive)

5.1.1 HARD LANDSCAPING - PAVING AND DRIVEWAYS

Paving materials selected for Capolavoro is based on a combination of aesthetic, practical and economic considerations. In order to achieve continuity, ONLY the paving materials specified below will be allowed to be used in the Development. NO other finishes will be considered.

5.1.1.1 Paving

- a) Brick paving, e.g. 'Crammix' or similar clay pavers in approved colours 'Karoo Blend' and 'Flame Blue',
- b) 'Sandstone' colour Cobbles as per 'Pavatile' or similar approved,
- c) 'Boland or Constantia Straight Edge Pavers' as per 'Smartstone' or similar approved in colour Sandstone, or
- d) 'Yorkstone Straight Edge Pavers and Garden Steps' as per 'Revelstone' or similar approved in colour Sandstone, or
- e) A combination of the above.

5.1.1.2 Driveways

- a) EDGE: Header course in 'Crammix Karoo Blend'.
- b) AREA: Herring Bone pattern in 'Crammix Karoo Blend'.

SOFT LANDSCAPING - PLANTING

5.1.2.1 General

- a) Indigenous plants are encouraged be used to integrate private landscaping with the overall landscaping of the estate.
- b) Owners are encouraged to use Buffalo or Kweek grass for lawn areas as these grass types are less invasive and less water demanding than Kikuyu grass.
- c) All plants brought to the site must be disease and pest free.
- d) All declared invasive alien plants listed in the "Conservation of Agricultural Resources Act, 1983", no invasive alien plant listed in Table 3 of the Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983) may be used. No plants included on Table X, (plants that are under consideration to be included on the invader list) may be planted. Copy of this list can be obtained from the CHOA.
- e) Palms, cactuses and conifers may not be planted.

5.1.2.2 Irrigation

- a) Should irrigation systems be installed, owners must design them in such a way that they do not cause staining to walls.
- b) Irrigation systems must be properly designed and utilised in a way that will maximize the efficient use of water. Indigenous vegetation does not need a lot of water once it is established and therefore, while homeowners may install private irrigation systems, the irrigation may only be used to a limited extent.

5.12.3 Compost, Fertilisers, Herbicides And Pesticides

- a) The use of organic, slow release fertilizers and/or organic compost is recommended in private gardens. Care should be taken with over-fertilizing of private gardens, which will result in an increase in the availability of nutrients in the surrounding areas such as agricultural soils. Mulch should be used to conserve moisture and reduce weed growth.

5.12.4 Maintenance

- a) All private gardens are required to be kept in a tidy state at all times.
- b) Storm water is to be properly managed by the homeowner. In principle, the storm water should be managed in a manner that will prevent any form of erosion, pollution, or other detrimental impact.

5.13 SERVICE FACILITIES / AERIALS / SATELLITE DISHES / PIPES and CABLES

- a) Gas cylinders, air conditioning units, refuse bins, dog kennels, compost piles and clothes lines must be screened within service/drying yards, in order not to be visible from the street or neighbouring properties. Air conditioning condenser units must, if not located within a service yard, be installed against exterior walls at or below ground level and may not exceed a total height of 1200mm above ground level. These units must be entirely screened off and enclosed by a surrounding plastered brick wall of finish and colour to match the main dwelling to which it is attached.

Exclusions: -

NO window mounted air-conditioning units are permitted.

- b) The location of all television aerials or satellite dishes should not be visible from the street or potentially in view or hazardous to adjoining properties or residents and should preferentially be fixed below the main building eaves line. The position, size and location of satellite dishes must be approved by the CHOA. Colour of satellite dishes must be white composite or approved equivalent.
- c) All telephone and electrical cable reticulation on the property should be underground. No overhead masts or wires are permitted.
- d) SPECIFIC REQUIREMENTS for erf no's 480 to 517 facing Swart Street:
All sewer, vent, water and drainage pipes facing Swart Street may NOT be visible and must be boxed into the walls.
- e) Solar thermal systems is permitted with the criteria that ONLY the remote tank and evacuated tube type solar panel system may be used and the latter must be mounted in a position that cannot be seen from the street or will reflect to neighbours. Any remote equipment must be located within the roof structure of

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the house or within service yards. The angle at which the panel is mounted must lie flush with the roof and the frame and fittings to match the roof colour. Detail fitting arrangement and position of equipment must be shown on plan and elevation submitted to the controlling Architect/s for approval.

Exclusions: -

Combined solar tank and panel system are not permitted.

5.14 MISCELLANEOUS and GENERAL

a) House numbers and letter boxes:

Maximum size of lettering to be used is max. 200mm in height.

All lettering and numbering to be placed horizontally and in line and to be understated. The size and location of all house numbers and letter boxes are subject to the final approval of the CHOA.

Preferred lettering style: Helvetica.

Colour for lettering: Only Black lettering allowed.

Exclusions:

*NO Ceramic, Italic, and Free form lettering and
NO house names allowed.*

b) Outside Lighting:

All outside lighting 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. It is recommended that all exterior lights be fitted with energy saving bulbs.

Exclusions:

NO floodlights permitted.

c) Burglar Bars:

Must be internally mounted and purpose made to suit window proportions. Burglar bars built into the window frame as by 'Swartland Timber' or similar approved is preferential. Members should preferably always be hidden behind window mullions. The aesthetic approval of all burglar bars and security gates are subject to the approval of the CHOA. Security gates are only permissible if mounted internally behind a solid door and is therefore not visible from the exterior of the building.

d) Carports:

NO temporary or shade cloth structures will be allowed.



e) Chimneys:

Only plastered and painted masonry chimneys are permitted in accordance with or similar to the chimneys illustrated in Figure 14 below.

Colour: To match the main dwelling.

Exclusions: NO exposed steel and fibre cement flues as per 'Jet Master' or similar.

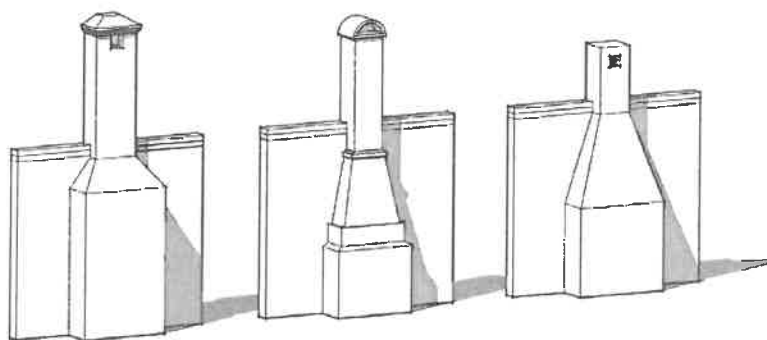


Figure 14: Typical chimney types

f) Swimming Pools:

NO 'Porta Pools' or similar equivalent pool above ground level is permitted. The position, colour and design of all swimming pools are subject to the final approval by the CHOA. The final position of the pool, pump and filter must be shown on plan, elevation and section submitted for approval.

g) Wendy Houses:

NO Wendy Houses, Tool sheds or temporary structures allowed.

h) Awnings:

Awnings are acceptable if in a plain design without stripes and scallops and of a single approved colour such as natural coloured canvas as approved by the CHOA. Canvas awnings are preferred however aluminium awnings will only be considered provided that PRIOR written approval from the CHOA has been obtained. Plans for awnings must be submitted to the CHOA for approval.

Exclusions:

NO fibreglass awnings and canopies permitted.

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5.15 PRIVACY and NOISE

5.15.1 Visual Privacy

- a) It must be stressed that these guidelines, the Architect/s appointed for aesthetic control or the Capolavoro Home Owner's Association (CHOA) cannot guarantee visual or noise privacy.
- b) It is important that individual property owners ensure that houses are designed in such a manner that respect and take into account the need for private outdoor space/living of neighbouring owners.
- c) Each property owner must motivate and illustrate how the aforementioned objective will be met when building plans are submitted for aesthetic approval.

5.15.2 Noise

- a) While visual privacy can be attained by providing screen walls and locating windows and balconies in areas where privacy of the next-door neighbours are not compromised, noise is a potential problem that must be managed.
- b) Good neighbourliness requires noise levels to be kept low by individual households.
- c) Measures are required to regulate and reduce noise levels through technical and design intervention:
 - i) An effective way of reducing noise disturbance is to ensure that outside living spaces of houses are not located directly alongside one another, but that outdoor spaces are located where buildings separate individual outdoor living spaces.
 - ii) Additional noise screening devices can be utilized, such as planters, hedging, double walls, pergolas and garden seats along boundaries.
 - iii) The sound of falling water from water features located along boundary walls is an effective method of reducing noise from external sources.

6.0 TOWN PLANNING CONTROLS AND GUIDELINES

6.1 ZONING

All erven is zoned Residential Zone II for group housing purposes (refer site development plan, drawing no. N3414/LA001, Rev C as included under Annexure A).

6.2 COVERAGE

- a) Limited to maximum 50% of the erf size for the main/core building including the garage and outbuildings.

NOTE: Coverage is calculated strictly in accordance with the Stellenbosch Municipal Zoning Scheme Regulations as the total building area under roof including covered stoeps, balconies, ect. and includes the main/core building, garages, verandas and all outbuildings.

- b) Only one residential dwelling (core building) per erf is permitted.

6.3 BUILDING LINES

- a) STREET BUILDING LINE for core building : 2,0m from street boundary.
- b) STREET BUILDING LINE for garage : 5,0m from street boundary.
- c) STREET BUILDING LINE for pergola in front of garage/s used as screening element for garage doors : 2,0m from street boundary.
- d) Rear building line for erven adjoining SWART STREET (erf no's 480 to 517):
3,0m from rear boundary.

- e) Rear building line for all erven, EXCEPT erf no's 480 to 517 facing SWART STREET:

3,0 from rear boundary with provision that rear building line may be relaxed to 1,5m from the rear boundary for a max. length of 40% of the length of the rear boundary. A stepped building line generate a stepped building footprint along rear boundaries that is interesting and varied in order to encourage/promote private and positive outdoor living spaces.

- f) SIDE BUILDING LINES - The combined total of the two side building lines must equal 3m. Placing the main dwelling or any one of the outbuilding/s, with the

exception of the garage and/or carport (also refer to par. 6.3 g) below), closer than 1,5m from any one of the two side or rear boundary is not allowed.

- g) A zero building line for placing the garage and/or carport on one of the two side boundaries will be allowed with the condition that the core building and/or any one of the outbuilding/s may not be placed closer than 1,5m from any one of the two side boundaries.
- h) 0,0m side building lines for garages will be allowed for no more than two adjoining erven at a time, except where an approved site development plan for a group (two or more erven) is submitted as described under par. 6.3 i) below.
- i) Relaxation of the above prescribed 1,5m side building lines to 0m can be given with an approved site development plan (SDP) for a group (two or more erven). The SDP must clearly indicate the new proposed side building lines and must be submitted for prior approval. No relaxation on any building lines will be considered EXCEPT in the case where a SPD for a group of erven (two or more erven) is submitted, relaxation of the two side building lines may be considered. Where a group of erven adjoins another single private property (erf), the adjoining side building line for the erf adjacent to the single private property may not be relaxed and the side building line will always be 1,5m from the side boundary.

6.4 BUILDING HEIGHT RESTRICTION

- a) The maximum permissible building height may not exceed 2 storeys.

7.0 SPECIAL CONDITIONS APPLICABLE TO ERVEN FACING SWART STREET

In addition to the conditions noted above, the following special conditions are applicable to all erven (erf no's 480 to 517) facing Swart Street:

- a) The façade facing Swart Street must be designed in such a manner that it does not read as a back or yard elevation.
- b) All sewer, vent, water and drainage pipes facing Swart Street may NOT be visible and must be boxed into the walls.
- c) Boundary wall to be erected on Swart Street to be a suitably 1,8m high designed palisade fence and boundary wall combination strictly in accordance with drawing no. N3414/201, Rev A as included under Annexure B.

8.0 ADDITIONAL DESIGN CONTROLS AND GUIDELINES

The following design controls and guidelines is not prescriptive, but recommended and preferred to ensure good building forms and proportions:

8.1 BUILDING HEIGHT RESTRICTION

- a) The MAXIMUM HEIGHT of any single storey dwelling measured from the mean natural ground level (of the specific erf on which the dwelling sits) to the ridge of the roof may not exceed 6,5m and that of a double storey dwelling may not exceed 8,5m (refer Figures 15 & 16 below).
- b) NOTE: The maximum building heights prescribed above, are controlled in accordance with the approved site development plan for Capolavoro that indicates the natural contour lines of the development as surveyed by the land surveyor. The heights of all dwellings submitted for aesthetic approval will be checked against these contour levels.
- c) CORE BUILDING AND EXTENTIONS - WALLPLATE HEIGHT: The wallplate of a single storey dwelling may not exceed 3060mm and the wallplate of a double storey dwelling may not exceed 5525mm (65 brick courses) as illustrated in figures 15 & 16 below.
- d) ABUTMENT HEIGHT - The maximum height of an abutment may not exceed 3060mm above the finished floor level (Figure 17). The minimum space between the wall plate of the core building and the top of an abutment shall be 250mm.
- e) FREESTANDING BUILDING HEIGHT - The height of free-standing buildings will be equivalent to that of any abutment built on the particular site. If no abutments are present, the height will be equivalent to the permissible height allowed for an abutment on the site.

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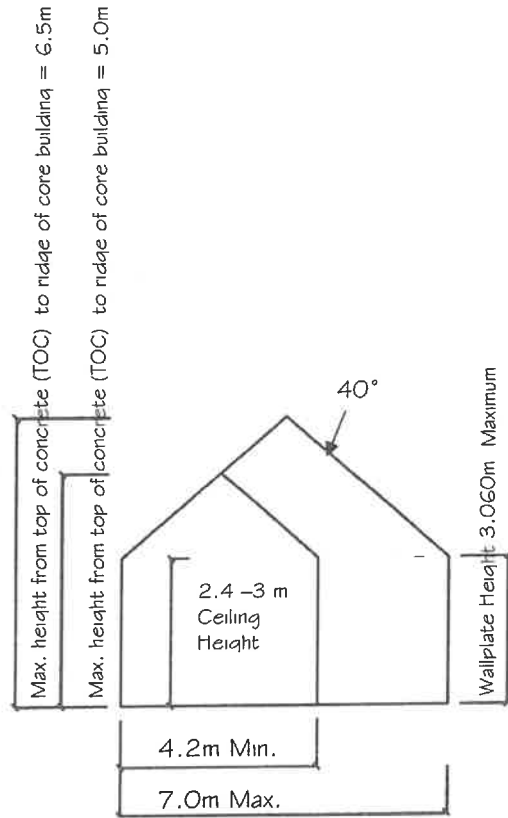


Figure 15: Prescribed wall plate height and gable widths for SINGLE STOREY dwellings

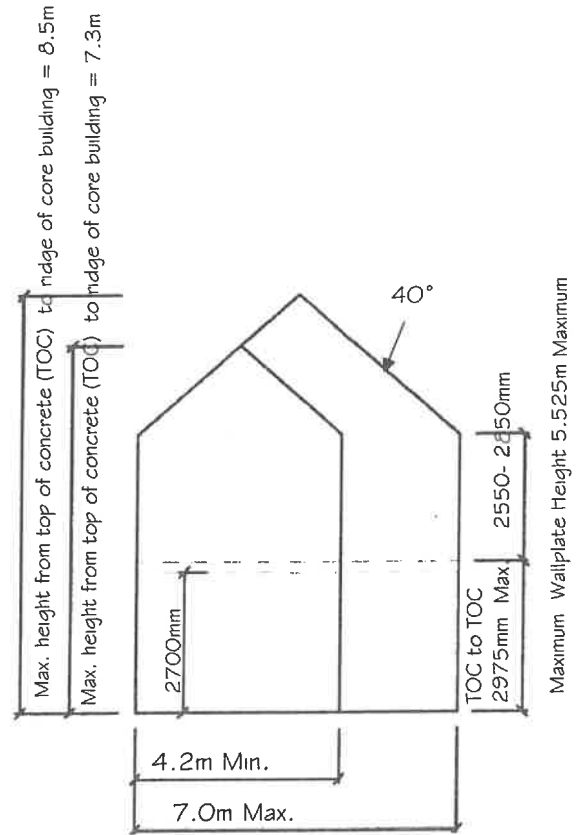


Figure 16: Prescribed wall plate height and gable widths for DOUBLE STOREY dwellings

8.2 BUILDING WIDTH

8.2.1 Core Building:

- Single Storey Dwelling: 4.2m min. – 7.0m max. (Figure 15)
- Double Storey Dwelling: 4.2m min. – 7.0m max. (Figure 16)

8.2.2 Abutments

- a) The width of any abutment to the core building may not exceed 4.5 metres as shown in Figure 17 below.

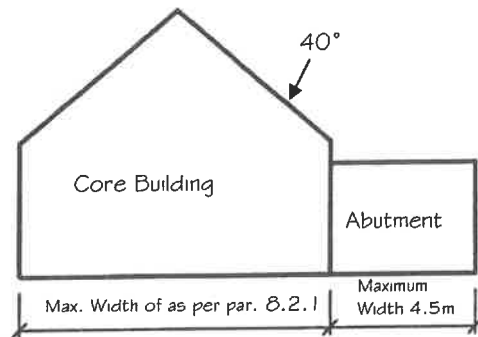


Figure 17: Section showing maximum width allowed for abutments to the core building

8.2.3 Free-standing Buildings

- a) 4.2m min. – 7.0m max.

REVISIONS TO DOCUMENT	
DATE	DESCRIPTION
1 October 2012	Annexure A – SDP updated to show phase 2 of the development including updated photos & description of development boundary wall as-built.
	Annexure C – Revision 1 to Design Guidelines dated 22 March 2011 added.
	Annexure D- Revision 2 added
18 February 2013	Annexure E added

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ANNEXURE A

SITE DEVELOPMENT PLAN
Drawing no. N3414/LA001, Rev D

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Palisade type fencing to be secured between 340x340mm square brick columns spaced at +/- 3-5m centres.



Brick wall bagged and painted with brick columns spaced at +/- 3-5m centres.



Screen Wall with planting as per dwg N3414/201, rev a



Brick wall plastered and painted with brick columns spaced at +/- 3-5m centres.



Betafence Nylonor fencing



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DENNIS HOESS PARTNERSHIP
ARCHITECTS

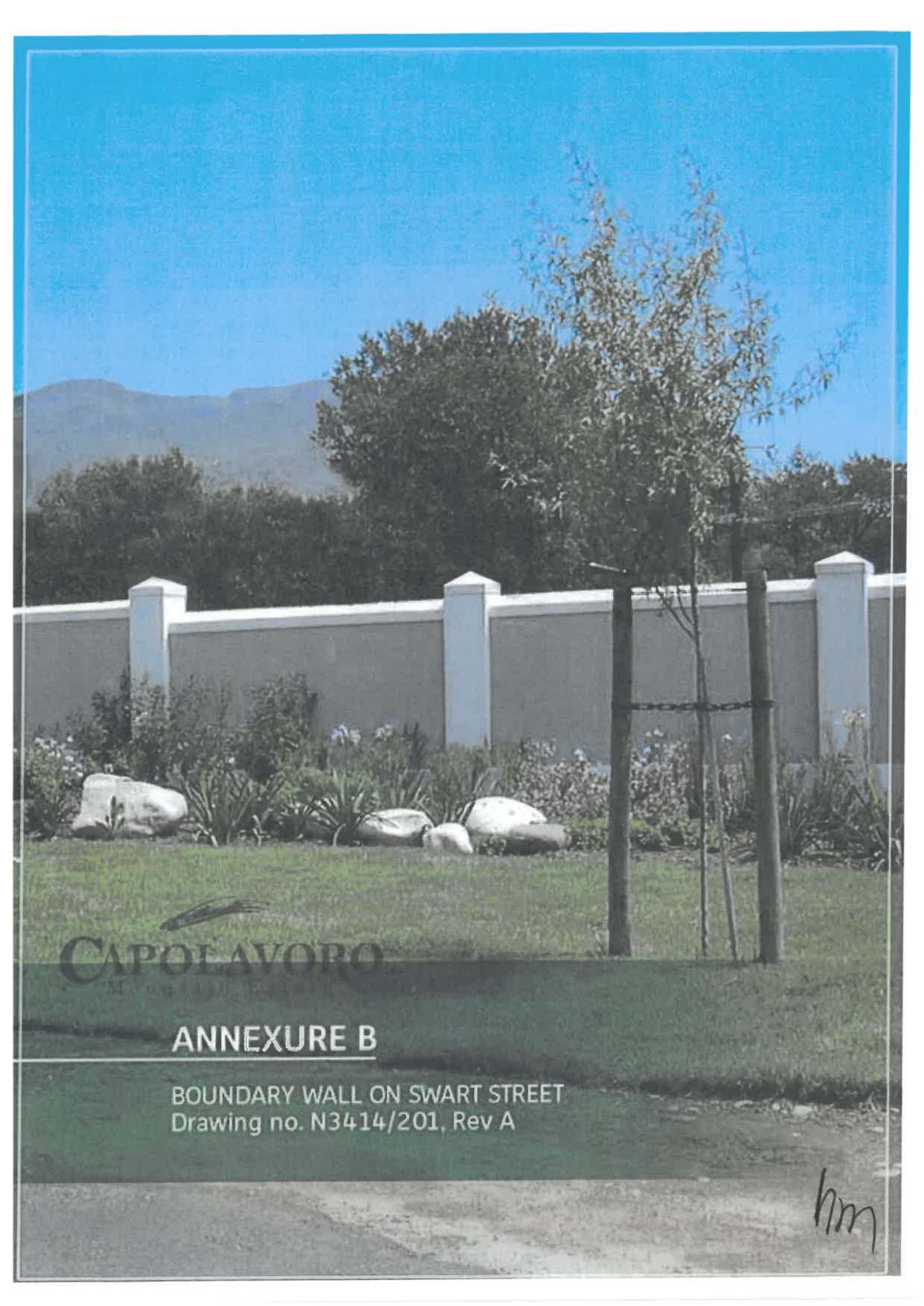
CLIENT
NIMRO 132 (PTY) LTD

PROJECT
CAPOLAVORO
NIMRO 132

DRAWING
SITE DEVELOPMENT PLAN

PROJECT NO. N3414
DRAWING NO. N3414/LA001
SCALE 1:1000 @ A2
DATE 21 March 2006
DRAWN RD
CHECKED





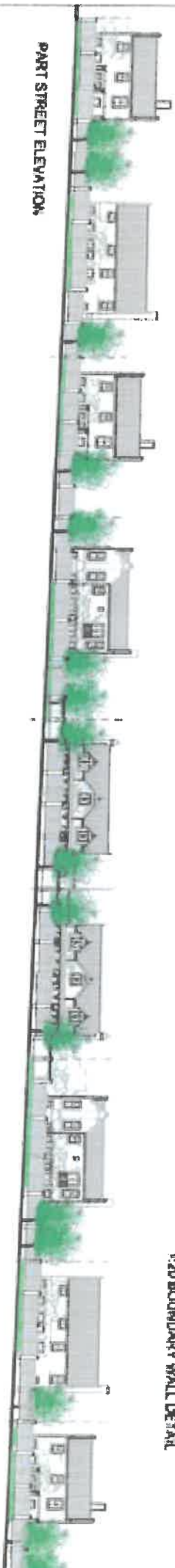
CAPOLAVORO
MONTAUDO

ANNEXURE B

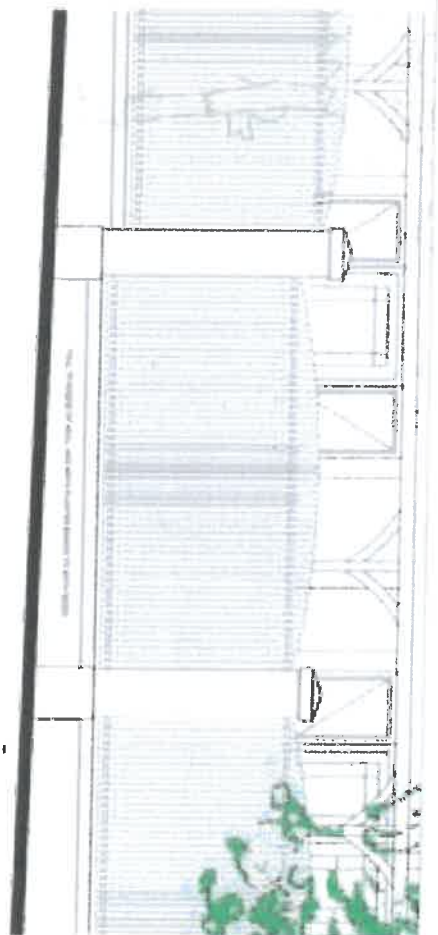
BOUNDARY WALL ON SWART STREET
Drawing no. N3414/201, Rev A

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PART STREET ELEVATION



1:20 BOUNDARY WALL ELEVATION

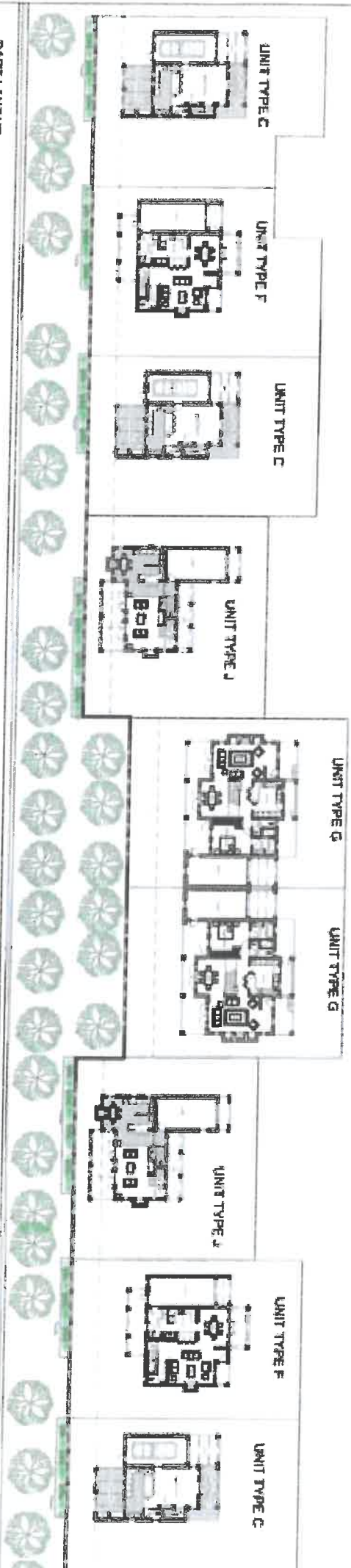


1:20 BOUNDARY WALL DETAIL



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PART LAYOUT



ANNEXURE B

- LEGEND
- Boundary Wall
 - Part
 - Tree

NOTE - HOUSES INDICATIVE OF ARCHITECTURAL LANGUAGE



KARNATAKA
DEPARTMENT OF URBAN PLANNING AND DEVELOPMENT
BANGALORE
100, 100, 100

Part Boundary
wall elevation
Smart Street

FOR DISCUSSION

ANNEXURE C

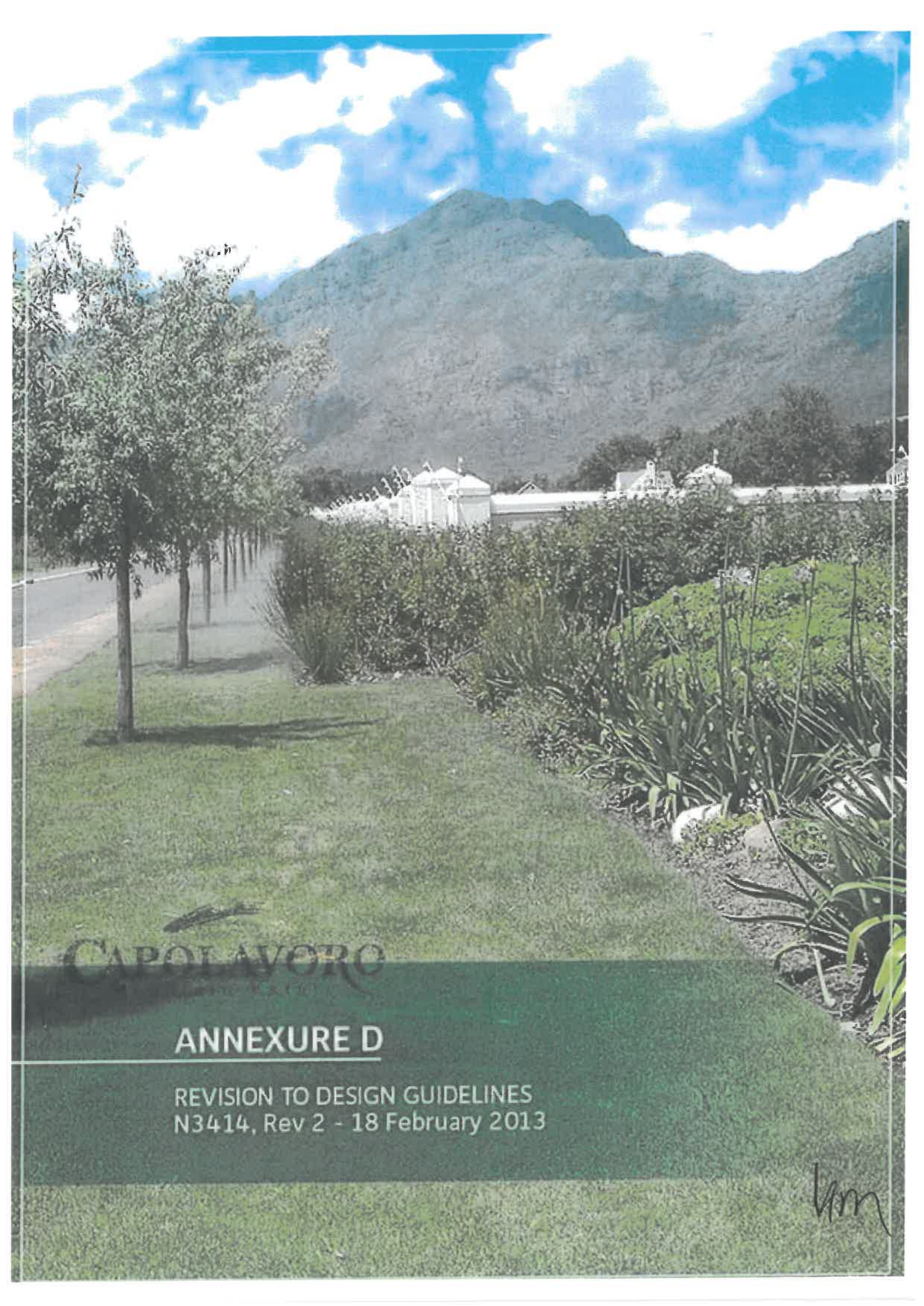
REVISION TO DESIGN GUIDELINES
N3414, Rev 1/2008 - 18 February 2013

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**ANNEXURE C - REVISION TO CAPOLAVORO MOUNTAIN ESTATE ARCHITECTURAL DESIGN GUIDELINES
N3414, REV 1/2008 – 18 FEBRUARY 2013**

1. Approved Architectural Design Guidelines, dated 20 February 2006 updated in accordance with the instructions of the HOA as follows:
 - 1.1 Top lights to doors are allowed as per existing point 5.5 (a).
 - 1.2 No balconies allowed over building lines according to existing point 6.3 of the design guide lines, except for balconies on garages refer to point 2.3 hereunder.
 - 1.3 Amend point 5.13 (d) regarding services to be applicable to all erven. No visible sewer, vent, water and drainage pipes on any façade will be allowed.
 - 1.4 Amend point 5.3.2 (b), omit shade cloth completely. No shade cloth will be accepted.
 - 1.5 Amend point 6.3 (e) regarding rear building lines for all erven except erf no's 480 to 517 facing Swart Street. The rear building is at 3m and 40% of the length of the rear boundary is at 1.5m.
2. Special Permission can be obtained for the following:
 - 2.1 Point 5.5 (h) regarding large glazed structural openings on front façades. Structural openings with max. width of 3240mm will be allowed if the door is proportioned in 4 x 810 mm doors or doors and sidelights.
 - 2.2 Point 8.2.2 (a), regarding abutment width. Wider abutments will be allowed for double garages only. Double garage abutments to have flat roofs with parapets all around, point 5.3.1 (d). Max width for double garage abutment 6.5m.
 - 2.3 Balconies on top of garage. Balconies will be allowed on top of garages, therefore point 5.8.3 (b), max. size allowed for balconies 36sqm. These balconies will be allowed where garages is placed on boundary line if there is a public open space next to it. Where garages is placed on boundary lines next to neighbouring erf the 1.5m building line will stay in place.
 - 2.4 Pergolas will be allowed to extend over building lines on sides of erven facing public open space.
 - 2.5 Covered carports will be allowed and will not be part of the coverage calculation, to be covered with openable aluminium awnings as per "Kool Aluminium" catalogue. Adjustable aluminium awnings to have parapet wall all round.
 - 2.6 Pergola areas to a max. of 5% of site area will be allowed to have adjustable aluminium awning roof as per "Kool Aluminium" catalogue.
3. Procedure to apply for Special Permission:
 - 3.1 Prepare detail drawings and obtain all adjoining neighbours permission.
 - 3.2 Complete special permission application form.
 - 3.3 Special permission application approval cost will be as per standard hourly rate as per procedure form for approval.
 - 3.4 Apply for home owners permission.
 - 3.5 Submit special applications approval documentation with standard drawings for normal aesthetic approval.





CAPOLAVORO

ANNEXURE D

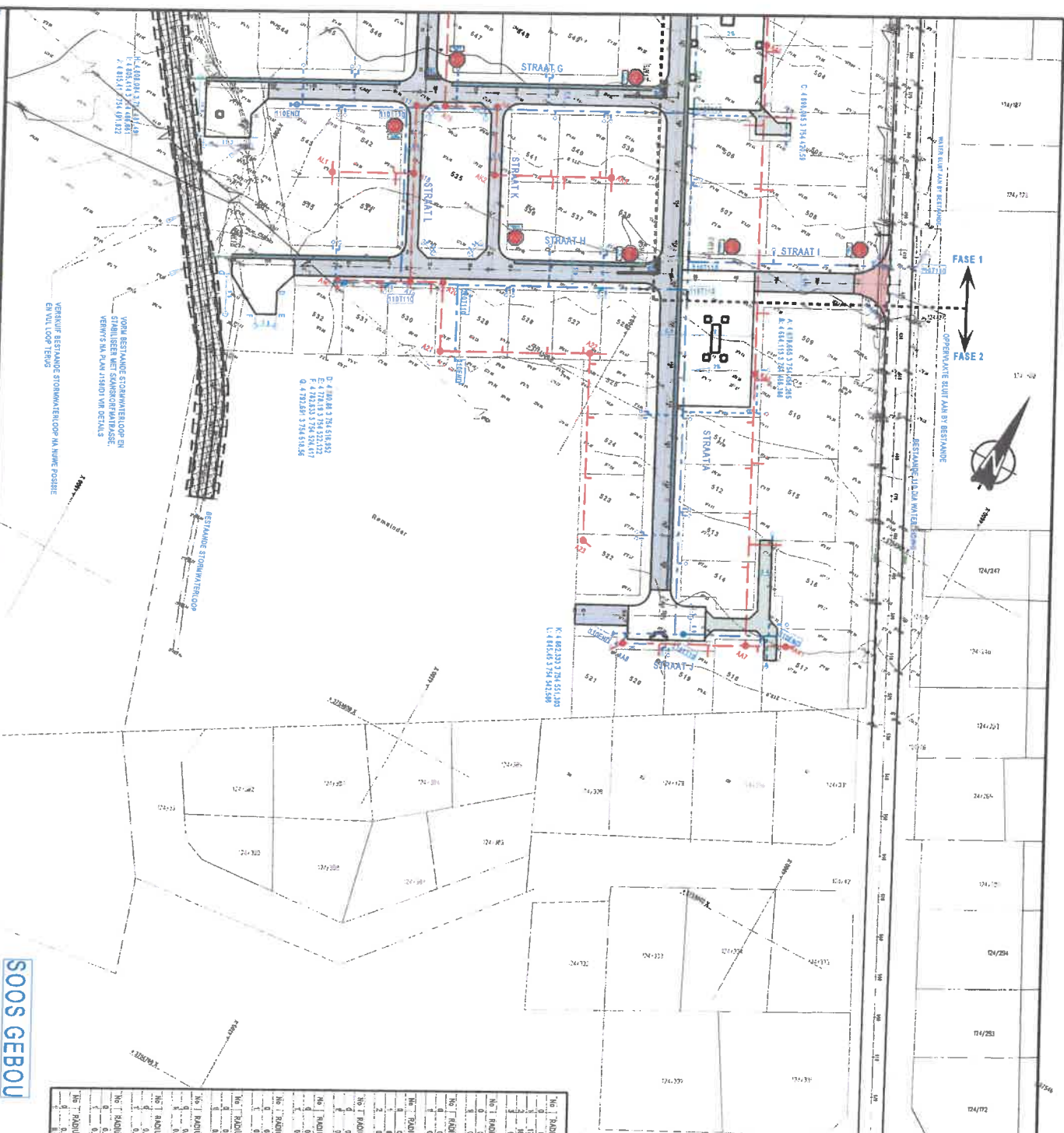
REVISION TO DESIGN GUIDELINES
N3414, Rev 2 - 18 February 2013

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**ANNEXURE D - REVISION TO CAPOLAVORO MOUNTAIN ESTATE ARCHITECTURAL DESIGN GUIDELINES
N3414, REV 2 – 18 FEBRUARY 2013**

1. Building lines in approved Architectural Design Guidelines document, dated 20 February 2006 amended on vacant erven affected by 160mm diameter common sewer line (refer point 1.2 below for erf no's) in accordance with the instructions of the HOA as follows:
 - 1.1 Consulting Civil Engineers as-built services plans, drawing no's J158/L1 rev2; J158/L2 rev2 & J158/2/L1 included under Annexure D.
 - 1.2 The street and rear building lines on the following vacant erven in Phase 1 and 2, namely (Phase 1 - erf no's 485, 490, 499, 507, 511, 512, 525, 528, 541, 551, 552, 564, 565, 566, 567, 591, 594, 595 & 596 and Phase 2 - erf no's 606, 607, 608, 621, 622 & 623) affected by the 160mm diameter common sewer line located parallel to the rear boundary are amended as follows:
 - 1.2.1 Amend point 6.3 a) as follows:
STREET BUILDING LINE for core building = 2,0m, EXCEPT erven noted under Annexure D, par. 1.2, the STREET BUILDING LINE for the core building = 1,5m.
 - 1.2.2 Amend point 6.3 e) as follows:
REAR BUILDING LINE for all erven EXCEPT erf no's 480 to 517 facing Swart Street AND erven noted above under Annexure D, par. 1.2 = 3m and 40% of the length of the rear boundary is at 1,5m. The REAR BUILDING LINE for erven noted under Annexure D, par. 1.2 = 3m and 40% of the length of the rear boundary is at 2,0m.
 - 1.3 On vacant ERF 574, the side building lines prescribed in the guidelines under point 6.3 f) to g) are amended as follows:
SIDE BUILDING LINE parallel to north eastern side boundary line = 2,0m & SIDE BUILDING LINE parallel to south western side boundary = 1,0m. A zero building line for placing the garage and/or carport on a 0,0m side building line will be allowed with the condition that the core building is placed in accordance with the side building lines prescribed for this erf. If the garage and/or carport (allowed to be placed on a 0,0m side building line), is located over the 160mm diameter common sewer line running parallel to the north eastern boundary, it is prescribed that the affected service line be protected strictly in accordance with the requirements of the Local Authority.
 - 1.4 On vacant erf 480 it is prescribed that should any structure be built over the sewer line located parallel to the south western boundary, the affected service line be protected strictly in accordance with the requirements of the Local Authority.
 - 1.5 The CHOA can relax any other building line affected by common services if in the interest of protecting such service line as indicated on the as-built services plans attached under Annexure D (refer point 1.1 above for drawing no's).

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[illegible][illegible]

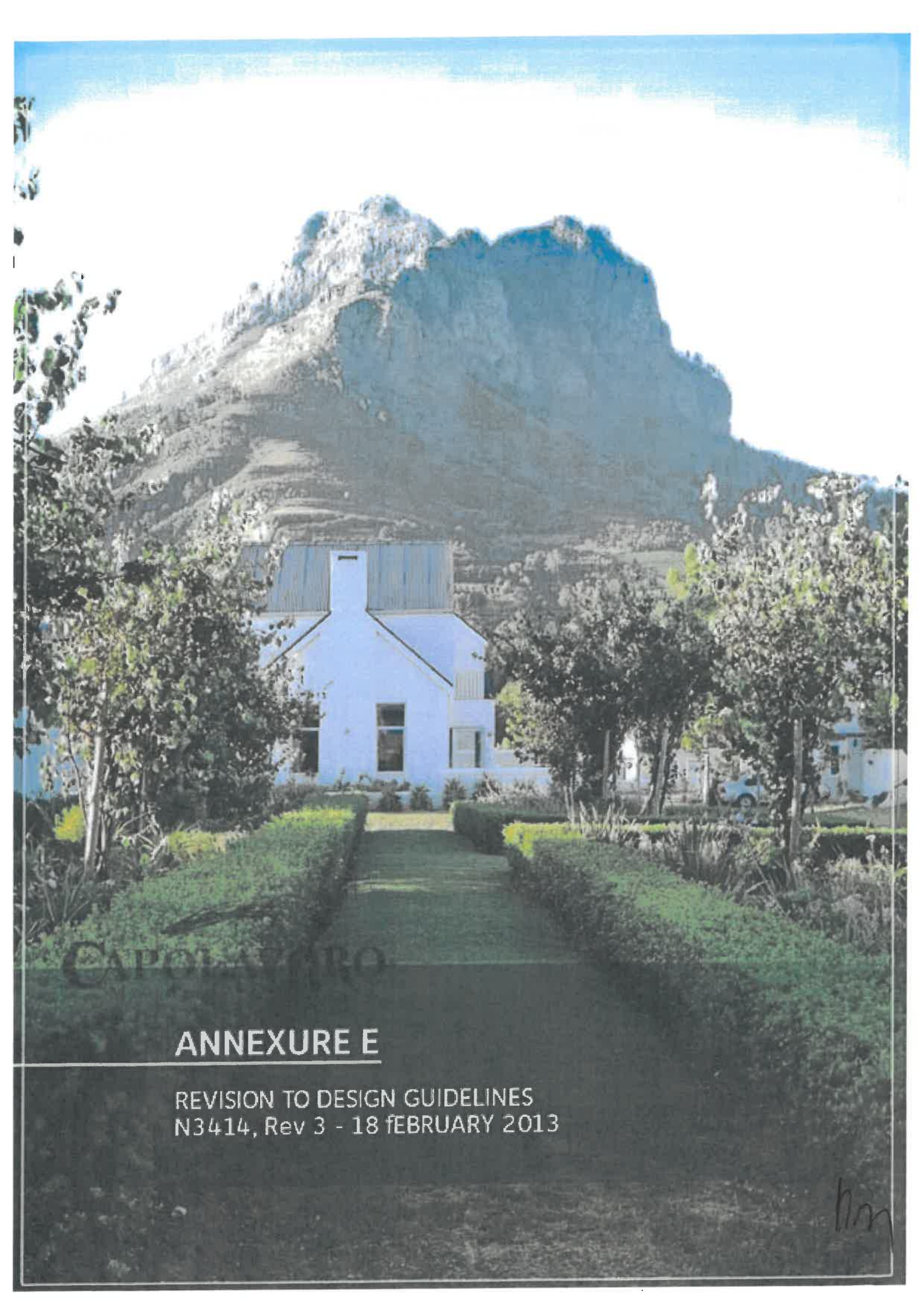
HOUTEN GEGE. DIE ONUS BUS OP DIE AANWESEN
 GEBODEN OP TEREKEN N.A.TE DOAN EN TEREKEN.
 DIENTE, MOET AANSLUITINGHOOGTES
 KLAS 1000 BETONTYPE
 TERREK SEMENT PIPE
 IN WAAN GEGEN. BEWALVE WAAR ANDERS
 NG SANTS SPERSKAKELS
 1.0 m. TENY WAAR ANDERS AANGEVOEN
 AANGESIDETALS
 VERENMAKIDIDE VESVERSTERKTE SEMENT SKAOTE
 EISEL DETALS EN AFWERKINGS

	ASBAT FELDADO
	STEDENKMAAL
	CEMAMKE FLAME BLAUE 17 mm
	CEMAMKE SKAOK 17 mm
	CEMAMKE SKAOK 59 mm

1.0 m. (1.05 m) IN TEREKEN EN AFWERKING

PAD MIDDELVAN

h



CAPOLABORO

ANNEXURE E

REVISION TO DESIGN GUIDELINES
N3414, Rev 3 - 18 FEBRUARY 2013

hm

ANNEXURE E - REVISION TO CAPOLAVORO MOUNTAIN ESTATE ARCHITECTURAL DESIGN GUIDELINES
N3414, REV 3 – 18 FEBRUARY 2013

I. 5.4 EXTERNAL MASONRY WALL FINISHES

ONLY clay or approved concrete brick walls, painted, smooth plaster may be used with a choice of the following:

hm



DENNIS MOSS PARTNERSHIP

Architects • Urban & Regional Planners • Environmental Planners
Landscape Architects • Urban Designers

Our Ref: N3414
Your Ref: Farm 140/3 Kylemore
Date: 18 December 2012

The Municipal Manager
Department of Planning & Environment
Stellenbosch Municipality
P.O. Box 17
STELLENBOSCH 7599

CAPOLAVORO MOUNTAIN ESTATE: FARM 140/3, KYLEMORE UPDATED ARCHITECTURAL DESIGN GUIDELINES - DATED 1 OCTOBER 2012, REV. 2

With reference to the approved Architectural Design Guidelines for the above Development dated 20 February 2006, we have been instructed by Mr James Grant of the HOA to update the guidelines in accordance with the amendments included under Annexure C & D in the document attached hereto dated 1 October 2012 Revision 2.

It is advised that the Architectural Design Guidelines for this Development is subject to periodical revision as recorded in the introduction to the Guidelines, refer par. 1.0 *Introduction*, page 1. As such, the amendments included under Annexure C are general and do not materially detract from the original approved guidelines. The amendments under Annexure D are necessary to protect the common sewer line located 1,5m from the rear boundary as indicated on the as-built services plans included under the latter Annexure. The decision taken by the HOA as we have been advised on by Mr Grant, have been to address the remaining vacant erven in the Development. This requires the proposed street building line of 2,0m on the affected vacant erven to be relaxed with 500mm in order to increase the proposed back building line on said erven with 500mm in order to protect the sewer line. By adjusting the building line as proposed, the total buildable area on the erf between building lines is not reduced.

For ease of reference the amendments made to this document have been highlighted in yellow and are recorded in the revision block at the end of the document on page 33.

We trust that you will find the above in order and request your soonest approval.

Yours faithfully

MARTINA LE ROUX-CLOETE Pr Arch MIArch
DENNIS MOSS PARTNERSHIP

Copy: James Grant - HOA



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Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07
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SW vd Merwe, Pr Sci Nat, NHD (Nature Conservation) SACNASP • JMH Lackay, Pr S Arch, T MIArch • PJ Niemann, Pr Arch, B Arch (UFS) MIArch, CIA



DENNIS MOSS PARTNERSHIP

Architects • Urban & Regional Planners • Environmental Planners
Landscape Architects • Urban Designers

Our Ref: N3414
Your Ref: Farm 140/3 Kylemore
Date: 9 May 2013

The Municipal Manager
Department of Planning & Environment
Stellenbosch Municipality
P.O. Box 17
STELLENBOSCH 7599

**CAPOLAVORO MOUNTAIN ESTATE: FARM 140/3, KYLEMORE
UPDATED ARCHITECTURAL DESIGN GUIDELINES - DATED 18 FEBRUARY 2013, REV. 3**

With reference to my correspondence dated 18 December 2012 (refer copy of letter attached for ease of reference) pertaining to the updated Architectural Design Guidelines for Capolovoro submitted for approval in December 2012, included herewith please find the latest updated document dated 18 February 2013, rev. 3. The only amendment to the document is that Annexure E was added as requested by the HOA.

For ease of reference the amendments made to this document have been highlighted in yellow and are recorded in the revision block at the end of the document on page 33.

We trust that you will find the above in order and request your soonest approval.

Yours faithfully

MARTINA LE ROUX-CLOETE Pr Arch MIArch
DENNIS MOSS PARTNERSHIP

Copy: James Grant - HOA



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SW vd Merwe, Pr Sci Nat, NHD (Nature Conservation) SACNASP • JMH Lackay, Pr S Arch, T MIArch • PJ Niemann, Pr Arch, B Arch (UFS) MIArch, CIA

hm

2024-09-10

ANNEXURE F - AMENDMENTS AND REVISIONS TO ESTATE GUIDELINES OF CAPOLAVORO MOUNTAIN ESTATE

1. 4.0 BUILDING PLAN APPROVAL PROCEDURE

4.1. General

A. Aesthetic Approval

Building plans are subject to aesthetic and colour scheme approval PRIOR to the Local Authority submission. The process is as follows:-

1.1 a)

~~Five copies of all building plans of which two copies must be coloured for Local Authority submission, together with a site development plan and colour swatches of the proposed colour scheme to be used on the exterior of the building must be submitted to the controlling Architect/s for aesthetic approval prior to the Local Authority submission.~~ Size of drawings are limited to A1, A2 and A3 format only, all to be folded to A4 size with the title block on top and the Owners, Developers (if applicable) and Architects names clearly recorded in the title block with the erf reference number, title of plan (e.g. floor plans, elevations, etc.), date, scale of drawing and north point.

To

An electronic copy of all the proposed building plans to be submitted to the controlling architect to be reviewed. Plans must be coloured for Local Authority submission, together with a site development plan and colour swatches of the proposed colour scheme to be used on the exterior of the building must be submitted to the controlling Architect/s for aesthetic approval prior to the Local Authority submission. Size of drawings are limited to A1, A2 and A3 format only, all to be folded to A4 size with the title block on top and the Owners, Developers (if applicable) and Architects names clearly recorded in the title block with the erf reference number, title of plan (e.g. floor plans, elevations, etc.), date, scale of drawing and north point.

NOTE - All plans must be signed by the responsible Architect.

ADD CLAUSE

1.2 j)

Once the Local Authority approval has been obtained an electronic/printed version of the approved plans are to be submitted to controlling Architect/ Estate Manager.

2024-09-10

2. 5.3 ROOFS

5.3.1 General

2.1 d)

NOTE: Flat/mono pitched roofs (max. pitch 10 degrees) are ONLY allowed for garages and/or carports as well as abutments to the core building and MUST be enclosed with a horizontal parapet wall on all four sides (as applicable) in order for roofing material not to be visible. The roof material used for these roofs must match the main dwelling in colour and material specification.

ADD NOTE

Flat roofs with a pitch less than 10° must always be hidden behind a horizontal parapet wall or must be hidden behind a timber/metal fascia all round to conceal the roof and have concealed box gutters.

REDEFINE

2.2 e)

Lean to roofs will ONLY be allowed for verandas clipped onto the main dwelling and the pitch of these roofs shall always be ~~15~~ TO 10 degrees.

5.3.2 Roof Finishes

The following roofing materials and colours may be used on the main dwelling and outbuildings: -

ADD CLAUSE

2.3 d)

Flat roofs with a pitch less than 10° can be a concealed fixed profile ONLY if it maintains the same colour and finish as the core dwelling subject to Control Architect and HOA approval.

3. 5.5 WINDOWS AND DOORS

AMMEND CLAUSE

3.1. e)

Only 'working' hardwood timber shutters will be allowed. ~~No aluminium shutters allowed.~~

Epoxy or powder coated aluminium shutters will be considered, provided that these shutters have the same dimensions and appearance of timber shutters and are subject to prior written approval of the Control Architect.

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2024-09-10

REMOVE CLAUSE

3.2. i) GUIDELINE FOR WINDOW PLACEMENT – Windows should generally be:

~~vi) Not be used to form an external corner of the building.~~

4. 5.8 VERANDAS, PERGOLAS, COLUMNS, CORNER BRACKETS, BALCONIES AND BALUSTRADES

ADD CLAUSE

4.1 5.8.1.c) iv

Square metal columns or steel I-sections. All external metalwork to be galvanized & painted to prescribed accent colours. Subject to the Control Architect's approval.

REDEFINE

4.2 5.8.2 Corner Brackets

Exclusions: -

NO wrought iron, **steel**, cast aluminium or decorative corner brackets may be used.

Steel to be allowed. All external metalwork to be galvanized & painted to prescribed accent colours. Subject to the Control Architect's approval.

ADD CLAUSE

4.3 5.8.5

Special Permission can be obtained for:

Stoops/Verandas/Patios covered with a roof may be enclosed. For this purpose, ONLY frameless glass panels and/or frameless glass folding stacking doors may be allowed. No solid material will be allowed. All will be subject to the approval of the Control Architect and the only exception to this rule that may be considered at the discretion of the Control Architect is the use of aluminium framed glass panels and/or aluminium framed. This rule should be read in conjunction with **ANNEXURE C - REVISION TO CAPOLAVORO MOUNTAIN ESTATE ARCHITECTURAL DESIGN GUIDELINESN3414, REV 1/2008 – 18 FEBRUARY 2013 2.2.1**



2024-09-10

5. 5.14 MISCELLANEOUS and GENERAL

5.1. e) Chimneys:

AMEND CLAUSE

Only plastered and painted masonry chimneys are permitted in accordance with or similar to the chimneys illustrated in Figure 14 below.

Colour: To match the main dwelling.

Exclusions: ~~NO exposed steel and fibre cement flues as per 'Jet Master' or similar.~~

Internal combustion stoves and similar energy efficient heating devices will be allowed with the following conditions

- a) No exposed flue pipes will be permitted on the side of the building, exposed flue pipes are only allowed to protrude above the roof and to strictly follow the prescribed National Building Regulations.
- b) All exposed protruding flue pipes must be painted to match colour of the roof.
- c) No flue pipes to exceed 200mm diameter, if this dimension is exceeded the prescribed masonry chimney rule will apply.
- d) Only fixed metal cowls allowed.

Exclusions: NO fibre cement or similar, NO rotating cowls

2024-09-10

6. **5.15 PRIVACY and NOISE**

5.15.1 Visual Privacy

ADD CLAUSE

6.1 c)

Special Permission can be obtained for the erection/installation of elements that ensure visual privacy between neighbours:

The following are examples of visual privacy elements that can be used



Fig 1. Horizontal Timber



Fig 2. Steel and Wire Fence

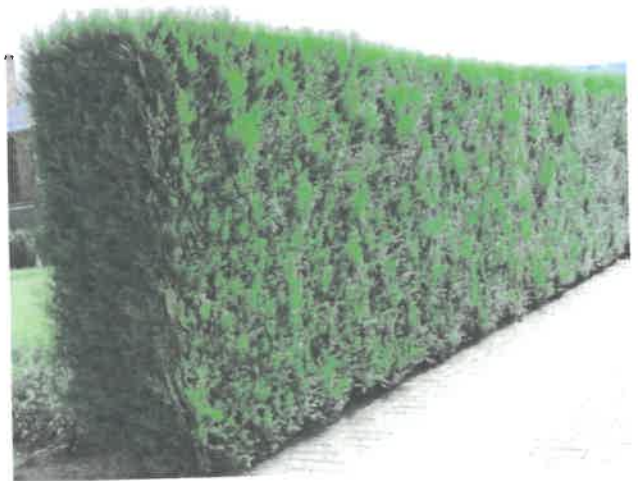


Fig 3. Natural Vegetation

NOTE:

Metal screens must be painted in ONE of the prescribed accent colours. Timber screens as an exception to this rule may be chosen not to be painted and, in such cases, must be varnished in the varnish colour prescribed. Steel/Timber screens to have creeper vegetation.

All fixings of screening elements to be on the inside of owner's property.

2024-09-10

7. 6.0 TOWN PLANNING CONTROLS AND GUIDELINES

[ALL ITEMS TO BE CONFIRMED WITH TOWN PLANNER]

6.2 COVERAGE

7.1 a)

Limited to maximum **50%** of the erf size for the main/core building including the garage and outbuildings.

NOTE: Coverage is calculated strictly in accordance with the Stellenbosch Municipal Zoning Scheme Regulations as the total building area under roof including covered stoeps, balconies, ect. and includes the main/core building, garages, verandas and all outbuildings.

INCREASE

- a) Limited to maximum **60%** of the erf size for the main/core building including the garage and outbuildings.

6.3

BUILDING LINES

ADD

- i) STREET BUILDING LINE for carports and pergolas: 0m from street boundary.



2024-09-10

8. **ANNEXURE C - REVISION TO CAPOLAVORO MOUNTAIN ESTATE ARCHITECTURAL DESIGN GUIDELINES**

8.1 2. Special Permission can be obtained for the following:

2.5 Covered carports will be allowed and will not be part of the coverage calculation, to be covered with openable aluminium awnings as per "Kool Aluminium" catalogue. Adjustable aluminium awnings to have parapet wall all round.

REDEFINE

2.5 Covered carports will be allowed and will not be part of the coverage calculation, to be covered with openable aluminium awnings as per "Kool Aluminium" catalogue. Adjustable aluminium awnings

Subject to the following conditions.

- To have parapet wall all round ensuring flat roof, roof sheeting is hidden.
- The design should be done in such a way that it ties in with the rest of the house.
- Ceiling/covering element to ensure underside of roof is hidden from street level.
- Columns and parapets to match existing walls of dwelling.

All subject to the Control Architects' approval.

The following are examples of carport designs that will be considered.



ATLJEE_101

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