



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16738

Our File Reference Number: Farm 373/7 Stellenbosch Farms

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 DELETION AND AMENDMENT OF CONDITIONS OF APPROVALS IN ORDER TO AMEND THE L'HERMITAGE ESTATE DESIGN GUIDELINES ON FARM 373/7 STELLENBOSCH FARMS.

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, on Farm 373/7 Stellenbosch Farms, namely;

3.1. **Deletion of condition of approval** in terms of Section 15 (2)(h) of the said by-law to delete condition xx of approval letter dated 25 February 1997, which states 'the maximum height of all buildings will be restricted to single storey units with living space in the roofs while the total height may not exceed 7.0 meters from main ground level to the apex of the roof and; -

3.2. **Amendment of condition of approval** in terms of Section 15 (2)(h) of the said by-law to amend condition 3.7 of approval letter dated 15 April 2021 which states that 'the approved Architectural guidelines of the existing L'Hermitage Estate will apply to the subject development and all building plan applications must adhere to the subject Architectural Guidelines' in order to amend the L'Hermitage Estate Design Guidelines.

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

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 4.1 The approval applies only to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
 - 4.2 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.
 - 4.3 The maximum building height, defined as the measurement from the floor level to the apex of the highest roof, is 6.5m for Erven 17721, 17722, 17730 and 17731, and 7.5m for the remaining erven in Phase 2.

4.4 All building structures of the development be designed and undertaken to the satisfaction of the Municipality in accordance with the L'Hermitage Estate Design Guidelines attached as **Annexure A**.

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

5.1 The proposed amendments are still more restrictive than the Stellenbosch Municipality's Zoning Scheme and therefore will not negatively impact the surrounding properties, the original development approved by Council or impact on the broader community.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, 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.

7. 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:

(a) The personal particulars of the Appellant, including:

- i. First names and surname
- ii. ID number
- iii. Company of Legal person's name (if applicable)
- iv. Physical Address
- v. Contact details, including a Cell number and E-Mail address

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

- i. that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- ii. 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.

(d) Whether the appeal is lodged against the whole decision or a part of the decision.

(e) If the appeal is lodged against a part of the decision, a description of the part.

(f) If the appeal is lodged against a condition of approval, a description of the condition.

(g) The factual or legal findings that the appellant relies on.

(h) The relief sought by the appellant.

(i) Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

(j) That the appeal includes the following declaration by the Appellant:

- i. The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- ii. 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.

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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



MANAGER: LAND USE MANAGEMENT

DATE: 20.03.2024

ANNEXURE A: L'HERMITAGE ESTATE DESIGN GUIDELINES

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Project: 3827

L'HERMITAGE RESIDENTIAL ESTATE



DEVELOPMENT AND DESIGN MANUAL: ARCHITECTURAL & LANDSCAPING GUIDELINES

2023-06-22

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INTRODUCTION		
1.1	THE REASONS FOR THE MANUAL	

The guidelines established in the design manual in response to the special significance of the site, will give property owners the benefit of ensuring a consistent high-end residential estate. The application of the design manual will also sustain and enhance property values throughout the estate.

To this end a combination of contemporary and traditional Cape architectural elements are encouraged.

Concepts like traditional low 'werf' walls are used as landscape elements to assist in promoting both a communal 'sense of place' as well as private domains.

1.2 BACKGROUND TO THE MANUAL

1.2.1 STATUS AND PURPOSE OF THE MANUAL:

The estate will be subject to the control of the HOA, the local authority's statutory requirements and the National Building Regulations.

TV3 Architects and Town Planners has been appointed as the estate's Architectural Assessor to review all designs and building plans.

1.2.2 REQUIRED DOCUMENTATION:

Submissions to the Architectural Assessor must be prepared by an Architect, registered at the South African Council of Architectural Professionals (SACAP) or Professional Architect Draughtsperson (PAD), Professional Architectural Technologist (PAT) and Professional Senior Architectural Technologist (PSAT) and should include not less than the following:

- (1) Sketch Plans to a scale of 1:100 showing:
 - the roof and floor plans, with neighbouring structures where available;
 - all four elevations, including full street elevations up to the side boundaries;
 - a site plan showing site work, including yards, driveways and main landscaping elements;
 - elevations of street boundary walls and gate ways where applicable;
 - sections indicating proposed excavations, topography and height.
- (2) A Specification of all external materials and finishes.
- (3) A Colour Schedule of external finishes.
- (4) Any other additional relevant information / documentation required by the Architectural Assessors.

- (5) Floor levels must be determined based on the apex level of the roof and shown on the building plans and checked during construction.

1.2.3 PROCEDURES

Design drawings/plans must be submitted to the Architectural Assessor for approval.

NOTE: Sketch Plans (Design Plans) to be submitted as early as possible. Do not submit detail technical / municipal drawings with the 1st submission. A scrutiny fee as determined in the Building Rules of the Estate will be payable to the Architectural Assessor with submission of the design drawings.

Am

NOTE: The approval granted by TV3 relates to their aesthetical evaluation, based on the L'Hermitage Estate Development and Design Manual and the conditions as set out in this document. Compliance with scheme rules and regulations prescribed by the Local Authority (Stellenbosch Municipality) and provisions contained in the L'Hermitage Estate Development and Design Manual remains the sole responsibility of the owner and his architect.

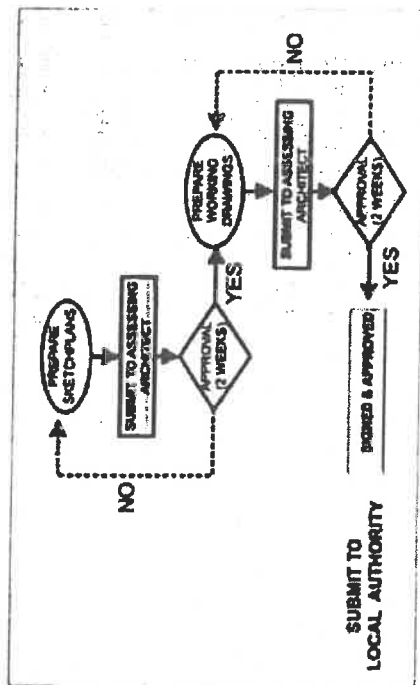
The Architectural Assessor will consider the design drawings and notify the owner's Architect of the approval, or of any required amendments within two weeks after submission of the design drawings.

If the Architectural Assessor recommends any amendments to the design drawings, the owner's Architect must re-submit the amended design drawings to the Architectural Assessor. The Architectural Assessor will then confirm within two weeks of re-submission if the amendments are acceptable.

Before the working drawings may be submitted to the local authority, a copy of the working drawings must be submitted to the Architectural Assessor for final approval. The working drawings are to meet the same requirements as the design drawings and the local authority will only accept working drawings approved by the Architectural Assessors.

Assessing fee, as determined in the Building Rules of the Estate, will be payable to the Architectural Assessor for any additional submissions (changes) after approval by the Architectural Assessor.

Thereafter, with any re-submission, including the submission of Local Authority building plans approval, the Architectural Assessor will be remunerated on a time and cost basis in accordance with the current recommended private sector fees for a "principal" architect as published in the latest Government Gazette. Final approval by the Architectural Assessor will not be issued before all outstanding accounts are settled.



1.3 CONCEPTUAL DESIGN ANALYSIS

When formulating a design approach for the estate, the following must be addressed:

1.3.1 HISTORICAL CONTEXT:

The historical context refers the subsequent use of a specific building type suited to a residential estate that will be timeless and contemporary, and will also complement the surrounding area and the houses in the existing L'Hermitage Estate.

1.3.2 NATURAL CONTEXT:

The estate is located within an agricultural and wine producing area abutting a well-established residential development. The design should be ecologically sensitive; drawing inspiration from sustainable building practices of the earlier farming communities.

Contextual requirements – such as the design of the roofscape and the façade – must be integrated as part of the built forms within the natural topography, agricultural landscape and the mountain backdrop.

For the maximum exploitation of the dramatic surrounding panoramic views from within the estate, building forms and roofscapes should be fragmented to allow views and vistas through and over the building forms (roofs).

Dwellings must be designed to retain the features prominent in a typical Cape rural/vernacular settlement, but in a contemporary fashion. The classic design

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principles from the 18th century that were introduced by Pierre Thibault in the Western Cape area must be employed as a guideline to determine the larger layout of individual units. This will automatically ensure that the correct use of axis and vistas are achieved. It is important that the dwellings are closely linked with their rural, natural and agricultural surroundings, thereby adopting a more honest design approach, expressing the use of structure, materials and building methods of farm buildings while based on the abovementioned classical principles.

Within the above guidelines and restrictions an aesthetic language is encouraged, to formulate a unique architectural approach for this development.

1.4 ARCHITECTURAL CONTROL

The method of control adopted in this manual is by the identification of architectural elements, materials and colours that are specifically excluded.

1.5 ARCHITECTURAL CHARACTER AND APPROACH

The overall character of the estate is to be timeless and contemporary, in a village atmosphere with white walls, predominantly dark grey and charcoal pitched roofs in combination with smaller sections such as garages with flat roofs and parapets.

The architectural designs should reflect an eclectic mix of related styles rather than emphasising one particular period or style for which there is no obvious precedent.

The designs should be compatible with the gracious and imposing qualities of Cape Vernacular architecture, by complementing the rural setting, resulting in a pleasant contrast and to enhance neighbourhood.

The model village concept can be created by ensuring that houses represent carefully designed and open public facades to the internal streets (the late 19th century/Victorian idea of a handsome neighbourhood.)

In keeping with the eclectic philosophy, several compatible architectural styles are defined in the design manual. It would be preferable for each house to be substantially stylistically consistent. Selected elements of Cape Dutch, Victorian, Edwardian Neoclassical and compatible architecture should be encouraged in a contemporary fashion.

The L'Hermitage architectural character promotes the following principles:

- Dwellings should be rectilinear, dark grey pitched roof, fragmented white blocks, clipped together with flat roof pavilions.
- Designs must adhere to classical rules of proportion, scale and detailing as has been demonstrated in the evolution of various Cape Architectural styles up to today.

- Large openings, with timber (natural, varnished or painted) pergolas as sunscreen elements.
- External covered verandas and patio, which may be enclosed with frameless glass stacking doors.
- Low street facing white boundary walls.
- Indigenous / water wise landscaping.
- Sustainable building principles; i.e. rainwater harvesting, limited electrical consumption, use of low maintenance building materials.
- Solid building elements to be arranged on site enclosing outside space, creating private courtyards, providing optimal sun orientation and wind protection.

1.6 PUBLIC FAÇADES LINES / BOUNDARY / YARD WALLS & PRIVACY

1.6.1 INTENT:

To maintain an open street frontage between façades surrounding the internal streets. The aim is to follow the historical precedent of presenting the best façade of the house to the street, thereby enhancing the character of the estate.

Facades may be stepped behind the façade lines but should be kept parallel to the streets.

1.6.2 SPECIFIC EXCLUSIONS:

- Precast concrete panels with/without facings.
- Any structurally insubstantial designs (wire mesh).
- Natural timber finishes.
- Sheet metal.

Barbed wire.

1.6.3 SPECIFIC INCLUSIONS:

- Plastered Masonry walls (brick or block), with copings painted white.
- Painted timber slats in limited areas.
- Galvanised and painted or powder-coated vertical metal railings between masonry columns (with copings).

1.6.4 STREET BOUNDARY WALLS (WALL TYPE C & B)

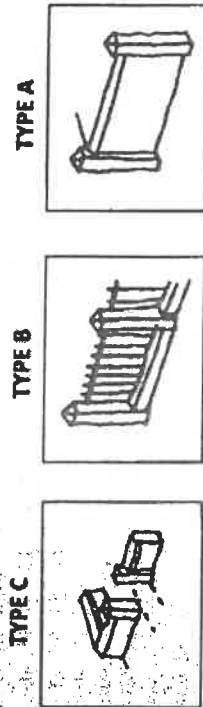


Diagram 01

- Wall type C: A 750mm average height boundary "verf" wall may be built on the internal street boundary and for a minimum of 4500 mm inward from street boundary on both side boundaries. The side boundaries (4500 mm section) should not exceed 1200 mm in height.
- A maximum length of 5 metre boundary wall may be constructed to a maximum height of 2000mm to screen service yards and private outdoor areas. All boundary yard walls to have plastered copings (Wall Type A).
- On street corner (not pan-handle) sites an 1800 mm high section of wall will be permitted on the longest street boundary, limited to a maximum continuous length of 40% of the boundary. This 1800mm high section may not connect at the corner of the 750mm or 1200mm high boundary wall. It is advisable to lower the wall to 750mm; at least for 2000mm before it meets the corner.
- A combination of vertical steel railings in 4000mm panels between plastered columns with copings and 450mm high dwarf walls (Type B) is allowed. The maximum height measured from the finished ground level to the top of the spears or plastered coping may not exceed 1800mm. A combination of solid walls (Type A) and railings (Type B) is acceptable but only a maximum of 50% may be built solid (Wall Type A).
- Internal walls: (between erven / Type A) = average wall height 1800mm.
- Street walls (palisade / Type B) = maximum height 1800mm.
- Wall colour = white.
- Palisade = colour grey to match roof, doors/windows.

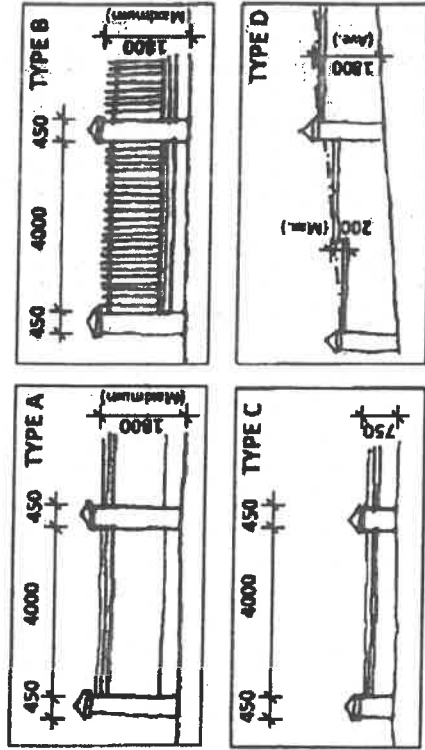


Diagram 02

Diagram 02

1.6.5 SIDE AND REAR BOUNDARIES (WALL TYPE A) AND YARD WALLS:

- Side boundary walls may be constructed to a maximum height of 2000mm, measured from natural ground level (NGL) to top of wall, for the purpose of screening service yards and private areas, but limited to a maximum continuous length of 5000mm.
- The 2m height rule does not apply to any rear boundaries.
- The remainder of the side boundary walls and rear boundary walls to be a maximum height of 1800mm (measured from the NGL to top of wall) and may not be constructed closer than 4500mm from the street boundary.
- All drying or service yards must be screened with yard walls from neighbouring properties, Private Open Space and street views. Staff accommodation and kitchen areas should open onto screened yards/patios.
- All boundary and yard walls shall be plastered and painted. Colour = white.

1.6.6

PRIVACY:

Outdoor living spaces such as pool decks, braai areas and terraces should, as far as possible, be positioned in such a way that the building shelters it and hence not be easily visible from any street.

Additional walls and fences may be erected to secure privacy, provided that they comply with these guidelines and meet the approval of the Architectural Assessor. Landscaping screening elements, such as hedges, will be encouraged.

2. BUILDING FORM

2.1 FOOTPRINT AND LAYOUT

2.1.1 ZONING

Conventional Residential Zone.

2.1.2 BUILDING LINES

To maintain spaces between buildings so that the dwellings are freestanding structures. The building lines describe the area to which all structures (excluding garages and boundary walls) or any roofed components must be confined. All building lines are subject to the provision of the Building Line Plan (see attached as Appendix A).

Specific building lines to note:

- (a) All structures (including covered verandas & pools) must be confined within the building lines.
- (b) Pergolas and open stoeps which are not raised are to be exempt from all internal building lines.
- (c) Street building line – 4.5m (refer to Appendix A).
- (d) Side building lines – 3m (refer to Appendix A).
- (e) Rear building lines – 3m (refer to Appendix A).
- (f) North western estate building line of 8m, including the 5000mm services servitude, adjacent to boundaries of erven 17730, 17731, 17721 & 17722.
- (g) Garages and out-buildings may be placed on one of the common boundaries (zero building line) provided that it is behind the 4.5m street building line and the length along boundary does not exceed 12 meters or 33.33% of the length of the boundary (whichever is the lesser). These structures must be flat roofed (concrete or flat sheet metal sheets) with parapets to street and side boundaries. No double storey over the 3 m building line allowed.
- (h) A 5.0m wide services servitude exist along the north-western boundary.
- (i) A 3.0m wide services servitude exist along the south-western boundary of Erf 17730 (for the benefit of erf 17729 sewer line).

2.1.3 APPROXIMATE ACCESS POINTS

- Intent: To encourage safe and appropriate distribution of entry points and to create a pleasing street environment.
- Implication: Guideline only.
- A driveway, where possible, should not adjoin a driveway on an abutting erf. Where this is unavoidable, soft landscaping (e.g. 500mm flower bed/hedges as measured from boundary wall), must be provided as per Diagram 03 below.

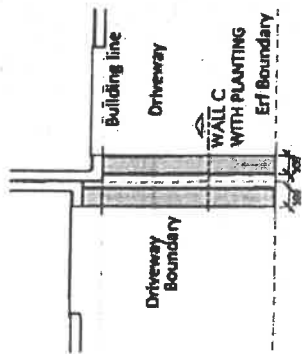


Diagram 03

2.1.4 COVERAGE

- In accordance with the development parameters of a "conventional residential zone" as set out in the Stellenbosch Municipality Zoning Scheme By-Law 2019.
- Coverage, including covered terraces and outbuildings, not to exceed 50% of the site area.
- No temporary structures (Wendy houses, doll houses, tree houses, etc.) are permitted on the erf.

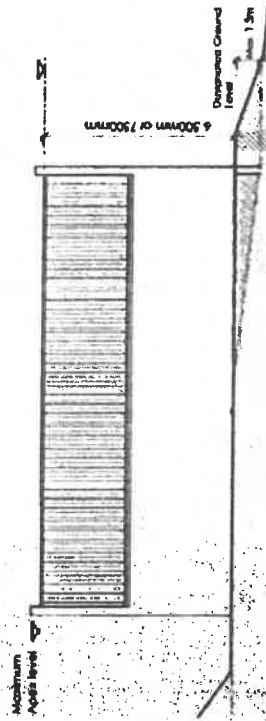
2.2 BUILDING HEIGHT AND PROPORTIONS

The intent of the Clause is to control the massing of buildings on the site to avoid overshadowing and excessive visual density.

2.2.1 MAXIMUM BUILDING HEIGHT

- Full-height double storey houses are not permitted. A second story may be partially contained in the roof space with dormer or gable windows, if approved by the Municipality.
- The maximum building height, defined as the measurement from the floor level to the apex of the highest roof, is 6.5m for Erven 17721, 17722, 17730 and 17731, and 7.5m for the remaining erven in Phase 2.
- Appendix B lists, together with their respective maximum building heights, the maximum levels of the apex of the highest roof on all the individual erven. These were calculated from the actual ground levels within the building line as determined by a professional surveyor.
- The maximum roof level allowed must be indicated on the drawings of all elevations and sections.

The floor level may not be higher than 1.5m above the actual ground level at its lowest point below the footprint of the building.
Diagram 04, in which the apex of the roof is at its maximum allowable level, illustrates the apex of the roof may be lower than its maximum level.



Excavation/ Filling

Diagram 04

2.3 BUILDING TYPES, FORMS AND ELEMENTS

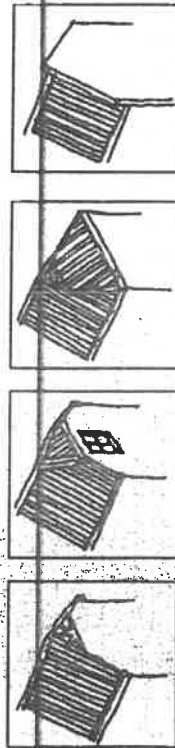


Diagram 05

2.3.1 SPECIFIC EXCLUSIONS:

- Abstract modern compositions.
- Mediterranean / Spanish style architecture.
- "Post-modern" designs.
- Cape Dutch copies / decorative gabled houses.
- Tuscan & French Provencal style architecture.
- Conservatory structures.
- Neo Classical

- Tudor
- No twisting plan forms permitted.
- No Amouba/Amorphous plan forms / shapes permitted.

2.3.2 GENERAL INCLUSIONS:

- Rectilinear pitched roof blocks
- Combination of pitched and flat roofs (only single storey).
- Simple gabled pitched roof Cape Vernacular.
- Pitched roof Victorian/Edwardian designs, particularly with verandas
- Modern Interpretations of Cape roof and wall architecture where wall surfaces dominate window areas.
- Flat roofs behind parapets on all street elevation.
- Wall colour = white.

3. BUILDING ELEMENTS AND MATERIALS

3.1 ROOF

The roof on the "main building element", should always be treated symmetrically.

3.1.1 ROOF TYPE:

Inclusions:

- Double pitched roofs with gables or barge boards
- Saddle roof (primary roof)
- Flat roof (secondary roof)
- Gable walls
- Hip gable / Jerkin head roof

Exclusions:

- Mono-pitch (primary roof)
- Flat roofs without parapets
- Butterfly / V-Roof
- Clerestory Roof
- Pyramid / Pavilion Roof
- Mansard Roof
- Monitor Roof

3.1.2 PITCH:

As illustrated in diagram 6:

- Main structure – double pitch roofs between 40 and 45 degrees.
- Secondary or linking structures – flat roofs (also garages) obscure from view by use of parapet walls.

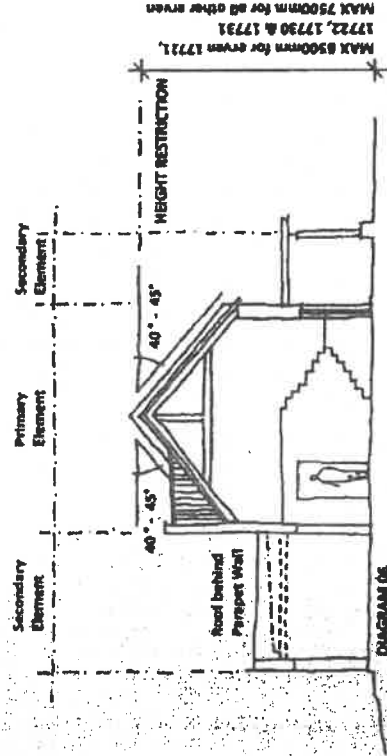


Diagram 06

3.1.3 DORMERS, ROOF LIGHTS AND SKYLIGHTS:

To be designed as an integral part of the roof structure with vertical penetration using the same pitch as the main roof.

Dormer window widths are restricted to 2500mm (measured at wall plate) and may not exceed a total of 20 % of the roof length.

To start at least 1000mm away from the gable edge

Roof windows/skylights to be mounted flush with roof material.

Roof lights must have the same size when used in the same plane of an elevation.

Roof lights must be charcoal or similar approved dark greys to match roof colour.

Only one type of dormer (and not a combination of the permitted) may be used on a dwelling element

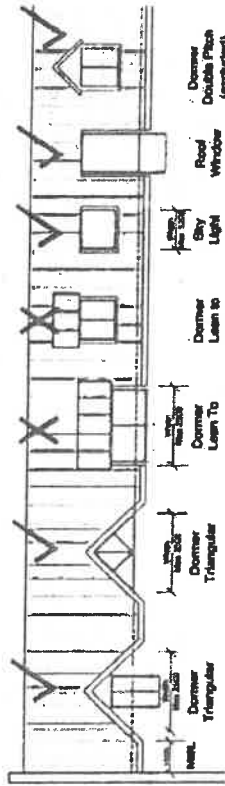


Diagram 07

3.1.4

MATERIALS:

Only the following will be permitted:

- S-Profile corrugated iron.
- Single span pre-coated metal roof sheeting with concealed fixing ("clip-lock" or similar approved).
- Concrete flat roofs (with grey stone dressing).

The following are specifically prohibited:

- Thatch.
- IBR roof sheeting.
- Fibre cement/ concrete slates/ tiles / sheeting.
- Metal roof tiles.
- Profiled roof tiles.
- No shade cloth on the main dwelling or any of the outbuildings, carports or freestanding buildings will be permitted.
- No Perspex, fiberglass and polycarbonate sheeting may be used.
- No vertical cladding with roof sheeting.

3.1.5

ROOF OVERHANG:

- Maximum roof overhang of 300 mm.
- Roof overhangs are not encouraged.

3.1.6

FASCIA:

- Painted timber or minimum 9mm thick fibre cement.
- Maximum width 250mm.

3.1.7

ROOF SHEETING COLOUR (GREY/CHARCOAL):

- Colorbond - Cape Charcoal or similar approved.
- Colorbond - Volcanic Grey or similar approved.
- Chromadek - Dark Dolphin or similar approved.

Specific exclusions:

- Any colour that is not dark grey.

Specific inclusions:

- Charcoal
- Dark grey

3.1.8

RAINWATER STORAGE:

- Only plastic, painted or galvanized s-profiled corrugated rainwater tanks or earth toned tanks (out of visual range, not visible from all streets or P.O.S.) are permitted to harvest rainwater.
- Aboveground PVC or brightly coloured tanks (e.g. green lo-lo tanks) will not be permitted.
- Underground tanks are preferred.

3.1.9

RAINWATER RUNOFF:

- Rainwater not stored shall be directed below ground into the site stormwater system via the 200mm diameter pipe installed at the boundary of the erf.

3.2

EXTERNAL MATERIALS AND FINISHES

3.2.1 EXTERNAL DWELLING WALLS:

Specific Exclusions:

- Unpainted block work.
- Unpainted face brick work. Except red or white washed face brick in panels between plastered edging in limited areas or on plinths or limited vertical elements will be allowed.
- Rural timber construction.
- Vibrocrete
- No exposed concrete blocks.
- Primary colours
- Dark shades

General inclusions:

- Plastered and painted masonry.
- Painted timber cladding in limited areas.

- Natural stone (see 3.2.2 below).
- Bagged and painted brickwork (only in small areas)
- Colour = white

3.2.2 COLUMNS:

- Plaster and painted square or round. Colour = white.
- Double timber columns with 50mm gap (colour = dark stain or painted) = pergolas.
- Steel (round posts), painted in dark colours.

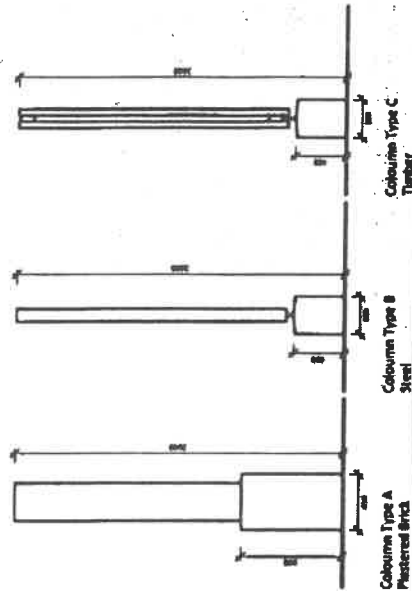


Diagram U8

3.2.3 SHUTTERS:

- Hardwood, aluminium or reinforced PVC Shutters are encouraged, but they must be functional and in working order.
- No "false/mock" shutters will be permitted.
- Shutters may be internal or externally mounted.
- Shutter widths must be in harmony with the proportions of the windows they cover.
- The surface finish and colour of the aluminium shutters should match the colour of the window frames they cover.

3.2.4 BURGLAR PROOFING:

- To form part of solid timber or metal shutters designed as an integral part of the house. Any steel bars must be internally mounted in a simple orthogonal grid pattern and purpose made to suit window proportions and mullion positions.

Specific exclusions:

- (1) External mounted "Trellidor" or similar security gates that are visible from the street.
- (2) Burglar bars mounted externally.
- (3) Diagonal patterns.

General Inclusions:

- (1) External mounted security gates that are compatible with the design of the house (gates preferably fixed internally).
- (2) Inconspicuous burglar bars fixed internally.
- (3) Clear polycarbonate bars.

3.2.5

GARAGE DOORS:

- Single garage doors may have a maximum opening width of 3m.
- Double garage doors may have a maximum door opening width of 5m.
- Garage doors to be hardwood timber or aluminium tip-up, sectional overheads or roll-up types.
- Pattern: Horizontal or vertical lines.
- Colour: Similar to roof or windows or timber.

3.2.6

WINDOWS AND DOORS:

Specific exclusions:

- Abstract shapes.
- Horizontal proportioned windows on street side facing into estate.
- On street side: Large scale glazing in doors and "curtain-wall" glazing.

General inclusions:

- Vertically proportioned openings in the ratio of 1:2.
- Vertical sliding sashes and shutters.
- Casement windows with fanlights.
- Fanlights over doors.
- Dormer windows.

- External doors may follow traditional ways of panelling or glazed in small and medium panes.

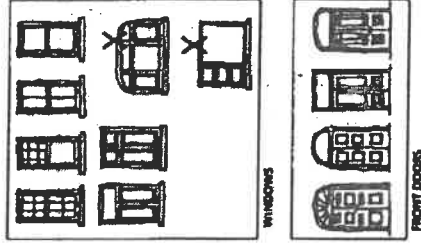


Diagram 09

3.2.7

GATES:

- Powder coated epoxy painted galvanised steel, or hardwood timber with horizontal or vertical planking pattern, or a combination of above (combination preferred).
- Steel gates should be painted the colours of the aluminium doors and windows.
- All gates (vehicular and pedestrian) in the "werf" walls, on the street boundary, to be a combination of steel or slotted hardwood timber.

3.2.8

FLUES FOR FIREPLACES / BRAAI'S:

- Simplified, contemporary interpretations of "Cape Vernacular" elements.
- Stainless steel flues are permitted, but should not be visual from the street.
- To be treated as subdued elements.

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3.3 VERANDAS, PERGOLAS, BALCONIES & BALUSTRADES

3.3.1 VERANDAS + PERGOLAS:

- Verandas and pergolas should be designed to reduce the scale of facade walls, ensure the necessary solar protection and must be limited to the ground floor.
- The structure should be constructed from rectangular hardwood timber sections or steel/aluminium posts (round or rectangular) supported on plastered plinths.
- Glass, Clear Perspex (acrylic) or clear polycarbonate sheeting will be permitted, if it is completely concealed within the veranda or pergola structure.
- No shade cloth or temporary structures will be permitted.

3.3.2 BALCONIES:

- Must be designed to form an integral part of the building.
- Balconies not to overlook or to compromise the privacy of neighbouring properties visible within the estate. Balconies directly overlooking neighbouring properties within the estate will be prohibited at all times.
- All concrete structured balconies must be provided with a concrete upstand to prevent direct water run-off, and prevent long term water stains.

3.3.3 BALUSTRADING (MATERIAL):

Inclusions:

- Hardwood timber varnished or painted.
- Painted thin mild steel tubing with flat bars.
- Plaster and painted balustrade walls (preferred).

Exclusions:

- No precast concrete, wrought iron or other thin solid metal sheet panelling will be permitted.
- No glass will be permitted.
- No cables.

3.4 SERVICES AND MECHANICAL EQUIPMENT

3.4.1

- TV antennas, satellite dishes, solar hot water tanks, extraction units, washing lines, air conditioner condensers, pump systems, plastic water tanks, etc. may not be visible from any public areas or streets and must be installed below the roof line.
- Solar and PV panels may only be installed at the slope of the pitched roof. When installed on flat roofs, they need to be hidden behind parapets or screening elements that forms an integral part of the overall design.

3.4.2

- Architects must carefully consider the positioning of the above equipment.

3.4.3

The location of all above items must be indicated on design submission drawings for approval by the Architectural Assessor.

3.4.4

No exposed plumbing, pipes or services will be permitted.

3.5 EXTERNAL LIGHTING

3.5.1

External and internal lighting should be subtle and non-intrusive.

3.5.2

Floodlights may only be installed for security purposes and may not be a disturbance to other owners.

3.5.3

No coloured lights will be permitted.

3.6 PARKING, GARAGES, CARPORTS & DRYING YARDS

3.6.1

Intent: To minimize on-street parking in the estate.

3.6.2

Parking for at least 2 (two) cars must be provided on each private property of which at least one must be a visitors' parking bay (excluding garage parking bays).

3.6.3

The maximum street frontage of garages - 8m.

3.6.4

Carports and garages should form an integral part of the design layout and must conform to the same guidelines.

3.7 REFUSE BINS/GAS CYLINDERS/COMPOST PILES/DOG KENNELS:

3.7.1

None of above to be stored or placed in front of and visible from public facade line.

3.7.2

Dog kennels may not be placed in street view.

3.7.2

All of above to be kept inside screened enclosure / yards so that it is not visible from P.O.S. any street or neighbouring dwellings.

3.8 CARAVANS, TRAILERS & BOATS

3.8.1

Caravans trailers and boats must be stored out of sight.

3.8.2

Suitable garaging or screening with walls of sufficient height must be provided. To be clearly indicated on submission plans to TV3 Architects.

3.8.3

Drive through garages to allow tandem parking behind garages are encouraged.

3.9 HARD LANDSCAPING, PAVING AND DRIVEWAYS

3.9.1 Hard landscaping surfaces, i.e. paving, tiling etc. around houses, will not be permitted to cover the entire site. Cumulatively, paving shall not cover more than 35% of each erf's area and a minimum of 20% of each erf must consist of soft landscaping. This should be clearly indicated on the plans or by means of a diagram.

3.9.2 Driveway widths are limited to 8m.

3.9.3 Preferred paving material:

The extent of paving, particularly to driveways, is to be limited to the choice of natural finishes/materials relating to those used in the adjacent public or estate roadways and spaces. It is recommended that owners use a similar surface as for the common internal roads:

- Cobbles (charcoal or sandstone colour).
- Sandstone coloured exposed aggregate concrete pavers or similar.
- Brick pavers similar to that of the internal access roads.

- Stone (natural).

3.9.4 Specific exclusions:

- Chip and spray (tarred).
- Premix.
- Light grey concrete slabs or paving.
- Mixed colour concrete pavers.
- Loose laid gravel or stone chip (particularly to driveways).

3.10 SOFT LANDSCAPING

3.10.1 Approach:

In order to maintain continuity in the overall landscape character, owners of erven are required to design and implement the garden landscapes around the houses in accordance with the integrated landscaping language of the Estate. In this way a collective landscape theme will be realized for the appreciation and benefit of all.

A contemporary style of garden is encouraged including hedges of varying height and species, defining beds containing either mixtures of understated informal planting, or homogenous planting of small lawns and ground covers.

Vines on walls and pergolas are encouraged, as is the planting of side spaces between houses, in an effort to soften the overall impact of the built element.

Street facing gardens may best relate to the formality of residential geometry.

Private gardens fronting the common open space may flow out into the common open space.

The planting of indigenous trees and shrubs are encouraged. However, with reference to trees, it is acknowledged that there is a limited indigenous offering and therefore exotic species such as Liquid Ambers, Fiddlewood, Water Oaks, Pin Oaks,

Algerian Oaks, Turkish Oaks may be considered. This will enhance the dramatic variation in colour display associated with a metamorphic landscape due to changing seasons. In general, the planting of indigenous Gramineae (grasses) and restios (reeds) are promoted to attract birdlife. The principles of the Department of Water Affairs' water wise gardening program are supported and encouraged.

The gardening and landscaping activities of an owner shall be confined to the physical extent of the pegged residential erf.

3.10.2 Specific exclusions:

- Restricted aliens and invasive species.

3.10.3 General inclusions:

- Indigenous and water wise plants.
- The planting of indigenous trees, such as the *White Stinkwood (Celtis Africana)*, *Water Berry (Syzygium cordatum)*, *White Pear (Apodytes dimidiata)* and the *Coral Tree (Erythrina lysistemon)* are encouraged.
- Evergreen trees may, however, be permitted if they are not taller than 3 meters. (Protection of neighbours' views).
- Accepted imports, especially oaks, olives, planes and creepers which define the character of old Cape farmsteads in the area.

3.10.4 Trees in view:

- No tree or flora (plants/bushes/shrubs/hedges/etc.) higher than 3.0m (three metres) (as measured from the natural ground level to its apex) will be allowed on any erf if such obstruct the views of any other erf, without the prior written approval from the member(s)/owner(s) of such affected erf/erven and the HOA Trustees.

- Application for such approval should be accompanied by (a) a plan (1:100), (b) a section drawing (also showing contours) depicting the location of the tree(s) in relation to the surrounding erven and structures built thereon, and (c) a detailed description of the type of tree(s) or flora, its size and height as at the day of planting.

- No tree or flora situated in the foreground of a house (or building structure) on any erf may exceed the roof ridge line of such home (or building structure).

- Should any owner/member breach this guideline, the HOA Trustees shall be entitled to instruct the relevant owner/member to prune and/or remove the offending tree/flora in writing. The pruning and/or removal of tree/flora shall be done by the relevant owner/member at such owner's/member's expense within 30 (thirty) days of the owner's/member's receipt of such written instruction.

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In the event of there being any dispute between owners/members or between owners/members and the HOA Trustees regarding a member's/owner's compliance with this guideline, the dispute shall be referred to the controlling architect for determination, and his expert decision shall be final and binding on the relevant owners/members and HOA Trustees.

3.11 WATER FEATURES

- The use of water features to enhance the design is encouraged.
- Specific exclusions: The use of concrete ornamental designed water features, bird baths or garden ornaments will not be permitted on street side of gardens.

3.12 SWIMMING POOLS

3.12.1 Specific exclusions:

- May not be visible from the street.
- Landscape screening elements such as hedges are encouraged behind a palisade fence with columns.
- The pool may not be built above the ground.

3.12.2 General inclusions:

- Pools to be set into the ground.
- Should be within building lines – position to be approved by Architectural Assessor. (Please ensure that the position is indicated on the submission plans.)
- A pool house or gazebo should be within the prescribed building lines.
- All pumps and heating equipment must be enclosed and screened from street and public view.

3.13 HOUSE NUMBERS AND SIGNAGE

3.13.1 Maximum size of lettering: 200mm.

3.13.2 All lettering to be spaced horizontally and in line.

3.13.3 Font type to be approved by Architectural Assessor (submit with plans).

3.13.4 Material: stainless steel or aluminium.

3.13.5 Exclusions:

- Ceramic.
- Neon lettering / lights.

4. CONSTRUCTION VEHICLES

Construction vehicles may not be larger than 8-ton trucks (no trailers).

5. WATER SAVING MEASURES

The following water saving measures must be installed/implemented:

- Underground or above ground tanks for rainwater harvesting.
- Dual flush toilets.
- Low flow shower heads and mixers.

6. ELECTRICITY / ENERGY SAVING MEASURES

The following energy saving measurements must be implemented by all the property owners:

6.1 LIGHTING & MECHANICAL VENTILATION

Use compact fluorescent lamps (CFL) or LED instead of incandescent lamps. Use low-energy lamps for all exterior lighting.

Control all lighting that is visible from streets with photocells.

Any lighting visible from public view must be a warm white colour.

All ventilation fans in bathrooms should be controlled via motion sensors set to run for 5 minutes upon detection so that they only run when necessary.

6.2 WATER HEATING SYSTEMS

Prescribe heat pumps or solar heating systems.

6.3 HVAC (Heating / Ventilation / Air conditioning)

All air conditioning units shall be an energy efficient type.

6.4 EFFICIENT BUILDING DESIGN

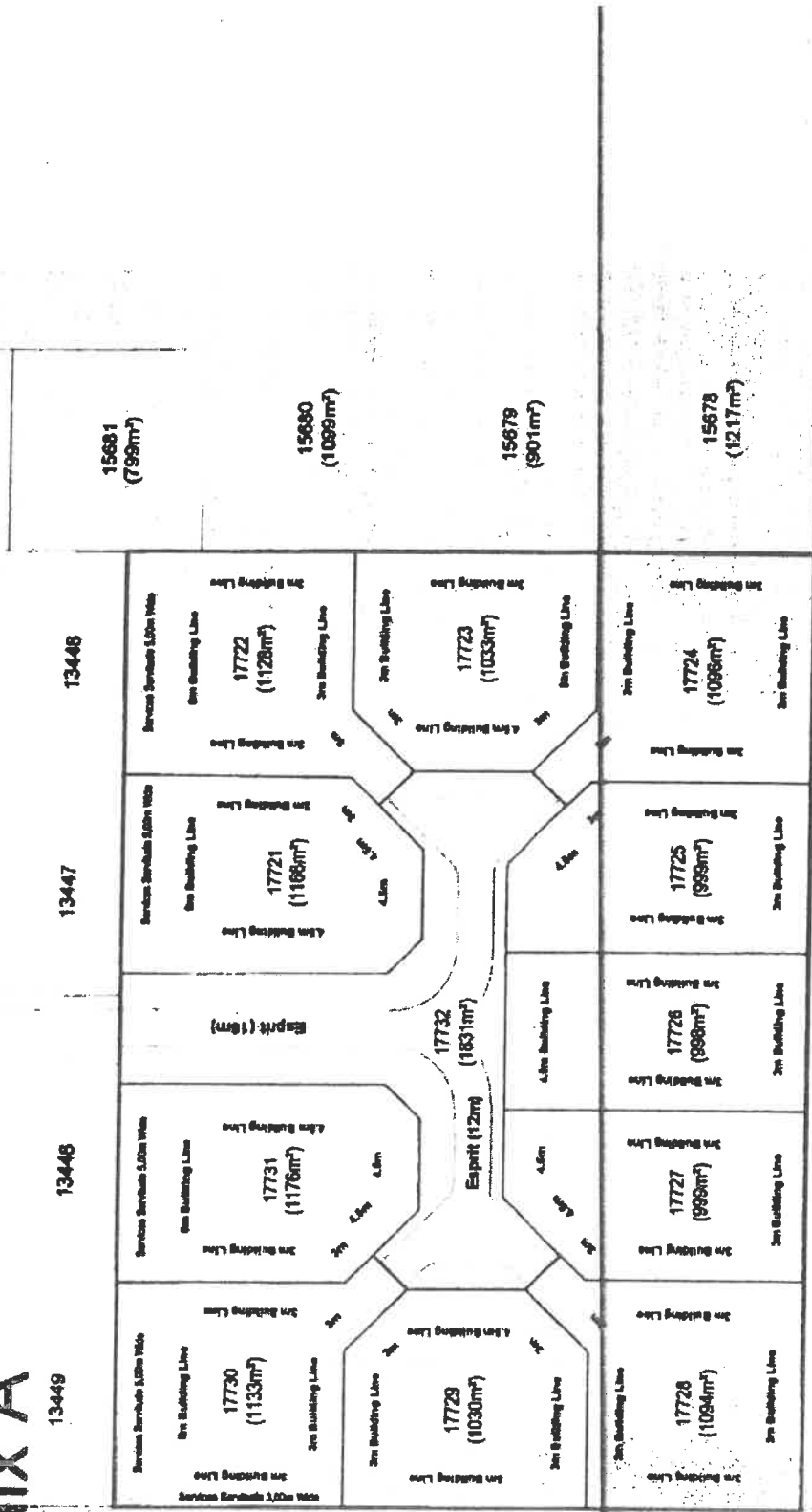
All houses to be planned and designed according to the energy requirements of SANS 10400: XA. Insulate the ceiling and seal air gaps in the buildings. Make use of appropriate building's material and insulation material to adjust temperatures instead of using a heating or cooling appliance.

Install load limiting relays to switch RWC off when the stove is switched on.

6.5 ELECTRICAL NETWORK

Each property owner will also be responsible to arrange for the purchase, installation and maintenance of their own electricity pre-paid meter (standard with Stellenbosch Municipality).

Appendix A



L' Hermitage II
Portion 7 of Farm 373 Stellenbosch

Building Line Plan
Scale: 1:150 (A4)
Date: 08/11/2022
Drawn: [Signature]
Checked: [Signature]
Min no: 4
Max no: 4

Legend of Building Line
All buildings situated on the property must be within the Building Line.
• All areas and setbacks are approximate and subject to the survey by a professional land surveyor.
• The drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved.

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MAXIMUM BUILDING HEIGHTS AND DESIGNATED GROUND LEVELS.

[illegible][illegible]

1. ☐ **Yes** I am a member of the following organization(s):
 2. ☐ **No** I am not a member of any organization.
 3. ☐ **Other** I am a member of the following organization(s):
 4. ☐ **Other** I am not a member of any organization.

10-10-68

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Scale 1: 750 ft

CENTRAL INTELLIGENCE AGENCY

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