

NOTICE OF LAND DEVELOPMENT APPLICATION
IN THE STELLENBOSCH MUNICIPAL AREA

APPLICATION FOR REZONING, SUBDIVISION, CONSENT USE, APPROVAL OF PHASING OF THE DEVELOPMENT, HOME OWNERS ASSOCIATION AND CONSTITUTION, ARCHITECTURAL GUIDELINES, DEVELOPMENT NAME, PHASING PLAN AND STREET NAMES AND NUMBERING & LANDSCAPING PLAN: REMAINDER PORTION 7 OF FARM GROENFONTEIN ANNEX NO 716, PAARL DIVISION

Applicant: ICatPlan CC (t/a I.C.@Plan) – Ingrid Germishuys
(ingrid@icaplan.co.za / 083 6578 220)

Owner: Waterzicht Trust (c/o De Waal Burger : 083 450 5473)

Application Reference: LU/17774 – TP910/2024

Property description: Remainder Portion 7 of Farm Groenfontein Annex No 716, Paarl Division

Detail description of proposal:

(a) The Rezoning of Remainder of Portion 7 of the Farm Groenfontein Annex No 716, Stellenbosch in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning By-law, 2015 from Agricultural Zone and Rural Zone to Subdivisional Area Overlay Zoning to allow for the following:

- Multi-Unit Residential Zone: Group Housing and flats
 - Education Zone: Maximum GLA of 5000m²
 - Private Open Space Zone: Private Open Space and Roads
 - Utility Zone: Utility Services
- as depicted on the Development Framework Plan, Number 1100, dated 12 September 2024.

(b) The Subdivision of Remainder of Portion 7 of the Farm Groenfontein Annex No 716, Stellenbosch in terms of Section 15(2) (d) of the Stellenbosch Municipal Land Use Planning By-law, 2015 into:

- 10 Multi-Unit Residential Zone erven (Group Housing and Flats)
 - 1 Education Zone erf,
 - 8 Private Open Space Zone Erven (Private Open Space and Roads)
- as depicted on Subdivision Plan No 1101, dated 12 September 2024.

(c) The Subdivision of proposed Portion 8 in terms of Section 15(2) (d) of the Stellenbosch Municipal Land Use Planning By-law, 2015 into:

- 86 Multi-Unit Residential Zone (Group Housing & Private Road) erven and
 - 1 Private Open Space erf
- as depicted on Detail Subdivision Plan Portion 8 – Phase H number 1201, dated 12 September 2024.

(d) The Subdivision of proposed Portion 9 in terms of Section 15(2) (d) of the Stellenbosch Municipal Land Use Planning By-law, 2015 into:

- 28 Multi-Unit Residential Zone (Group Housing & Private Road) and
 - 1 Private Open Space erf
- as depicted on Detail Subdivision Plan named Parcel 9 – Phase I, Plan number 1202, dated 24 September 2024.

(e) The Subdivision of proposed Portion 10 in terms of Section 15(2) (d) of the Stellenbosch Municipal Land Use Planning By-law, 2015 into:

- 78 Multi-Unit Residential Zone (Group Housing & Private Road) and
 - 1 Private Open Space erf
- as depicted on Detail Subdivision Plan named Parcel 10 – Phase J, Plan number 1203, dated 12 September 2024.

(f) The Subdivision of proposed Portion 11 in terms of Section 15(2) (d) of the Stellenbosch Municipal Land Use Planning By-law, 2015 into:

- 55 Multi-Unit Residential Zone (Group Housing & Private Road) and
 - 1 Private Open Space erf
- as depicted on Detail Subdivision Plan named Parcel 11-Phase K, Plan number 1204, dated 12 September 2024.

(g) The Subdivision of Proposed Portion 12 in terms of Section 15(2) (d) of the Stellenbosch Municipal Land Use Planning By-law, 2015 into:

- 52 Multi-Unit Residential Zone (Group Housing & Private Road) erven,
 - 2 Private Open Space erven
- as depicted on Detail Subdivision Plan named Parcel 12-Phase L, Plan number 1205, dated 12 September 2024.

(h) The Subdivision of Portion 13 in terms of Section 15(2) (d) of the Stellenbosch Municipal Land Use Planning By-law, 2015 into:

- 93 Multi-Unit Residential Zone (Group Housing & Private Road) erven
 - 2 Private Open Space erven
- as depicted on Detail Subdivision Plan named Parcel 13-Phase M, Plan number 1206 dated 12 September 2024

(i) The Consent use in terms of Section 15(2) (o) of the Stellenbosch Municipal Land Use Planning By-law, 2015 to allow a Place of Assembly on Portion 18 (dubhouse).

(j) Approval of phasing of the development, as indicated on the Phasing Plan, Plan number 1102, dated 12 September 2024.

(k) Application for the approval of:

- Homeowners Association and Constitution,
- Architectural Guidelines prepared by Nuvorm,
- The Development Name to be Groenfontein Landgoed.
- Phasing Plan and Street Naming and Number; and
- The Landscaping Plan.

The following Street Names be approved:

Vleivalk, Bloukraan, Suikerbekkie, Kiewiet, Koraan, Witooeivaar, Vink, Kanarie, Loerie, Dikkop, Swaeltjie, Volstruis, Patrys, Tarentaal, Fisant, Naguil, Mossie, Flaminik, Makou, Spieg, Vleikuiken, Papegaaiduiker, Bleshoender, Visarend, Bokmakierie, Jan Frederik, Spreu en Kwartel.

Notice is hereby given in terms of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: [https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements]. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Ciska Smit, ciska@icaplan.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **13 March 2025**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **083 6578 220** during office hours (Monday to Thursday 08:00 – 17:00 & Friday 08:00 – 13:00)..

KENNISGEWING VAN GRONDONTWIKKELINGSANSOEK
IN DIE STELLENBOSCH MUNISIPALE AREA

ANSOEK VIR HERONERING, ONDERVERDELING, VERGUNNINGS-
GEBRUIK, GOEDKEURING VAN FASERING VAN DIE ONTWIKKELING,
HUISEIENAARSVERENIGING EN KONSTITUSIE, ARGITEKTONIESE
RIGLYNE, NAAM VAN ONTWIKKELING, FASERINGSPLAN EN STRAATNAME
& NOMMERING EN LANDSKAPERINGSPLAN: RESTANT GEDEELTE 7 VAN
PLAAS GROENFONTEIN ANNEKS NR 716, AFDELING PAARL

Aansoeker: ICatPlan CC (t/a I.C.@Plan) – Ingrid Germishuys
(ingrid@icaplan.co.za / 083 6578 220)

Eienaar: Waterzicht Trust (c/o De Waal Burger : 083 450 5473)

Aansoek Verwysing: LU/17774 (TP910/2024)

Eiendomsbeskrywing: Restant Gedeelte 7 van Plaas Groenfontein Anneks Nr 716, Afdeling Paarl

Beskrywing van grondontwikkelingsaansoek:

(a) Die heronering van Restant Gedeelte 7 van die Plaas Groenfontein Anneks Nr 716, ingevolge Artikel 15(2)(a) van die Stellenbosch Munisipaliteit: Verordening op Grondgebruikbeplanning, 2015 van Landbouzone en Landekke Sone na Onderverdelingsgebied Oorlegsonering om die volgende toe te laat:

- Multi-eenheid Residensiële Sone : Groepsbehuising en Woonstelle
 - Onderryssone : Maksimum BVA van 5 000 m²;
 - Privaat Oopruimtesone : Privaat Oopruimte en paai;
 - Nutsone : Nutsdienste
- soos uitgebeeld op die Ontwikkelingsraamwerkplan Nummer 1100, gedateer 12 September 2024;

(b) Die Onderverdeling van Restant van Gedeelte 7 van die Plaas Groenfontein Anneks Nr 716, Stellenbosch, ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2015 in:

- 10 multi-eenheid residensiële sone erwe (groepbehuising en woonstelle);
 - 1 Onderryssone erf;
 - 8 Privaat Oopruimtesone erwe (privaat oopruimte en paai)
- soos uitgebeeld op Onderverdelingsplan No 1101, gedateer 12 September 2024.

(c) Die Onderverdeling van voorgestelde Gedeelte 8 ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2015 in:

- 86 Multi-Eenheid Residensiële Sone (Groepsbehuising & Privaatpad) erwe; en
 - 1 Privaat Oopruimte erf;
- soos uitgebeeld op gedetailleerde Onderverdelingsplan Parcel 8, Phase H, nommer 1201, gedateer 12 September 2024;

(d) Die Onderverdeling van voorgestelde Gedeelte 9 ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2015, in:

- 28 Multi-eenheid residensiële sone (groepbehuising en Privaatpad); en
 - 1 Privaat Oopruimte erf
- soos uitgebeeld op gedetailleerde Onderverdelingsplan, Parcel 9 – Phase I, Plannummer 1202, gedateer 24 September 2024;

(e) Die Onderverdeling van voorgestelde Gedeelte 10 ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2015, in:

- 78 Multi-eenheid Residensiële Sone (Groepsbehuising & Privaat Pad); en
 - 1 Privaat Oopruimte erf
- soos uitgebeeld op gedetailleerde Onderverdelingsplan Parcel 10 – Phase J, Plan nommer 1203, gedateer 12 September 2024;

(f) Die onderverdeling van voorgestelde Gedeelte 11 ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2015, in:

- 55 Multi-eenheid Residensiële Sone (Groepsbehuising & Privaat Pad) en
 - 1 Privaat Oopruimte erf
- soos uitgebeeld op gedetailleerde Onderverdelingsplan Parcel 11-Phase K, Plannummer 1204, gedateer 12 September 2024.

(g) Die onderverdeling van voorgestelde Gedeelte 12 ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2015, in:

- 52 Multi-eenheid Residensiële Sone (Groepsbehuising & Privaatpad) erwe en
 - 2 Privaat Oopruimte erwe
- soos uitgebeeld op gedetailleerde Onderverdelingsplan, Parcel 12-Phase L, Plannummer 1205, gedateer 12 September 2024;

(h) Die onderverdeling van voorgestelde Gedeelte 13 ingevolge Artikel 15(2)(d) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2015, in:

- 93 Multi-eenheid Residensiële Sone (Groepsbehuising & Privaatpad) erwe; en
 - 2 Privaat Oopruimte erwe
- soos uitgebeeld op gedetailleerde Onderverdelingsplan, Parcel 13-Phase M, Plannummer 1206, gedateer 12 September 2024;

(i) Die Vergunningsgebruik ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruiksbeplanningsverordening, 2015 om 'n Plek van Samekoms (Klubhuis) op Gedeelte 18, toe te laat;

(j) Goedkeuring van die fasering van die ontwikkeling, soos aangedui op die Faseringsplan, Plan nommer 1102, gedateer 12 September 2024.

(k) Aansoek vir die goedkeuring van:

- Huiiseienaarsvereniging en Konstitusie
- Argitektoniese Riglyne voorberei deur Nuvorm
- Naam van Ontwikkeling as Groenfontein Landgoed
- Faseringsplan en Straatname en Nummering; en
- Landskaperingsplan

Die volgende straatname vir goedkeuring:

Vleivalk, Bloukraan, Suikerbekkie, Kiewiet, Koraan, Witooeivaar, Vink, Kanarie, Loerie, Dikkop, Swaeltjie, Volstruis, Patrys, Tarentaal, Fisant, Naguil, Mossie, Flaminik, Makou, Spieg, Vleikuiken, Papegaaiduiker, Bleshoender, Visarend, Bokmakierie, Jan Frederik, Spreu en Kwartel.

Kennis word hiermee gegee in terms van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres: [https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.

Kommentaar en/of besware kan vervolgens ingedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderheid insigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Ciska Smit, ciska@icaplan.co.za. Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **13 Maart 2025**.

Daar moet kennis geneem word dat die Munisipaliteit, in terms van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navraag op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **083 6578 220** gedurende kantoor ure (Maandag tot Donderdag 08:00 – 17:00 & Vrydag 08:00 – 13:00).

EXECUTIVE SUMMARY

REMAINDER OF PORTION 7 OF THE FARM GROENFONTEIN ANNEX NO 716, STELLENBOSCH: REZONING, SUBDIVISION AND SPECIAL CONSENT APPLICATION

Situated south of the N1 Freeway and west of Groenfontein Road, the property is strategically positioned near in Klapmuts, enhancing its accessibility. Klapmuts, characterized by its small-town ambiance and scenic views, is a rapidly growing little village situated between Stellenbosch and Paarl.

Waterzicht Trust seeks to rezone and subdivide Remainder of Portion 7 of the Farm Groenfontein Annex No 716 in Klapmuts, Stellenbosch, from Agricultural and Rural Zone to Subdivisional Area Overlay Zoning. The proposed development aims to create a medium/high-density mixed-use residential estate comprising of 1288 flats and 425 erven on a 53.0713-hectare site. A Private School for ± 1000 children is also proposed. The application adheres to all the applicable policies in the following manner:

- 🌿 An application in terms of Section 44 of the National Environmental Management Act, 1998 (Act no. 107 of 1998) has been submitted.
- 🌿 An application for authorization in terms of the National Heritage Resources Act No. 25 of 1999 (NHRA) has been submitted to Heritage Western Cape and authorization has been granted.
- 🌿 The development is located on low potential agricultural land, proposes higher densities, is spatially compact and prevents urban sprawl.
- 🌿 Services have been designed to ensure sustainability of effective service delivery to the development.
- 🌿 The site is excluded from Act 70 of 1970, and no high value agricultural land can be found on the property.

1. Development Overview:

Regulatory Framework: The project adheres to the Stellenbosch Municipal Land Use Planning By-law, 2023, as well as relevant environmental and heritage legislation. Environmental assessments are ongoing, with no significant heritage resources identified on site.

2. Development Proposal: The envisioned development includes:

- **Residential Units:** 1,288 flats and 425 erven, distributed across 11 subdivided portions, with varied densities.
- **Amenities:** A private school catering to approximately 1,000 children and shared facilities such as a clubhouse and open spaces with walking trails.
- **Infrastructure:** Compliance with existing civil engineering services, including water, sewage, and solid waste management, ensuring sustainability and minimal environmental impact.

3. Phasing and Implementation: Development will occur in phases, guided by a comprehensive Development Framework, allowing for flexible market-responsive implementation. Architectural and landscaping design guidelines aim to foster a cohesive aesthetic while accommodating innovation.

4. Socio-Economic Impact: The project is designed to provide affordable housing opportunities, promote job creation during construction and operation, and enhance local infrastructure. The proposal aligns with municipal policies to create inclusive, sustainable communities.

5. Conclusion: The Groenfontein Village development aligns with regional planning principles and supports Klapmuts' growth potential. With a thorough approach to environmental and socio-economic considerations, the proposed development promises to contribute positively to the community while adhering to all regulatory requirements.



GROENFONTEIN LANDGOED

DE KLAPMUTS

ARCHITECTURAL DESIGN GUIDELINES



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01. INTRODUCTION

The primary objective of these architectural and landscape guidelines is to establish a framework for the proposed Groenfontein Landgoed development on the Groenfontein farm in Klapmuts, northern Stellenbosch. These guidelines are not meant to restrict innovative design and creativity but to guide and maintain the external appearance and placement of buildings and structures, ensuring a cohesive development.

All new buildings, future alterations, and additions must adhere to these guidelines. The conditions outlined in this document are binding for all residential properties within the development. For interpretation of these guidelines and any aesthetic or design issues not addressed, the decision of the Architect appointed for aesthetic control by The Master Property Association (MPA) of Groenfontein Landgoed, referred to as the Control Architect, will be final and binding.

This design framework also aims to foster awareness and commitment among future property owners, architects, and builders to promote sustainable development principles, particularly sustainable architecture and construction.



Figure 1: Locality Plan

02. URBAN DESIGN AND ARCHITECTURE

The Rezoning Application includes a request for the approval of Architectural Design Guidelines. These guidelines outline and illustrate the design rationale, philosophy, building forms, and structures applicable to the various components of the proposed development. They provide an overview of the principles relevant to all development aspects.

The Architectural Design Guidelines also address the visual impact and heritage of the area by proposing an architectural language that is contextually appropriate. They adhere to the principles of 'critical regionalism' by considering key aspects such as context, materiality, climate, culture, scale, and the natural environment. The aim is to create a high-quality urban environment with a unique atmosphere and a strong sense of place (*genius loci*).

As shown below, a variety of dwelling unit types will be designed to match specific erven, in line with the goal of creating a qualitative urban environment and complying with zoning approval requirements. The site development plan illustrates how the project accommodates a range of dwelling types and opportunities, adequate open spaces, parking areas, streets and squares, and a significant landscaped interface with the site's existing natural features.

The urban design master plan is based on principles that provide distinctive urban spaces with unique qualities, contributing to the overall character of the development. The Master Plan demonstrates how all design considerations have been integrated into the physical structure of the new settlement. Higher-density residential areas define the main routes, connected by streetscapes that integrate them within the larger development.



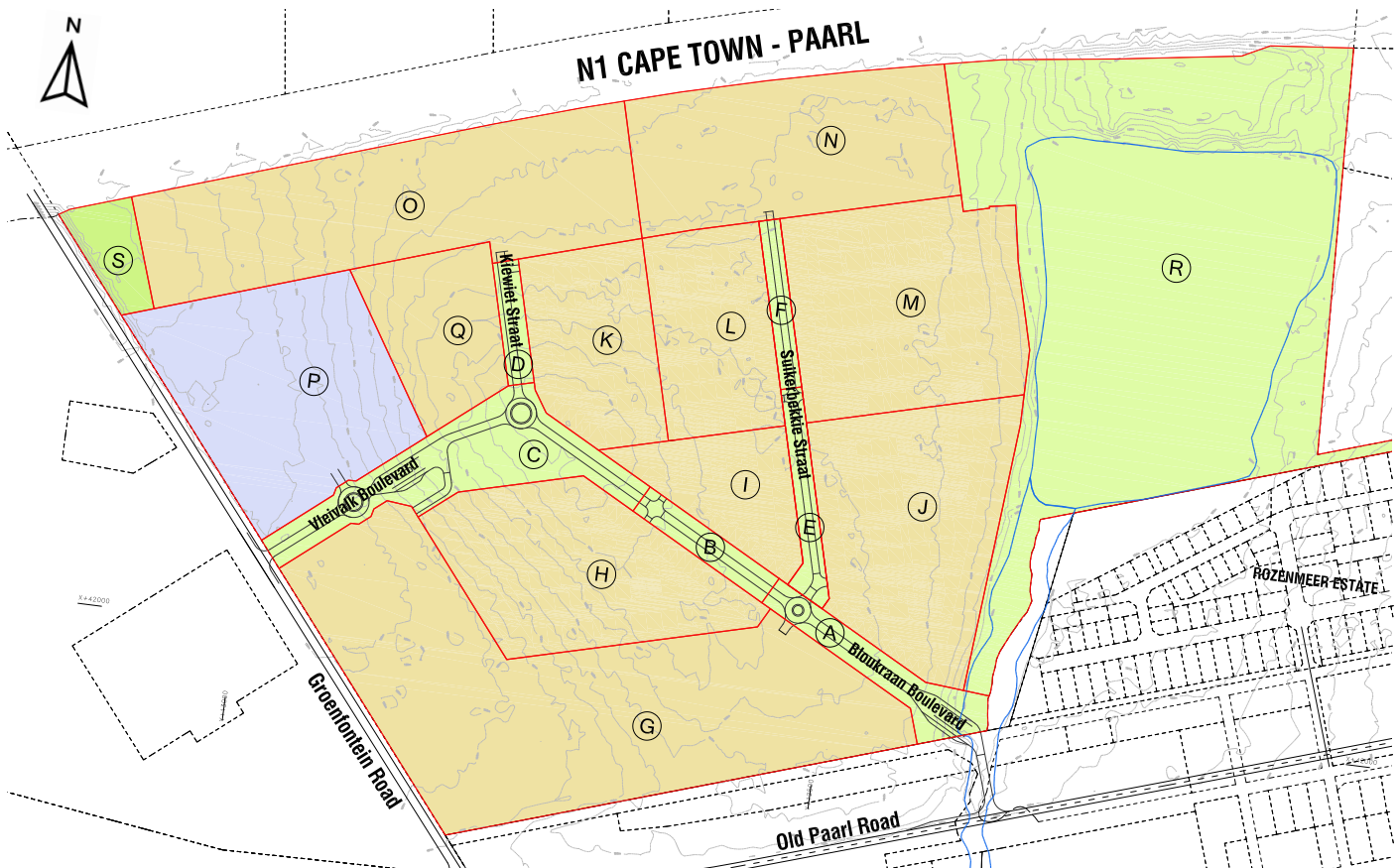
Figure 2: Development Master plan

03. DEVELOPMENT FRAMEWORK

The aim of the development is to create a diverse residential village that caters to a broad range of housing needs, including free-standing townhouses, semi-detached row houses, and multi-storey apartments. All residential plots will be designated as Multi-use Residential, ensuring flexibility in accommodating various market segments.

In addition to residential zones, provisions are made for Private Open Space to serve as communal recreational areas and for Education purposes, with plans for a future private school.

Beyond the zoning guidelines, this document outlines supplementary development parameters that serve as a framework for fostering positive placemaking and creating a vibrant, inclusive community.



Parcel	Phase	Size	Zoning	Proposed land-use	Unit / GLA	Density	Floor Area
A	1	0,6413 ha	Private Open Space	Roads			
B	2	0,3362 ha	Private Open Space	Roads			
C	3	1,5268 ha	Private Open Space	Roads			
D	4	0,2301 ha	Private Open Space	Roads			
E	5	0,3534 ha	Private Open Space	Roads			
F	6	0,2576 ha	Private Open Space	Roads			
G	7	6,9323 ha	Multi-unit residential	Sectional Title Apartments	624 du	90 du/ha	
H	8	2,7939 ha	Multi-unit residential	Group Housing	85 du	30 du/ha	
I	9	1,1519 ha	Multi-unit residential	Group Housing	26 du	23 du/ha	
J	10	3,1667 ha	Multi-unit residential	Group Housing	77 du	24 du/ha	
K	11	1,7035 ha	Multi-unit residential	Group Housing	54 du	32 du/ha	
L	12	1,7280 ha	Multi-unit residential	Group Housing	51 du	30 du/ha	
M	13	3,3276 ha	Multi-unit residential	Group Housing	92 du	28 du/ha	
N	14	3,1458 ha	Multi-unit residential	Sectional Title Apartments	280 du	89 du/ha	
O	15	4,3152 ha	Multi-unit residential	Sectional Title Apartments	384 du	89 du/ha	
P	16	3,3228 ha	Education	Private School	5 000 m ²		15%
Q	17	1,3623 ha	Multi-unit residential	Group Housing	40 m ²	29 du/ha	
R	18	11,2453 ha	Private Open Space	Dam & Open Space			
S	19	0,4437 ha	Private Open Space	Stormwater Attenuation			

Figure 3: Development Framework

04. CRITICAL REGIONALISM

A regionalist architectural approach has been adopted, emphasizing the unique aspects of local architecture over what makes it typical and universal. "Regional architecture" is deeply rooted in the local climate, topography, building materials, building practices, architectural types, cultures, and history (Kelbaugh, 1999: 64).

'Critical regionalism' acknowledges and builds upon the qualities and attributes of regional characteristics, promoting the development of regional idiosyncrasies and variations. It is guided by the following five principles:

- Sense of Place: Emphasizing the unique physical and cultural characteristics of a location.
- Sense of History: Recognizing and incorporating historical context and heritage.
- Sense of Craft: Valuing traditional building practices and materials.
- Sense of Nature: Integrating natural elements and environmental considerations.
- Sense of Limits: Acknowledging and respecting the limitations and constraints of the local environment.

05. ARCHITECTURAL STYLE AND ELEMENTS

The architectural style of Groenfontein Landgoed draws heavily from the typology and rural character of historic settlements in the Cape Winelands, incorporating elements from the regional architecture of the Western Cape.

This "Cape Classic vernacular" typology serves as the foundation for the design. Historically, dwellings were built mainly as semi-detached structures, with some free-standing buildings also contributing to the urban fabric. These houses typically featured small yards or gardens. In line with contemporary design requirements, larger glazed areas can be incorporated to create a seamless indoor/outdoor synergy. However, it is important to ensure that these glazed areas do not compromise the typology and character of the architecture, preserving the spirit of a typical village street scene. Aesthetically, the design of each building should be considered in the context of its impact on adjoining buildings and the overall development.

Scale and proportion are crucial in establishing this architectural language, especially when incorporating contemporary elements. Therefore, careful consideration must be given to the scale, proportions, and articulation of building forms, including their heights, dimensions, roofs, wall openings, and detailing, to achieve an attractive and cohesive architectural language for Groenfontein Landgoed. Focal features, landscape elements, and low garden walls, combined with indigenous planting and trees, will enhance and complement the character, promoting a qualitative development known for its charm, beauty, and unique "sense of place." Flexibility in interpretation is important to encourage variety within the constraints of these guidelines. Rather than being overly prescriptive, the guidelines clearly state the elements that are specifically excluded.

Two distinct yet simple architectural typologies have been identified to complement the region and heritage while allowing for uniqueness. These terms are intentionally flexible and not overly strict or theoretical. The aim is to guide architects and offer them the freedom to create beautiful and special architecture, avoiding monotony, contrived architectural variety, or pastiche detailing.

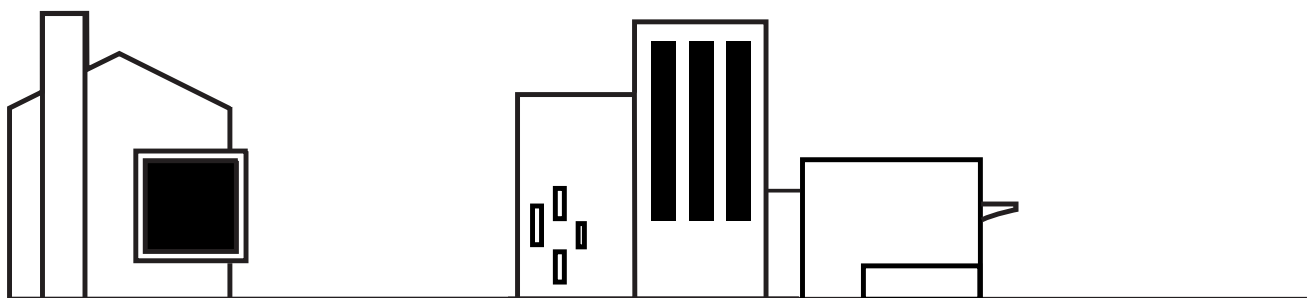
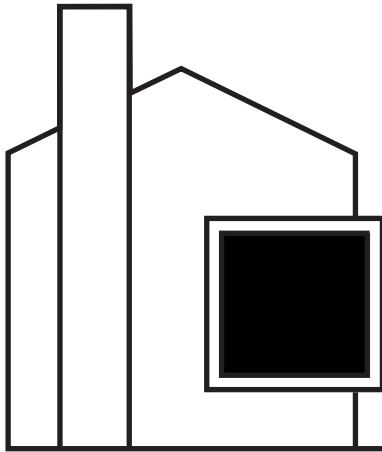


Figure 4: Architectural Style



WINE-LANDS CONTEMPORARY

ARCHITECTURAL IDENTITY.

This typology aims to create a familiar yet exciting architecture. The primary form should be largely stereotomic, with openings carved into the façades and closed off with a tectonic structure. Vernacular and local materials for masonry and stonework should be used, with wall finishes primarily plastered or bagged. A “gluelime” motif can be achieved using new technology paints and primers, with careful consideration of color choices.

Timber pergolas and shading elements should be used to soften the building’s appearance and filter sunlight.

The orientation, position, and form of the buildings should be designed to respond to the site’s environmental and climatic conditions, incorporating both passive and active methods.

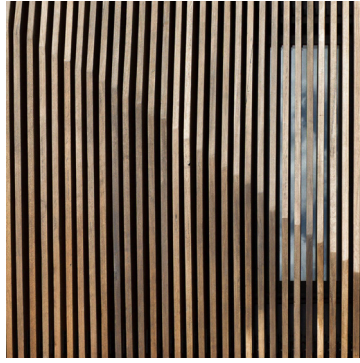
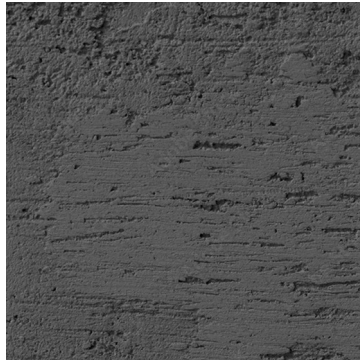
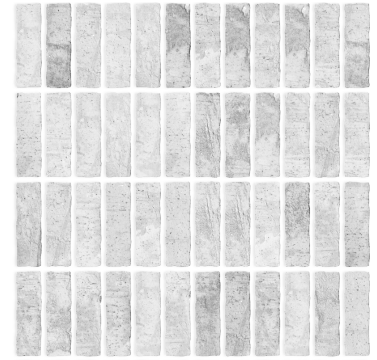


Figure 5: Wine-lands ID Collage

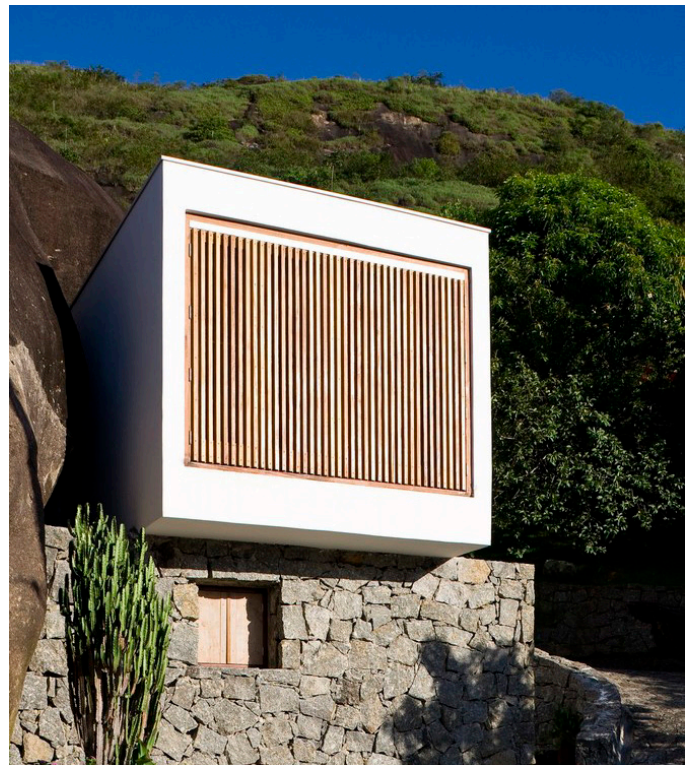
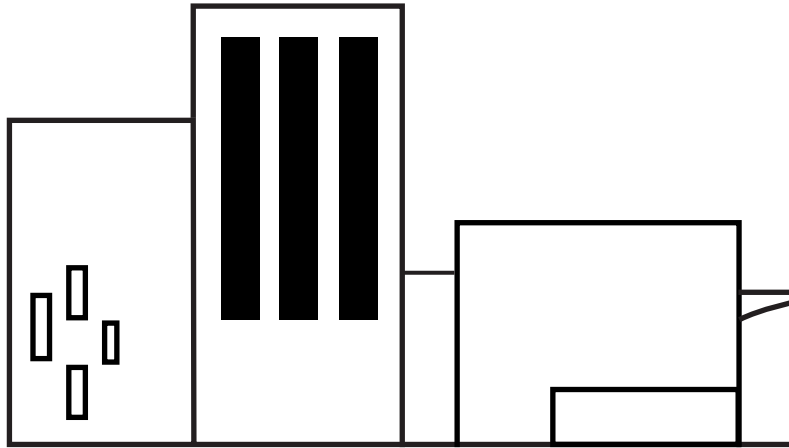


Figure 6: Wine-lands ID Collage



FINE-LANDS ARCHITECTURE

ARCHITECTURAL IDENTITY.

"Fine-lands" architecture is a playful term suggesting that architecture can evolve from the first typology with fewer restrictions and accommodate more contemporary built form that is shaped by tasteful forms and rich materials.

This approach allows clients and architects the freedom to design something truly unique to the context and area, based on the designer's interpretation of the region.

Although less restricted, this typology will be regulated by an open-minded review committee that understands the positive impact good architecture can have on a community.

These unique designs should be carefully considered and specially earmarked for unique sites and landmark positions throughout the development.



Figure 7: Fine-lands ID Collage



Figure 8: Fine-lands ID Collage

06. ARCHITECTURAL AND AESTHETIC PRINCIPLES

These Architectural Design Guidelines are not intended to inhibit innovative design but to guide and maintain the external appearance and positioning of buildings. Specific exclusions in this document refer to elements or finishes that are not allowed.

To achieve the objectives of these guidelines, the guidelines and conditions set forth are binding on all even within the estate. Although binding, they remain subordinate to all SANS 10400 Building Regulations and Town Planning Regulations and By-laws.

Departures that broadly align with the objectives of the Architectural Guidelines will be considered by the MPA or their appointed representative aesthetic control architect. Rulings by the MPA will be final and binding. The Groenfontein Landgoed Architectural Design Guidelines are subject to periodic revision.

The guiding theme for the development is to achieve a qualitative rural atmosphere with a contemporary "Winelands" and "Fine-lands" architecture, as previously defined, with a subtle Mediterranean modernist overtone appropriate to the Winelands setting. This calls for a sensitive contrast of forms and spaces within the framework of the above-mentioned principles. The guidelines apply to all structures, including entrance walls and features.

Groenfontein Landgoed fundamental principles:

- Uniformity in roof scape and finish.
- Wall dominant architecture.
- White base colour to plastered and bagged walls.
- Earthy colour tones primed and painted plastered walls, off-shutter concrete, rammed earth and selected face brick walls as accent colours.
- Timber and steel cladding allowable for design features. "Shed-like" or "Wendy" structures to be avoided.
- Natural locally sources stone can be used in a plinth like method.
- Uniformity in building materials.
- Synchronisation of colours, styles and textures between main building and supporting structures.
- Integration of building masses and linkage with landscaped space.
- Roof garden and planted parapets encouraged with minimum decorative elements.

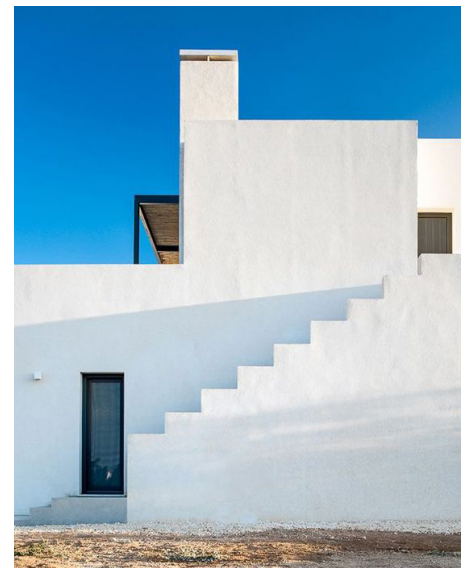


Figure 9: "Mediterranean modernist "

07. WHAT NOT TO DO | WHAT TO AVOID

Cape Dutch is a unique style intrinsic to the Winelands of South Africa. Unfortunately, this “style” has evolved into a fashion primarily used for decorative façade treatments in contemporary estates, where the emphasis is placed on ornamental aspects rather than the timeless spatial characteristics of the architecture. Often, this results in overdone applications of the same decorative features on numerous sprawling buildings, creating a repetitive and monotonous urban environment. This trend diminishes the unique and precious characteristics of rich spaces like Dorp Street in Stellenbosch, where a harmonious mixture of historic built forms and contemporary infill coexist.

It is the responsibility of designers to analyze and create quality spaces, avoiding monotonous developments and the dilution of a region’s built heritage. The richness of vernacular building styles provides architects with more options and freedom to create beautiful and unique spaces while still delivering tasteful properties in a beautiful landscape.



Figure 10: Good fundamentals but poor execution



Figure 11: “Monotony estate”, to be avoided



Figure 12: Post modern farm house type to be avoided

08. DESIGN CODE - Town Houses & Free standing houses

1. Typical Tuscan revival, postmodern Tuscan, and other overly decorative styles will not be permitted.
2. Building lines as per municipal bylaws with additional restrictions as per the table below.
3. Maximum coverage, including garages, covered carports, verandas, and covered patios, must adhere to the limits specified in the table below.
4. Verandas are not permitted to overlook the living areas of neighboring properties unless appropriate screening devices are installed as stipulated in the Design Guidelines and approved by the MPA. Height restrictions will be determined by local by-laws, as detailed in the table below.
5. External finishes must conform to good architectural practices to maintain the neighborhood's general appearance; monotonous, bland facades are not allowed.
6. Proposed paint colors must be approved by the MPA during submission.
7. If owners wish to deviate from the approved colors during construction, new color samples must be presented to the MPA for approval before painting the house.
8. The MPA may request owners to paint 1x1m samples of the proposed colors on the exterior walls for approval.
9. Groenfontein Landgoed is committed to waste efficiency. Waste material production should be minimized and disposed of responsibly, with recycling and re-use encouraged during construction.
10. Service areas should be planned to ensure that yard activities are not visible from neighboring stands or the street, using measures such as:
 - Providing service yards for municipal refuse bins and recyclable waste.
 - Incorporating slatted screening structures perpendicularly facing the main approach or viewing angle to prevent visibility into the service yard.
 - Accommodating washing lines within screened service courtyards.
11. Air-conditioner external units must be hidden from plain sight and incorporated into the design, placed to minimize noise pollution to neighboring properties.
12. TV antennas, satellite dishes, wireless internet antennas, or any other telecommunication antennas are not allowed. Externally fitted burglar bars are also prohibited.
13. Only one type of roof material per development may be visible from the street or the natural ground level of neighboring stands.
14. Outbuildings, walls, and alterations must match the original design and style of the house.

09. RETAINING STRUCTURES

Terraces are allowed and necessary to facilitate outdoor living spaces. Due to the prominent slope, retaining structures will be required to stabilize platforms in selected areas. The following retaining structures are allowed:

- **Stabilised earth backfill with rehabilitated indigenous planting.**
- **Retaining walls and terraces.** Vertical constructed retaining walls are allowed but may not protrude more than 1,8m from the shaped surrounding landscape, in such an event, the retaining wall should be terraced and landscaped.
- **Retaining wall materials:**
 - Off-shutter concrete
 - Brick walls plastered and painted
 - Natural stone built retaining walls
 - Square black mesh gabion retainers.



Figure 13: Retaining structures - materials collage



Figure 14: Retain structures - materials collage

10. ROOFS

Pitched roofs:

All visible pitched roofs to be covered with metallic roof sheeting. Specialist stand-up seam roofs are allowed in approved pre-painted colours only.

- Brown Built roof sheeting.
- Trimflute
- Klip-lok or Saflok roof sheeting manufactured from steel sheetmetal with pre-painted colours.
- Aluminium-Zink alloys like Reinzink.

**Refer to Colorplus palette for approved colours*

**Refer to Colorbond palette for approved colours*

Roof slopes:

All visible roofs must have a minimum pitch of 25 degrees and a maximum pitch of 40 degrees. Roofs to terraces, over walkways or similar secondary spaces may be flat or mono-pitched, but only if not visible from adjoining properties or the road. No reflective sheet metal roofs are permitted. Feathering structures like pergolas and eaves are encouraged.

All eaves to be clipped eaves. Additional shading louvres or pergolas are encouraged to replace large floating eaves.

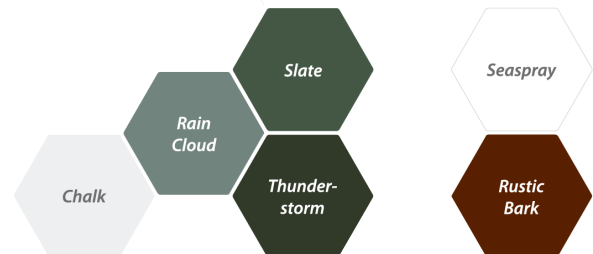
Flat roofs:

- Non-reflective concrete roofs or planted concrete roofs are allowed. In the case where concrete roofs are not covered with vegetation, it should have a brown aggregate cover layer over the waterproofing.
- Low-pitched sheet metal flat roofs are allowed, provided the roof has a crown parapet to visually hide the roof.
- Accessible roof terraces to be finished with timber decking or clay paver's, in the cases where planted roofs or planted boxes are absent.

Colorplus® is available in a variety of vibrant colours:

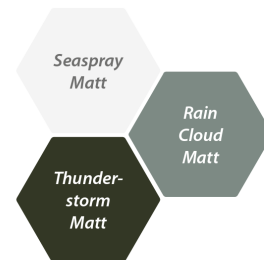
Adding colour not only offers aesthetic appeal, but also increases solar reflection. Tests have proven that based on the colour spectrum, light colours offer a higher reflectance compared to dark colours.

*Please note the colours represented may vary and may not be an exact match to the metal swatch.
*Certain colours are available in specialised paint systems such as Polyurethane and PVDF - terms and conditions apply.



Colorplus® Matt is available in the following colours:

*Colours reproduced here may not be completely accurate.



Colorplus® Textured is available in the following colours:

*Colours reproduced here may not be completely accurate.



Figure 15: Permissible Colorplus colours.



Figure 16: Roof material finishes and colours

- Roof terraces will be considered provided the terrace does not invade the visual privacy of neighbours. Therefore, terraces are only allowed on first floors, and designed with neighbourly respect in mind.

Gable-end roof designs

- No Fascias to be visible on gable-ends. Simple gable-end form to be achieved with an end wall flashing or purpose made capping.



Figure 17: Permissible Colorbond colours.



Figure 18: Sheet piling as side cladding examples.

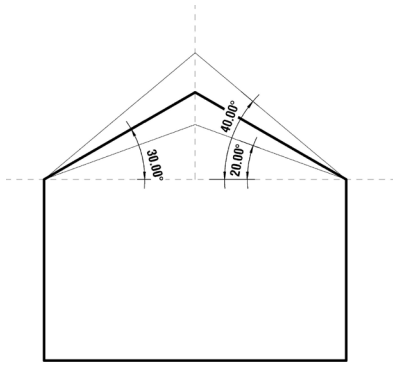


Figure 19: Roof pitches

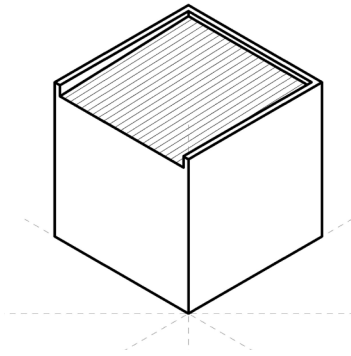


Figure 20: Crown parapet diagram

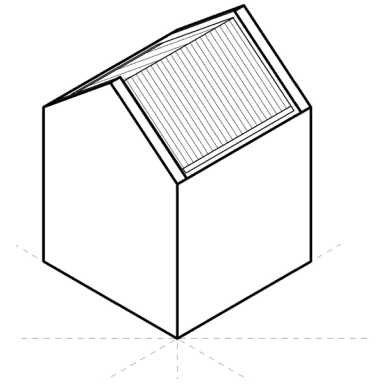


Figure 21: Gable detail diagram



Figure 22: Collage of roof and gable finishes

11. GUTTERS AND DOWNPIPES

- Gutters and downpipes must either be concealed or be treated as an integral design feature.
- Downpipes to be pre-coated aluminium to match roof and fascia colour. Down pipes are encouraged to be recessed into a niche design.
- In the case of flat, green roofs prefabricated concrete and steel spouts are permitted, but subject to the approval by Estate architect.
- Note that the use of stainless steel chains or cables, connected to design catch pits is permitted.

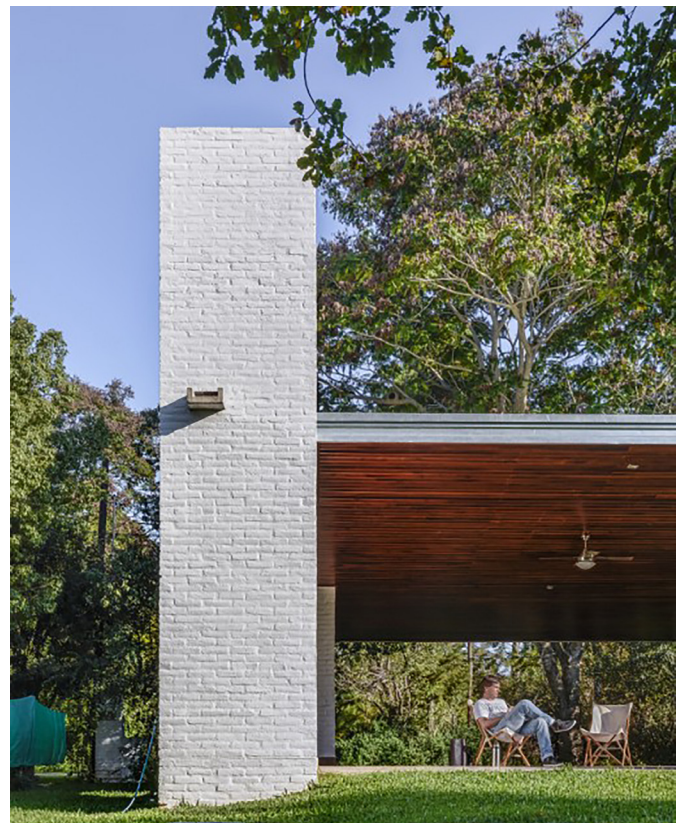


Figure 23: Hiding gutters and downpipes

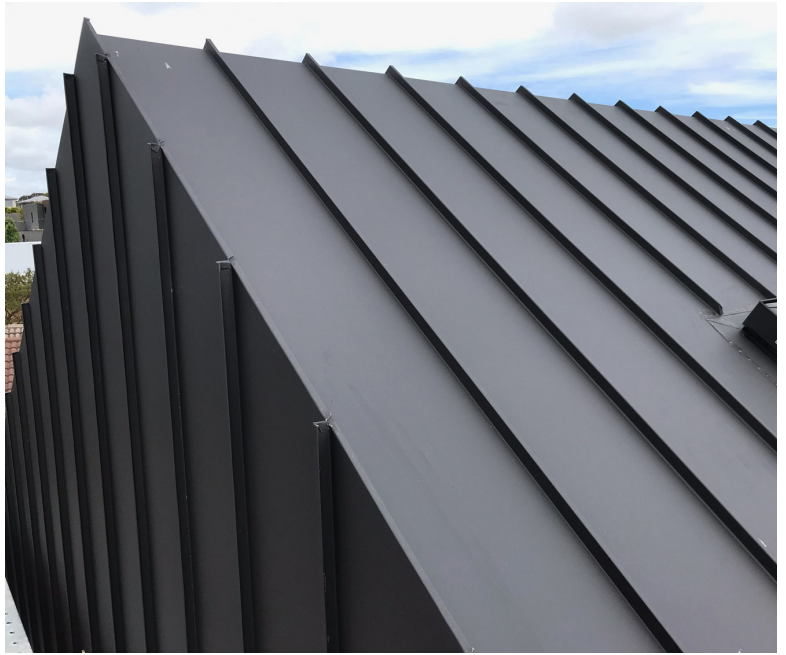


Figure 24: Hiding gutters and downpipes

12. BOUNDARY WALLS

Each erf is responsible for its side and street boundaries. Ownership of side boundaries is shared with neighbors, often resulting in shared costs for these boundaries. The wall design must be integrated with the design of the house to create a cohesive whole.

- Walls should not exceed a height of 1.8 metres and 2.1 metres for the laundry yard.
- Visually permeable boundary treatments should be limited to a maximum height of 1.5m facing the open space areas.
- Timber screens to be horizontal or vertical slats and should be accommodated by masonry or stone walls.
- No laundry yards are to be visible from the street or communal areas.
- Erven facing to the estate **street** side must have a low wall or "Werf muur". Maximum height of 1.2m to serve as a pool fence. Lower walls encouraged.
- Landscaping and planter boxes integrated with the low front wall will be highly encouraged.
- Sides of erven facing to natural pockets and natural scenes, (like the dam or river) are allowed to use 1.2m Clearvu or a low wall.

Specific exclusions:

- Ornamental or curved fences.
- Wrought iron balustrades.
- Slanted or angled timber.
- Laser-cut panels

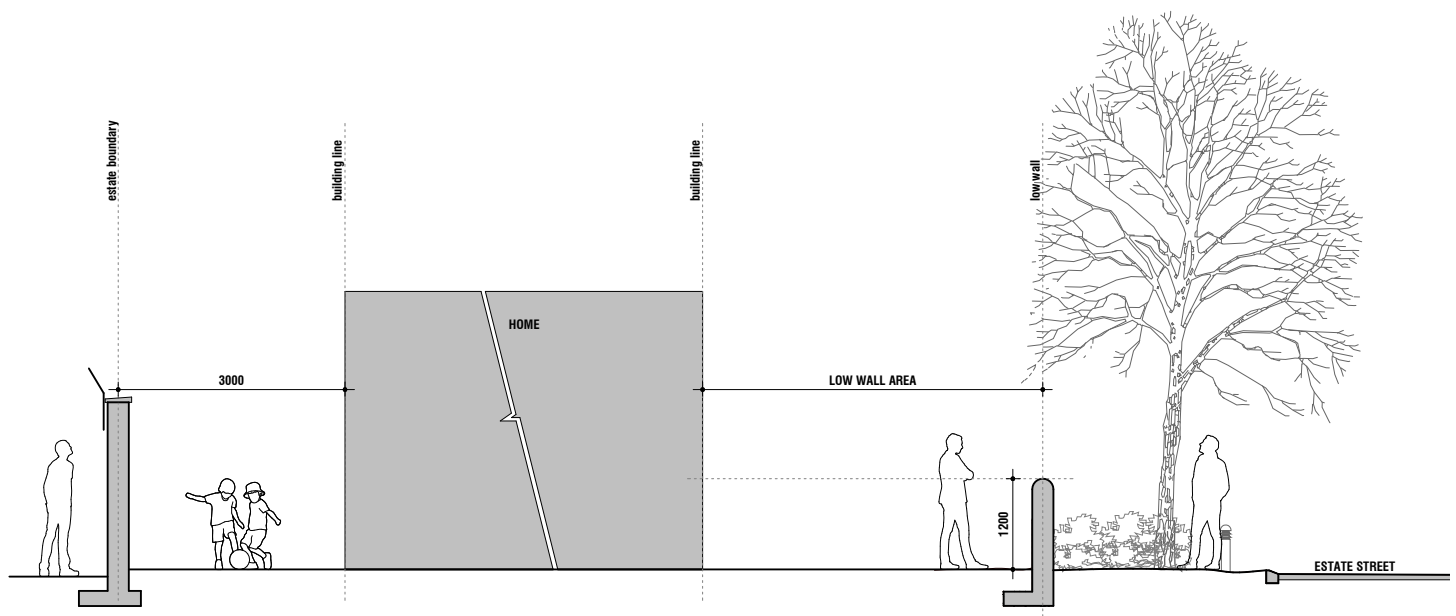


Figure 25: Estate boundary wall detail



Figure 26: "Werf-muur" example from the context

Werf muur:

The incentive behind the low wall to the street is inspired by the cultural context. Like many other features of the estate, the "Werf muur" will have to be a contemporary adaptation.

- The low wall may only be 1.2m high to also serve as a pool fence.
- Low walls to be plaster and painted.



Figure 27: Contemporary adaptation of a "Werf-muur"

Timber screens are to be used as privacy barriers, ideally around service and laundry yards.

Timber screens shouldn't overpower the masonry or stone wall.

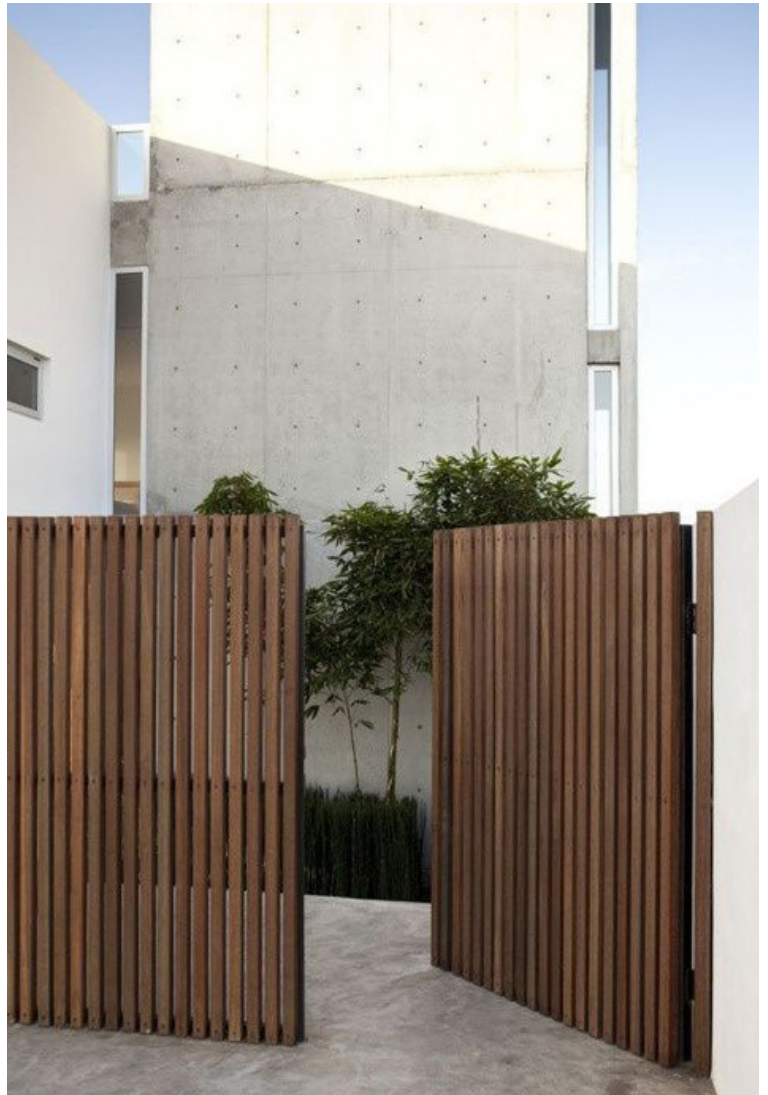


Figure 28: Timber screens and timber gates.

13. CHIMNEYS

Chimney Form:

Chimneys with a simple monolithic shape are encouraged, constructed from masonry and may have natural stone cladding on the external facade as a plinth, Capping's should be integrated in the chimney design and be an extension of the proportion of the chimney. All wall materials are allowed to construct chimneys. No telescopic designs will be allowed.

Metal chimney flues and pipes are allowed to protrude through roof sheeting in cases where wood burning stoves or fireplaces are located in the centre of open plan living spaces and the construction of masonry chimneys are not desirable. All protruding flues, pipes and cowls are to be epoxy coated in non-reflective black. Simple chimney cowls allowed. Vermin control to be black steel mesh.

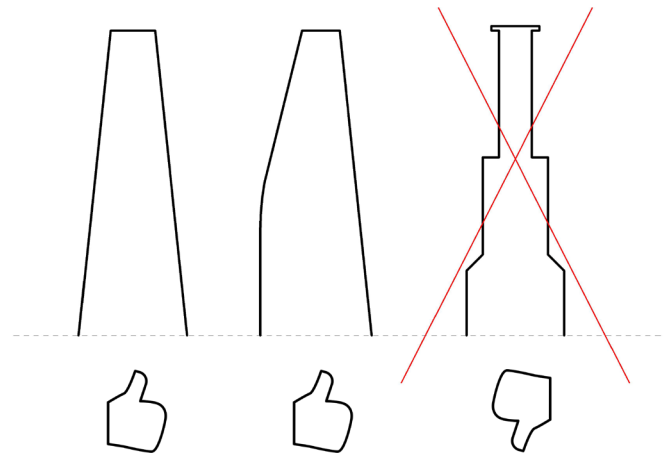


Figure 29: Permissible chimneys

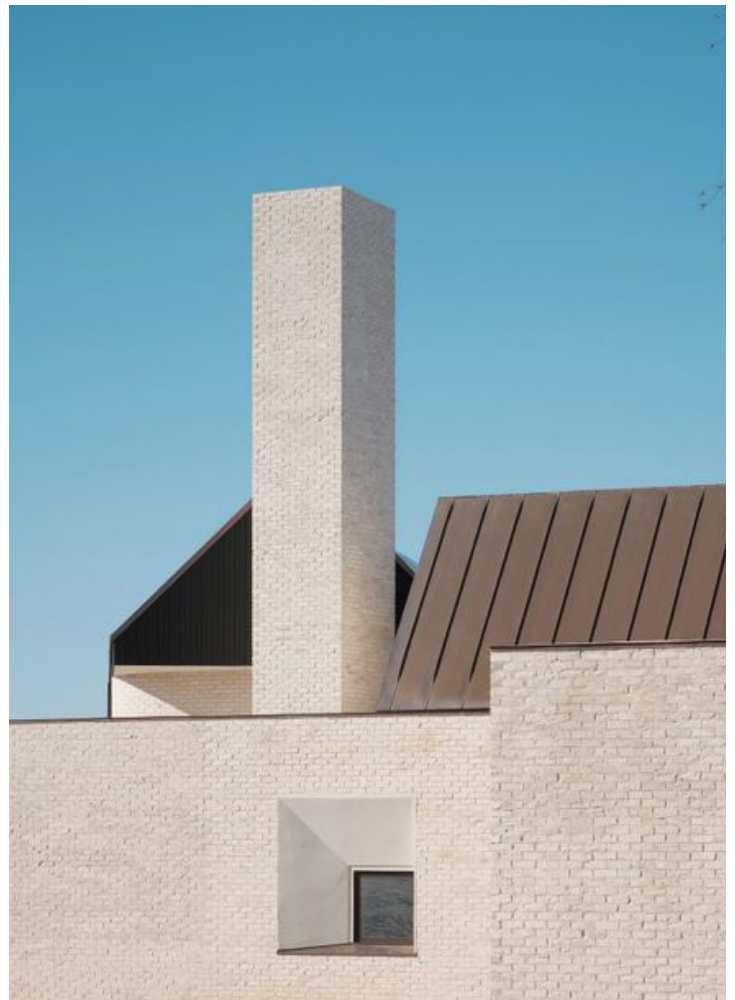


Figure 30: Monolithic chimney types



Figure 31: Permissible chimney types

14. WALLS

External walls to be plastered and finished with a rough texture weatherguard primer (or similar product) and painted with grey tones as per DULUX colour palate from ranges **292 - 297**, or similar approved products. Colour schemes intended to be used require approval in terms of sample walls once construction has reached the applicable phase.

Plastered brick walls, bagged finish masonry walls, natural stone cladding to brick walls, hardwood timber vertical cladding, sheet metal cladding matching the roof Sheeting utilised. Timber cladding may be in horizontal or vertical format. Engineered cement cladding may only be in vertical format.

- Bagged and smooth plaster masonry walls should have a painted finish.
- Colours for painted external walls: Only Grey toned colours are allowed. Colour range is **TBC**.
- Limited Stone Cladding is allowed as feature walls, chimneys or plinth walls. Only natural stone construction in 75mm minimum profile depth in drystack or jointed format is allowed. No straight edge.

Sample walls to be constructed for MPA approval.

Specific exclusions:

- Exposed face-brick walls.
- Vertical slate cladding
- Artificial stone cladding
- Straight edge engineered stone tiles.
- Engineered stone tiles

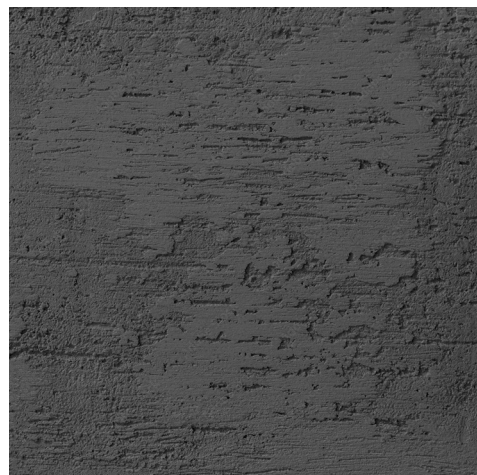


Figure 32: Base colour palate

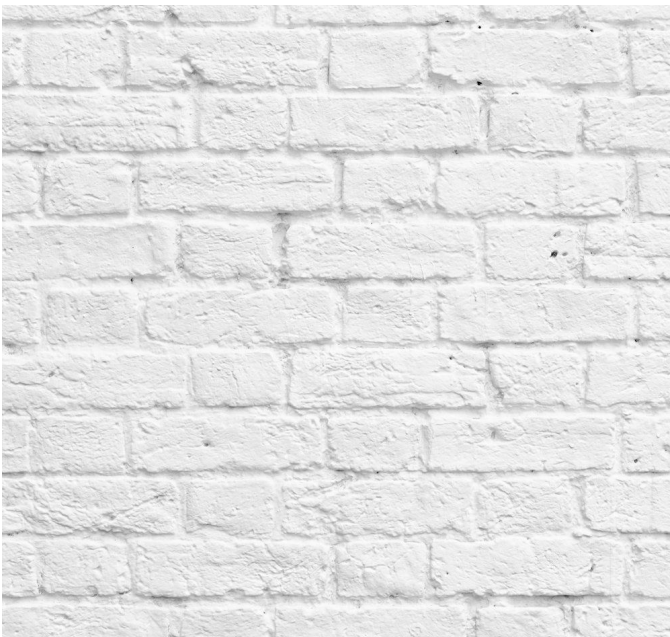
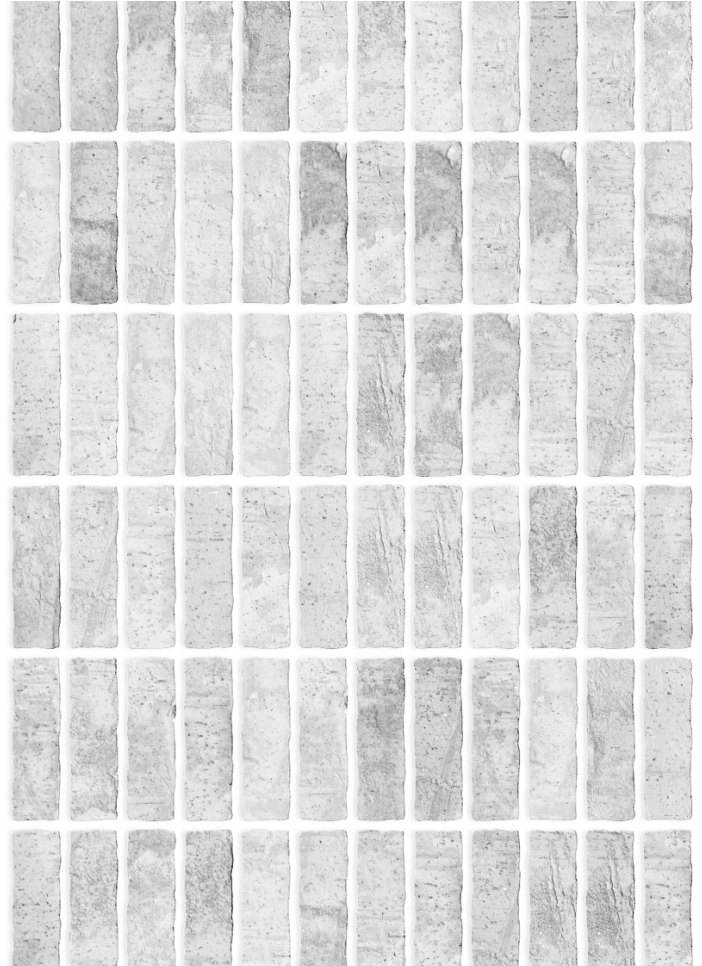


Figure 33: Wall finishes and types

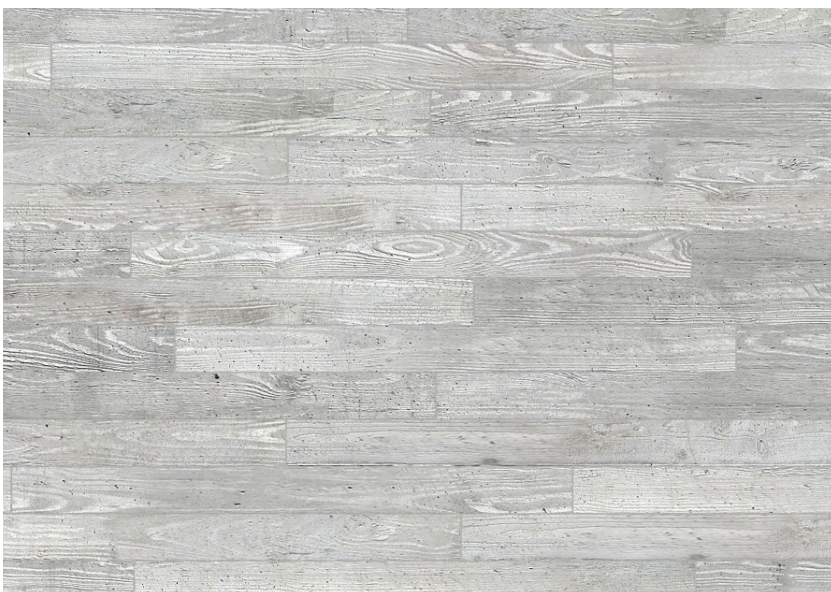


Figure 34: Raw off-shutter concrete wall finishes

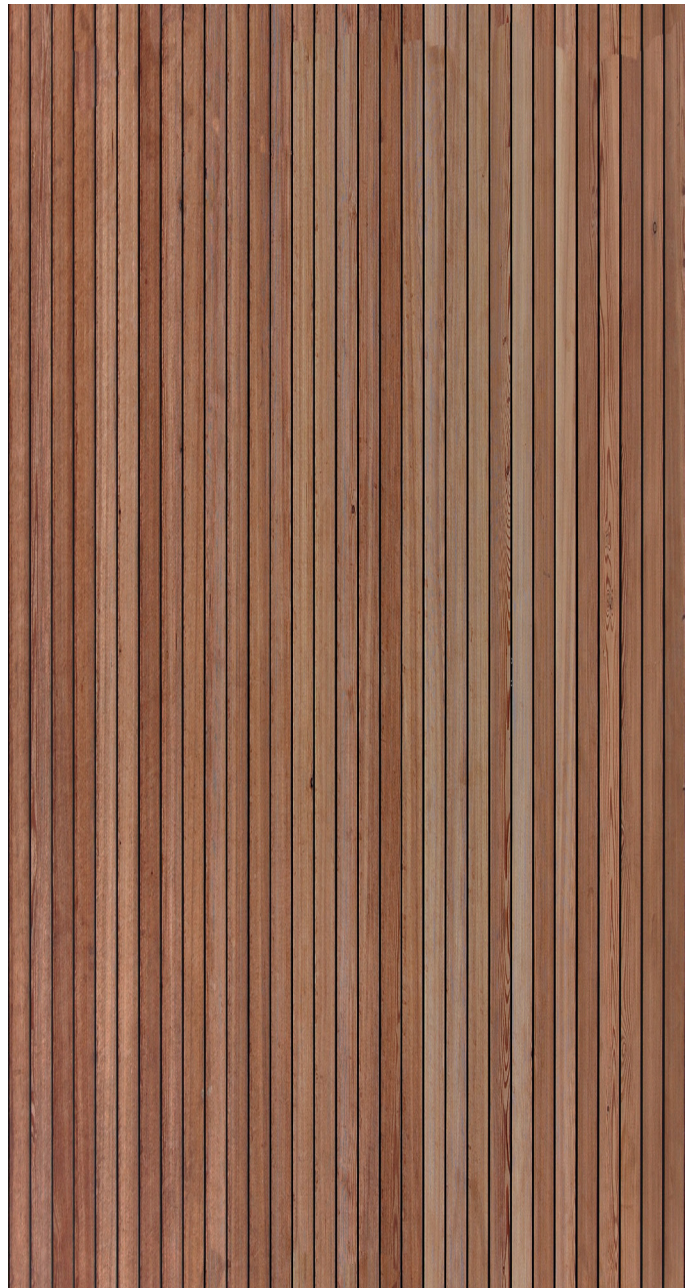
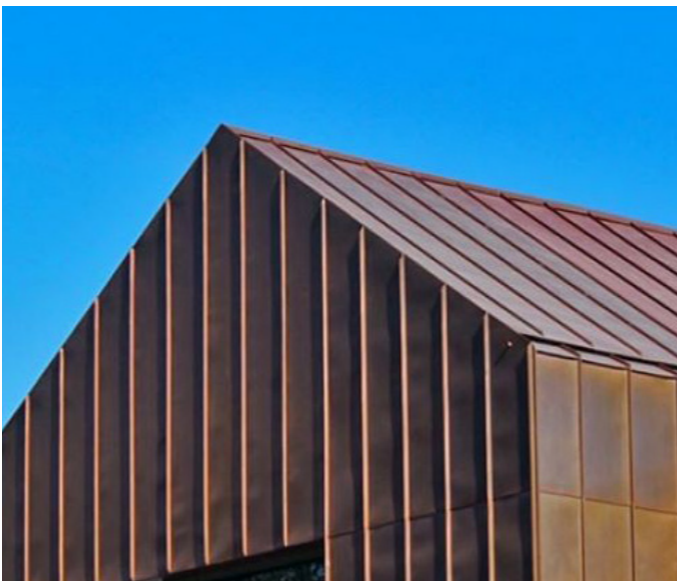


Figure 35: Feature wall and accent elements materials

Malmesbury Shale



Table Mountain Sandstone (dark white)



Sandstone (Clarence or Molteno)



Cape Quartz



Cape Granite, light grey



Figure 36: Permissible natural stone

Facade treatment mass ratio:

Facade mass ratio should consist a minimum of 60% of white plaster or bagged walls. The materiality may further be rendered with any other approved finish. (Excluding openings and fenestration.)

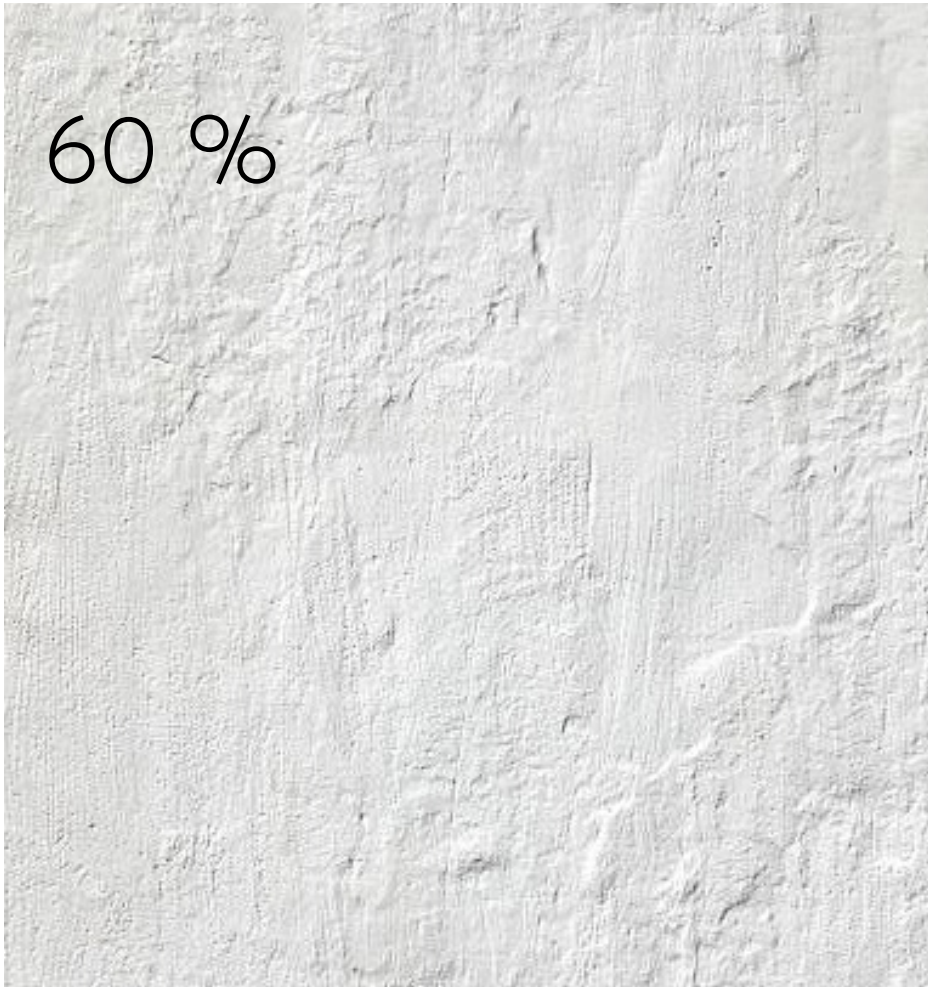
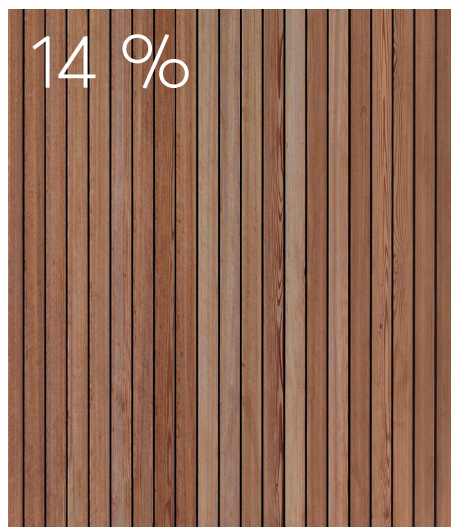


Figure 37: Permissible material ratio

15. COLUMNS

Rectangular shaped columns constructed from:

- Masonry
- Hardwood timber
- Steel or aluminium

Specific exclusions:

- Ornamental pre-cast columns of Doric, Ionic or Corinthian shape.
- Tapered columns.

16. SHUTTERS

Only functional shutters manufactured from aluminium or a combination of hardwood timber and steel will be allowed, in a horizontal or vertical design. Shutters are to be applied to reduce glare and reflectiveness of windows. Laser cut screens design to be geometric and simplistic. Aluminium will be powder coated as per colours listed under Doors Openings and Fenestration.

Specific exclusions:

- Tongue and Groove shutters.
- Shutters with ornamental embellishments
- Non-functional decorative shutters.
- Floral and ornamental laser cut screens
- Laser-cut metal screens



Figure 38: Timber sliding shutters



Figure 39: Permissible shutters and screens

17. FENESTRATION

Doors

Timber frames or aluminium. Varnish or stained to natural timber finish or painted to match colour of shutters.

Windows

Timber frames - varnished or stained to natural timber finish or to match colour of shutters. Aluminium windows to the approved colour palette.

Window and door frame material match with special exception of the use of frame less glass doors.

Materials

Specific exclusions:

- Arched openings, doors or windows.
- White PVC door and window frames
- Steel door and window frames

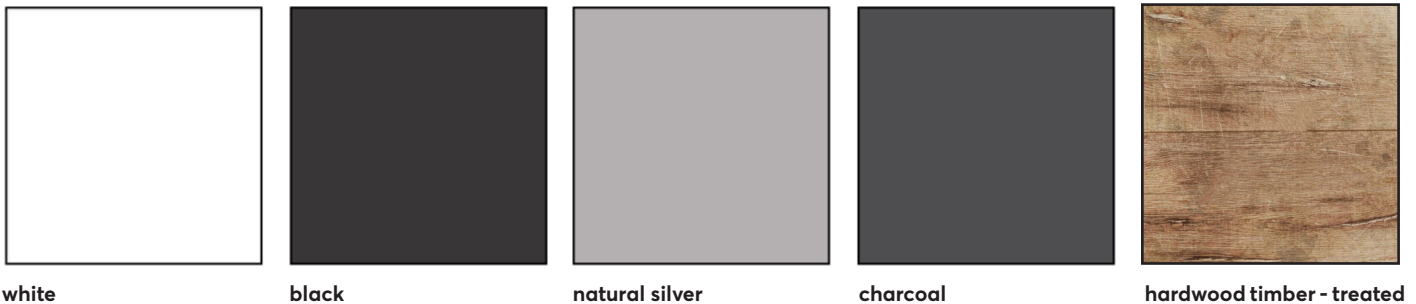


Figure 40: Aluminium and timber colour range

18. GARAGE DOOR

Single or double garage doors are allowed. Garage doors will have a horizontal or vertical slatted design manufactured from hardwood timber, aluminium or sheet metal. Hardwood doors may have an oiled or painted finish. Aluminium doors will have a powder coated finish in either charcoal or to match project scheme. Sheet metal doors may have powder coated or painted finish to match roof, door and window frames, or wall finish.

Specific exclusions:

- Field panel doors
- Fibre glass doors.
- Translucent or transparent panels in garage doors.

19. BALUSTRADES

Balustrades will comply to the National Building Regulations (SANS 10400) safety regulations. Balustrades may be constructed from masonry, hardwood timber, powder coated aluminium or painted mild steel. Balustrades will be geometrically shaped. Only Timber, dark grey or black colours will be allowed for balustrades. Safety glass balustrade may be used but in a subtle manner, glass only allowed on first floor balconies.

Specific exclusions:

- Ornamental or curved balustrades.
- Any reflective surface, such as stainless steel.
- Wrought decorative, iron balustrades

20. PROHIBITED BUILDING MATERIALS

- Any painted or unpainted or reflective roofing material.
- Pre-cast concrete walls (FIBRECRETE), wire fencing, swimming pool type mesh fencing and "splitpole" type fencing;
- Unpainted plaster, uncoloured plaster;
- Razor wire or similar type fences as well as electrical fences (Boundary wall excluded)
- Lean-to or temporary carports or shade netting structures;
- "Wendy Houses" or similar type structures;
- Thatch or roofs of mock or artificial stone.

21. SUSTAINABLE LIVING

Solar PV Electric Panels and Controls

It is recommended that a supplementary power supply system be integrated into the house design. The following should be noted:

Orientation of roofs for optimum sun exposure of panels, North. Ideally panels should be placed flat on pitched roofs of 35 degrees.

Panels should be placed a minimum of 100mm below the apex of the roof and 100mm from the side and 200mm from the gutter to maximise water catchment. No panels may project beyond the roof.

Provide small separate room for the battery storage bank.

Rainwater Harvesting and Storage

All rainwater storage equipment must be integrated into the design of the dwelling and be approved with the drawings. All PVC water tanks must completely be shielded from view either in a yard or in a basement structure. Corrugated water storage tanks will be allowed in view if properly reconciled with the design.

Tanks should be positioned to minimise visual impact. Tanks should be screened. OR positioned adjacent to the house or outbuilding and painted the same colour as the walls of the house.

All piping from the roof should be hidden. HDPE can be properly concealed and is highly recommended.

NOTE: NO GENERATORS WILL BE ALLOWED.



Figure 41: Timber slats used to conceal rainwater harvesting tanks



Figure 42: Metal cladding used to conceal rainwater tanks

Solar water heating

The modern solar hot water systems save a lot of electricity and are recommended.

- No external tanks permitted. Locate in roof space.
- Heating elements must lie flat on the roof and be a dark, non-reflective colour. Connecting piping to be in the roof space.
- Heat pump equipment to be shielded from sight and incorporated into the design.

22. STORMWATER MANAGEMENT

The introduction of hard surfaces such as driveways, roads, sidewalks and roofs result in concentrated and channelled storm water flow. The significant slope on site requires a comprehensive storm water management strategy in order to maintain the natural environment and avoid soil erosion. Concentrated storm water collected from hard surfaces such as the roof, will be collected in a closed piped storm water system and disperse into the central storm water management system. Established vegetation prevents erosion. Where any soil has been disturbed due to construction of a residence, installation of boundary fence or any other building activity, the vegetation must either be re-instated to match the existing or be according to an approved soft landscaping design drawing.

23. CAR PORTS

Carports are allowed if it is integrated with the holistic design of the residence and will be roofed with a timber or matt black steel structure with timber or painted aluminium pergola.

Specific exclusions:

- Round steel tubing carport structures with shade cloth covering.
- Visible rainwater down pipes if roofed



Figure 43: Timber and steel structure carports.

24. EXTERNAL LIGHTING

All external lighting will follow the principle of low reflectivity and low glare. The following principles will apply:

- Only light fittings that wash up or down against the building façades will be allowed.
- No flood light or lantern type light fittings will be allowed.
- Site lighting will only be low level route markers.

25. SWIMMING POOLS

Swimming pools are allowed only if integrated into the design and if complimentary to the holistic design approach. Simple rectangular shaped pools will be allowed. The position of the pool, pump and filter will be within the building lines and must be shown on plan and sections submitted for approval. A pool fence to a minimum 1.2m high from the street access to comply to BOUNDARY WALL details.

Specific exclusions:

- Portable pools
- Organic or kidney shaped pools.



26. DRIVEWAYS

Only one driveway will be allowed per plot. Driveway will not be wider than 6m and material shall match the paving material where the driveway meets the estate road.

Car ports to have a strip road (Jeep track) integrated within the landscape. Carriage way finishes allowed are clay paving brick and exposed aggregate concrete (pre-cast blocks or in-situ).

All paving samples must be approved with the HOA.

Specific exclusions:

- Artificially coloured concrete paving bricks
- Concrete or stone cobbles

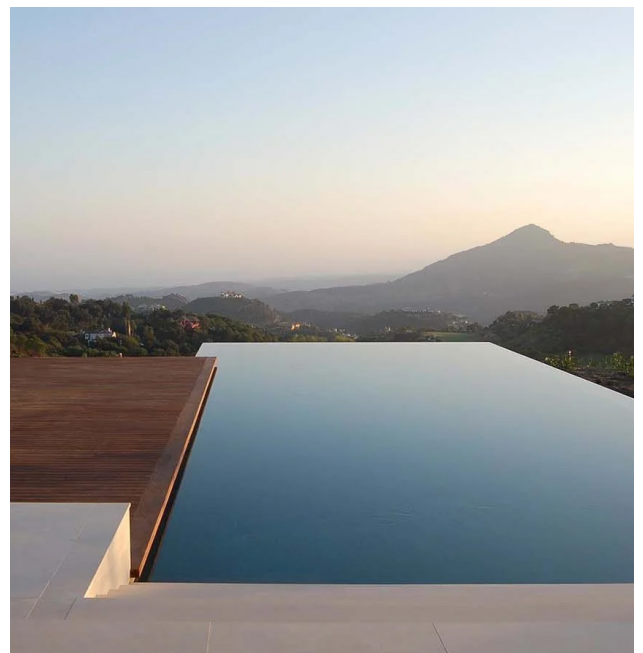
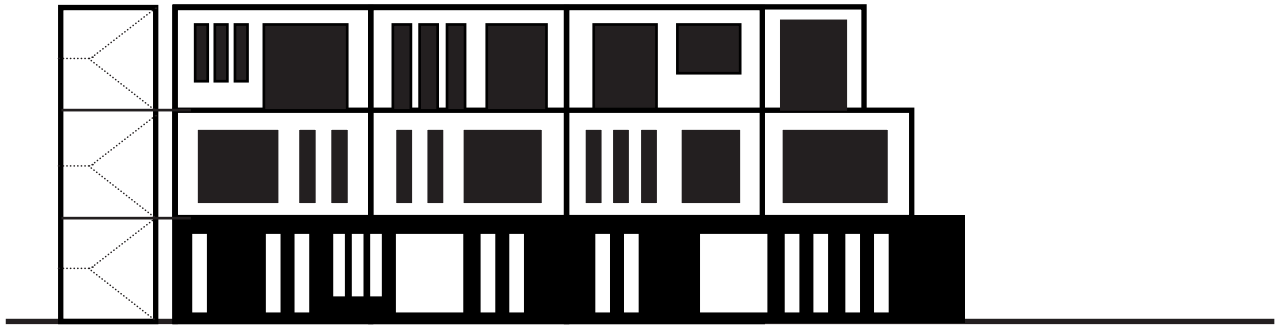


Figure 44: Lifestyle swimming pools.



APARTMENTS & EDUCATIONAL BUILDINGS

ARCHITECTURAL IDENTITY.

A large component of the overall development will be apartments that wrap around the northern and southern portions of the site.

The aim for the design of these structures is to blend subtly into the landscape while still adhering to the physical and spatial characteristics of this typology. The design and detailing should be carefully considered so that these structures do not overpower or alienate the landscape.

27. APARTMENTS & EDUCATIONAL BUILDINGS

The Stellenbosch landscape should be the back drop to any large scale block development. This means that the interventions shouldn't aim to out-scale the existing context or play as the central character. It should rather aim to be a mute and minimalist design to act as a backdrop to the overall development.

Design parameters as per zoning by-laws & land-use approvals

- **Floors** : max 3 storeys
- **Height** : max 12 meters
- **Coverage** : TBC
- **Bulk** : TBC
- **Parking** : TBC
- **Densities** : TBC



Figure 45: A near accurate example of an apartment block as per the guideline.

28. DESIGN CODE - APARTMENTS & EDUCATIONAL BUILDINGS

1. Typical Tuscan revival, postmodern Tuscan, and other overly decorative styles will not be permitted.
2. Building lines as per municipal bylaws with additional restrictions as per the table below.
3. Maximum coverage, including garages, covered carports, verandas, and covered patios, must adhere to the limits specified in the table below.
4. Verandas are not permitted to overlook the living areas of neighboring properties unless appropriate screening devices are installed as stipulated in the Design Guidelines and approved by the MPA.
5. Height restrictions will be determined by local by-laws, as detailed in the table below.
6. External finishes must conform to good architectural practices to maintain the neighborhood's general appearance; monotonous, bland facades are not allowed.
7. Proposed paint colors must be approved by the MPA during submission.
8. If owners wish to deviate from the approved colours during construction, new color samples must be presented to the MPA for approval before painting the house.
9. The MPA may request owners to paint 1x1m samples of the proposed colors on the exterior walls for approval.
10. Groenfontein Landgoed is committed to waste efficiency. Waste material production should be minimized and disposed of responsibly, with recycling and re-use encouraged during construction.
11. Service areas should be planned to ensure that yard activities are not visible from neighboring stands or the street, using measures such as:
 - Providing service yards for municipal refuse bins and recyclable waste.
 - Incorporating slatted screening structures perpendicularly facing the main approach or viewing angle to prevent visibility into the service yard.
 - Accommodating washing lines within screened service courtyards.
12. Air-conditioner external units must be hidden from plain sight and incorporated into the design, placed to minimize noise pollution to neighboring properties.
13. TV antennas, satellite dishes, wireless internet antennas, or any other telecommunication antennas are not allowed. Externally fitted burglar bars are also prohibited.
14. Only one type of roof material per development may be visible from the street or the natural ground level of neighboring stands.
15. Outbuildings, walls, and alterations must match the original design and style of the main buildings.

29. WHAT TO AVOID

The design of apartments in a rural landscape, or on the periphery of a city should be done with extra consideration and care. With this design guideline the aim is to establish a framework that will help avoid any design that might be alien and muddled. It must be designed and created to be subtle.

1. Apartment blocks should not have monotonous repetitive facade designs.
2. Circulation can be incorporated within the units or can be accommodated in a staircase shaft. The design of such a shaft should be carefully considered.
3. No visible pitched or mono-pitch roof. The roof should be a flat concrete roof or sloped but hidden behind a parapet. This eliminates all sorts of fragmented and incoherent details that can come with a bad roof design e.g.. fascias, gutters and downpipes, fire walls between units etc.
4. Dead, unresponsive façades.
5. Buildings on stilts to accomodate parking will not be allowed.

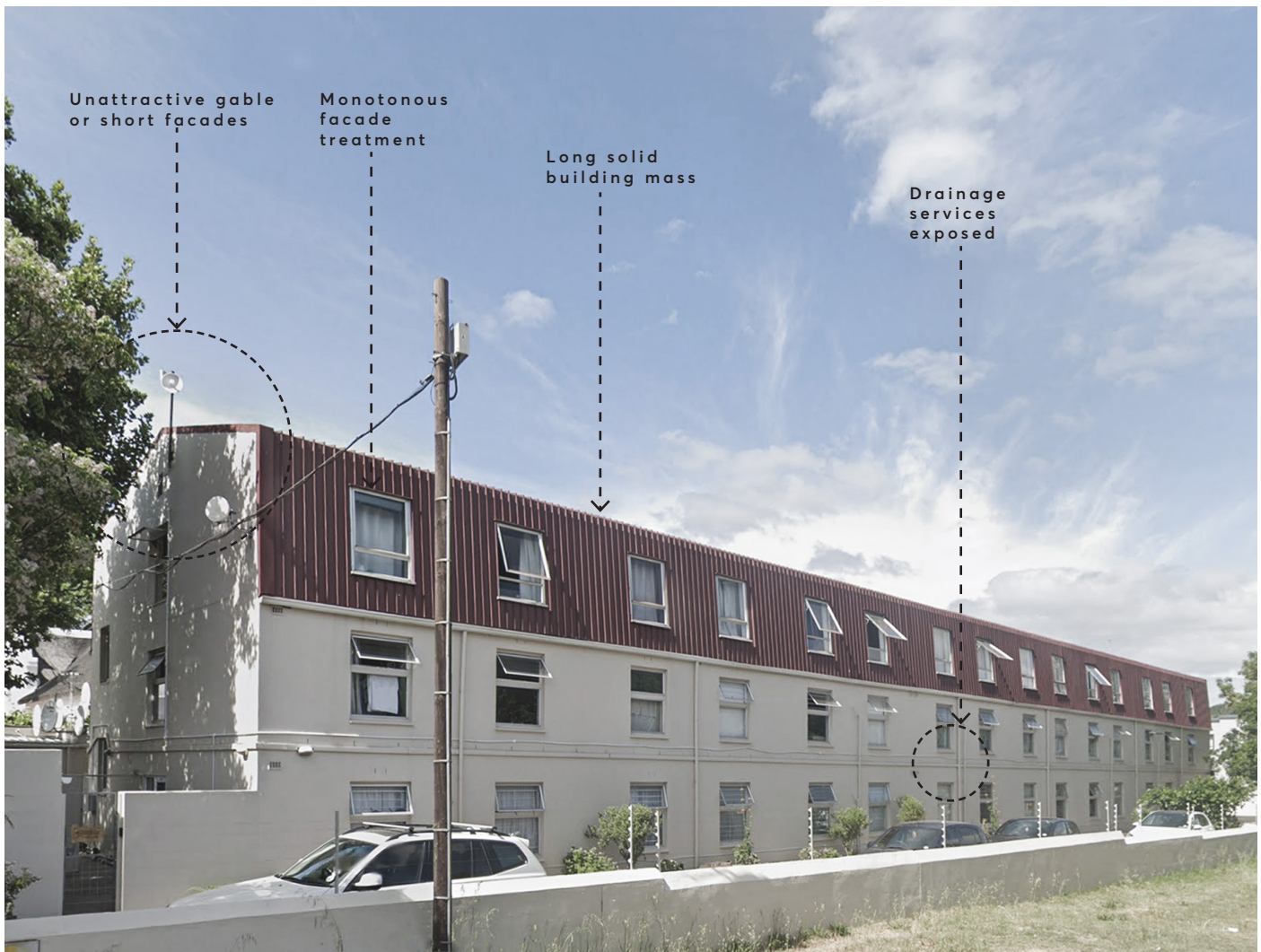


Figure 46: Elements of a Apartment block that should be avoided.

30. DESIGN ELEMENTS - APARTMENTS & EDUCATIONAL BUILDINGS

The apartment design framework should serve as a guide for architects to design within the established parameters. The parameters aim to form a cohesive development together with the free standing homes and town houses.

1. Design should not exceed 3 stories.
2. Height is to be determined by local by-laws.
3. Base of the apartment block should be built with a different expressed accent material.
4. Apartment crest should be plaster and painted white.
5. Unit balconies to have solid fins as privacy dividers.
6. Roof should be accessible for services and laundry. Special care should be taken to ensure general safety and aesthetics.
7. Balconies should be drained responsibly.
8. Service rooms such as kiosks, laundry rooms, refuse rooms etc. should be accommodated within the design parameters of the block.
9. Communal and public space should be designed and integrated within the scheme.
10. Comfortable size ducts should be installed and should be accessible from all floors. This is to aid with future proofing the design.
11. Cross-breeze ventilation for each unit. No use of double loaded corridors typologies.
12. "Ziggurat" shaped buildings should be avoided.
13. Should water from such a roof be harvested, the tanks to store water must adhere to the estate guidelines.

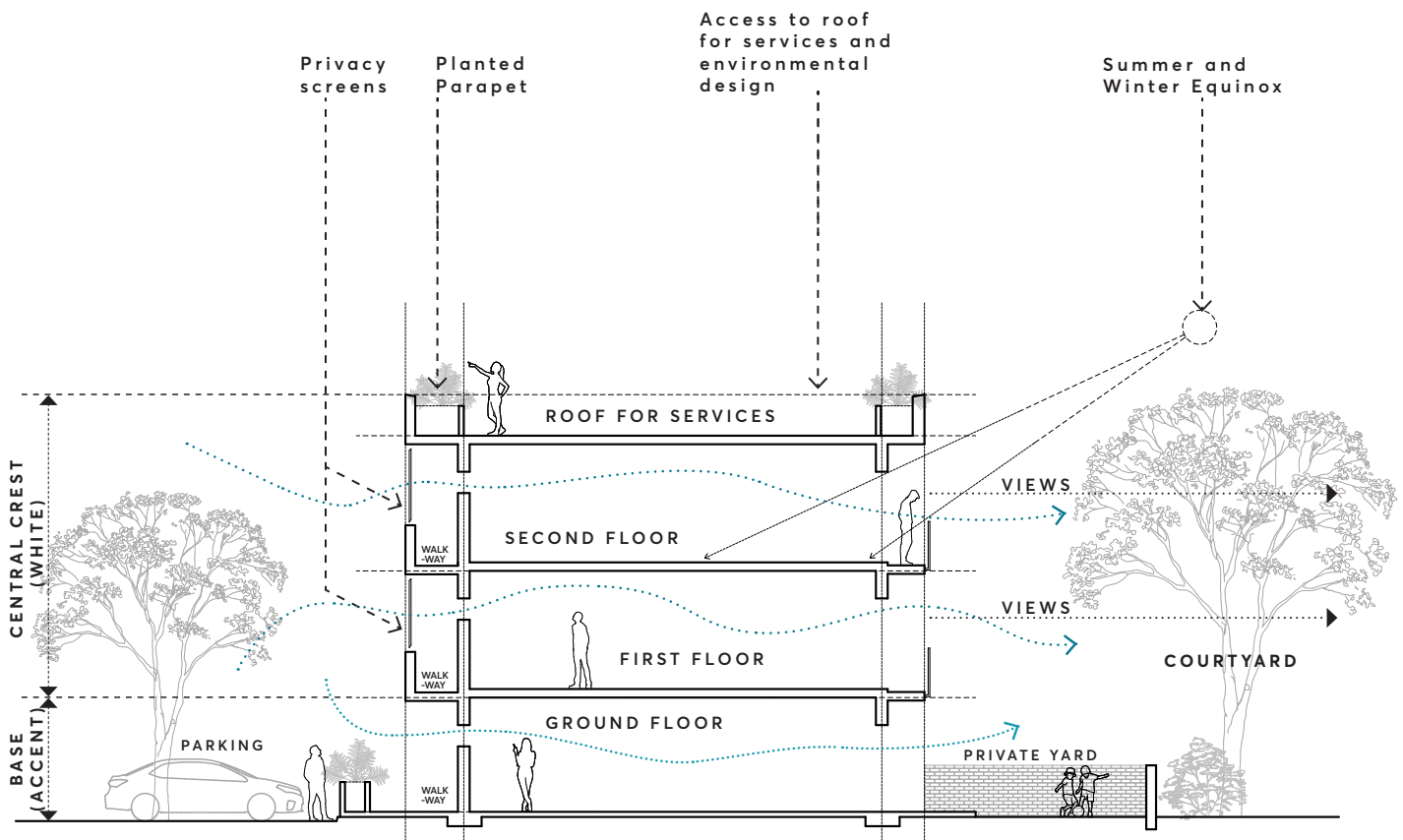


Figure 47: Apartment block framework.

A. "Base and Crown" model and Facade treatment.

The "Base and Crown" model refers to the idea that the Base ① (Ground floor) should enjoy the freedom to be a dark beautiful accent colour or face brick. The Crown ② (first and second floor) should be mainly white plaster and painted to create a floating effect.

The façades should break monotony. The use of balconies and balustrades should ideally be used to create an interesting rhythm that should be influenced by floor plans. The architect should consider grouping different units as neighbours to achieve this.



Figure 48: Apartment block with an accent base and White crown (crest).



Figure 49: Design elements that are highly encouraged.

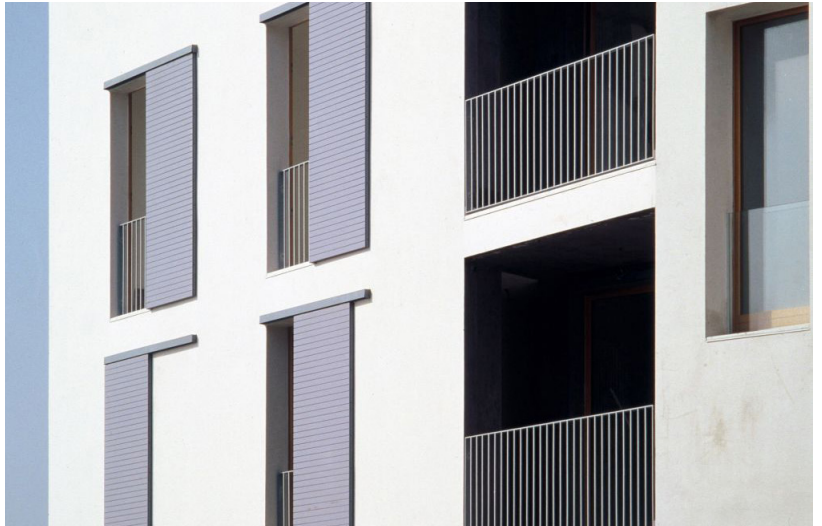


Figure 50: Design elements that are highly encouraged.

B. Privacy screens.

Privacy screens should also adhere to the estate guidelines, and should be especially for solar control, privacy screens and service ducts.



Figure 51: Design elements (solar control and privacy) that are highly encouraged.

C. Balconies

Balconies are allowed to intrude into the building facade or, extrude and pop out. Juliet balconies can also be used to enrich variety in the building facade.



Figure 52: Balconies should be used to create intrigue and variety.



Figure 53: Balconies should be used to create intrigue and variety.



Figure 54: Balconies should be used to create intrigue and variety.

D. Courtyards and in-between spaces.

Privacy screens should also adhere to the estate guidelines, and should be especially for solar control, privacy screens and service ducts.



Figure 55: Courtyards and in-between spaces should be designed as green recreational spaces or sanctuaries.



Figure 56: Courtyards and in-between spaces should be designed as green recreational spaces or sanctuaries.

E. External staircase shafts.

Should the units share an external staircase, the component should be housed in a roofed shaft that conceals the character of the staircase structure. Such a structure can be constructed from steel or concrete, but should then be filled or clad using brickwork, breeze blocks, timber or steel panels. Cladding options should not deviate from the prescribed materials and patterns.

The general approach is to promote privacy for the neighbouring units.



Figure 57: Design elements for vertical staircase shafts for visual screening

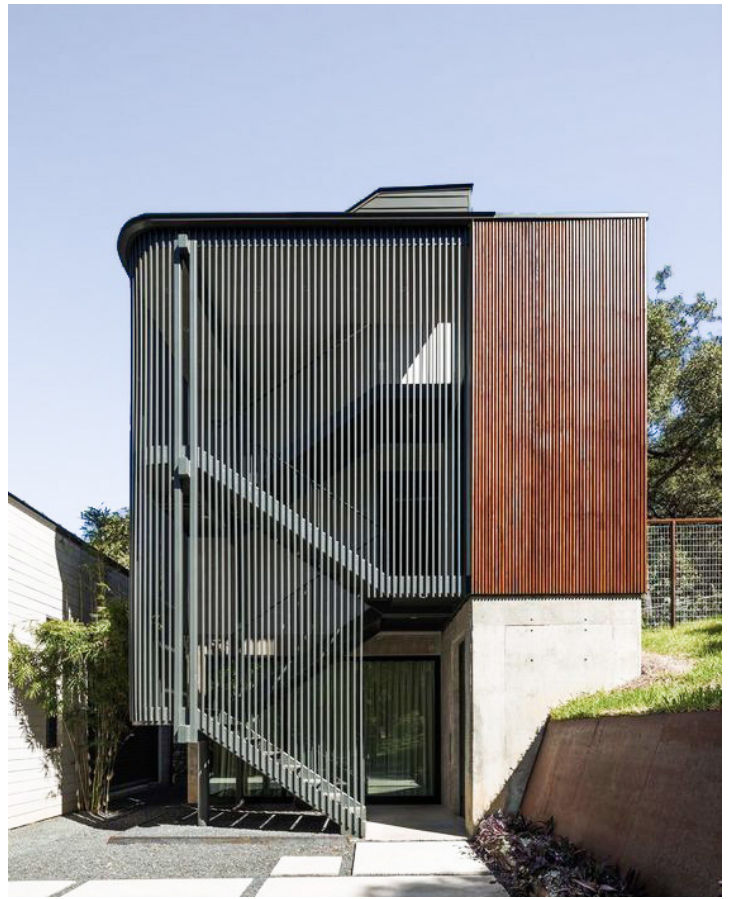


Figure 58: Design elements for vertical staircase shafts for visual screening

31. LANDSCAPE DESIGN CONTROL

All land owners within the Groenfontein Landgoed development will be required to adhere to the general landscape guidelines as stipulated in this clause and elsewhere in this Guideline. The integrity of the spaces can only be achieved through the successful integration of the landscape and the architectural components.

Landscape Guidelines are of essential importance as it guides the development and land owners regarding the required aesthetic and environmental character of this mountain estate development. In the same respect these guidelines act as a regulatory document for the MPA and the Design Review Committee to ensure that the desired landscape quality and character are maintained. The development's landscaping code is defined as a design with nature approach with specific attention to rehabilitation and conservation, as well as design, which is responsive to the natural environment therefore conserving as much of the natural landscape. The primary goal of the landscape design of each property shall be to blend with its overall setting.

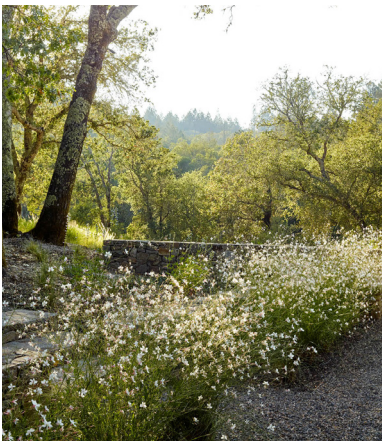
Landscape proposals shall incorporate, rehabilitate and enhance existing vegetation. Consideration should be given in the design to aesthetic and functional aspects of planting (screening, space definition, erosion control, glare reduction, dust control, continuity, shading, and aesthetics).

The objective of these guidelines is to describe a method whereby the design and rehabilitation of private and public open spaces will enhance the development of the outdoor environment. The landscape design guidelines establish minimum landscape standards that are applicable to all owners within the development and are required for the preservation, conservation, rehabilitation and enhancement of the natural and historic character of the site in order to unify the area in terms of vegetation, materials, and design features. The specific landscape character of the development site is a combination of fynbos and riverine areas.

The proposed landscape character will flow through the development, incorporating a distinctive selection of indigenous planting material into the personalised signature of the development. In order to ensure that the natural landscape is taken into account, it is recommended that all land owners, developers and occupants apply the following guidelines;

- Simplicity of design to evoke a personalised theme which unifies the aesthetic character of the development;
- To follow the design language, namely design lines and elements, similar plant material, hard landscaping and sculptural elements, to achieve unity;
- To recognize the functional qualities of planting, namely ornamental, screening, shading, rehabilitation, space definition.
- To incorporate ecologically sound principles in the design i.e.:
 1. The plant palette will incorporate structural plants which can be used in feature vegetation pockets created along the edges of residence.
 2. These vegetation choice should predominantly be indigenous species but should not be limited to indigenous species as some exotics may serve some micro climate environments better.
 3. Vegetation choice from planting palette should also celebrate the seasonal change encouraging colour, texture and vibrancy year round.
- Utilisation of natural and locally sourced materials.
- Hard landscaping and site elements to have unity through the use of materials
- To minimise maintenance.
- Harmonious interaction between the built and natural environment is essential
- Terrace retaining structures are to be planted using indigenous creeping groundcovers to minimise hard vertical surfaces. Drainage behind the retaining walls are to be included to maintain stable retaining.
- The designs may include bioswales or biofilters, which comprise swaled drainage courses with wetland vegetation to slow down water flow and to treat the surface runoff water, by removing silt and pollution before releasing it into a watershed or storm water sewer.
- The occupier of each erf must maintain the road reserve area as prescribed above at his own cost.
- Erven alongside riverine, dams and wetland areas:
 - » All riverine areas are to be protected, rehabilitated and enhanced – with selected indigenous plants

- being introduced and extended into the development;
 - » These areas are to be planted only with indigenous and preferably endemic species;
 - » All low-lying areas and surrounding banks shall be protected against erosion and left to establish with minimal interference;
 - » Trees to be planted on riverine and wetland edges.
- All work shall be monitored, to ensure enhancement of natural areas, and achievement of Environmental Management Plan (EMP) requirements.
- All threatened species must be protected during construction where applicable.
- Topsoil must be separated and protected during construction, Stored topsoil will be free of deleterious matter such as large roots, stones, refuse, stiff or heavy clay and noxious weeds which would adversely affect its suitability for planting; and
- Topsoil stockpiles are not to exceed 2 (two) meters in height. Topsoil, which is to be stockpiled for periods exceeding 28 days, must be treated with mulch, roughened and seeded with an approved grass mixture or ground cover specified by the specialist. The mulch cover must be kept free of alien vegetation/seeds.
- Topsoil to be spread over the impacted area to a minimum depth of 200mm after construction to reinstate the soil for landscape works.
- All proposed site furniture / elements to be integrated within the overall landscape design theme and character of the development. Vegetation of erven directly adjacent to the ridges and riverines, as well as other open spaces must be indigenous, and specifically endemic to the area.
- The selection criteria should include the following:
 - » Indigenous, in order to ensure biodiversity and a sustainable design
 - » Plants are to be hardy to the onsite soil and climatic conditions and be disease-resistant.
 - » To provide shade and general climate control and screening where necessary
 - » Create seasonal interest, i.e.
 - » Autumn colours, flowers
 - » Attract birds and insects
- The size and scale of materials should not conflict with the area into which they are planted. For example – trees should not be used where space is limited & Planting should be used to reduce problems caused by excessive glare from buildings and cars.
- Predominantly deciduous trees are to be used on the northern faces of buildings to provide shading in summer and to allow warming solar radiation in winter
- Good visual interest is to be maintained throughout the year, this can be achieved by introducing a limited proportion of deciduous material, which reflects the seasons. Plant material should however be dominated by evergreen materials to ensure a good all year round appearance.
- Existing trees must be preserved as far as possible and may not be removed without the approval of the MPA.
- An indigenous tree selection with different textures and bark colours is advised to unify the natural theme throughout the development, but still creating a defined character for each residence. Establishment of exotic species will not be permitted.
- Shrubs are mainly used for low-level screening and to create interest of form, texture, foliage, flowers, and fruits. Groundcovers are used in the landscape for erosion control, soil retention, maintenance reduction, and to naturalise foregrounds.



PEST CONTROL

Do not use chemicals indiscriminately. Biological control should be relied upon as much as possible. Fully indigenous gardens should never require the use of chemicals to control insect populations.

In general, the use of pesticides and herbicides are strictly forbidden within the development and will be subject to use by prior arrangement and written approval by the MPA. In such instances compliance is to be in accordance with the National Health and Safety Act which encompasses, amongst others, storage and application, recordal of activities etc. The MPA, however reserves all rights unto itself and the land owner/s shall have no recourse for possible damages suffered as a result of refusal by the MPA not to grant permission to use pesticides and herbicides.

ALIEN INVASIVE SPECIES

Alien invasive species should be continuously monitored and eradicated post-construction in order to promote biodiversity in the area and limit the distribution of alien invasive species.

IRRIGATION

Any water extraction rights will remain with the MPA. The MPA reserves unto itself all rights to re-allocate irrigation water in times of drought and for any other reason whatsoever to prioritize the distribution of irrigation water as it deems fit. Residence shall have no recourse for possible damages suffered in the event of irrigation water cut backs for any reason whatsoever.

The owner will not be permitted to irrigate the landscape installation directly from the Estate Irrigate Back Bone Pipe System.

Water storage on site to be approved by the MPA. Any storage structure to esthetically match architectural structures and materials in all aspects (no corrugated iron structures or JoJo tanks to be visible from outside the erf). The maximum height of any reservoir will be no higher than 1200 mm above the surrounding final soil/paving levels.

Irrigation water storage reservoirs may not be used for leisure activities. A detailed irrigation design to be submitted as part of the landscape design review.

DUMPING

A land owner will not deposit, throw, dump or permit any contractor to deposited any rubbish, fill material, soil, dirt, or any other litter, thrown or dumped, on MPA property whatsoever. The same conditions applies to the dumping on any other private erf.

PROPERTY AMENDMENTS

The owner, occupier, lessor, or visitor of property will not place or do anything on any part of the MPA property that, at the discretion of the Design Review Committee, is aesthetically displeasing or undesirable. An occupier, tenant or visitor of any property will not damage, or alter, any part of the MPA property and should advise the Design Review Committee immediately upon such an event occurring. No occupier will park or stand any vehicle on the MPA property, or permit or allow any vehicle to be parked or stored on the MPA property or road reserve area which property includes roads, sidewalks and pavements.

TELECOMMUNICATIONS

Sleeves for telecommunication cables will be provided throughout the township. Each land owner is responsible to submit an application to the relevant service provider for access to telecommunication services. No provision has been made for internal communications between erven. All telephone and electrical supply and reticulation are to be underground. No overhead or external surface wiring or cabling is allowed. Antennae, satellite dishes and other radio wave transmitting/receiving equipment must not protrude above the roofline and must be screened in a manner visually compatible with the building's design and materials.

STONE WALLS

Masonry retaining walls and free standing screen walls to be clad with natural stone. Choice of stone limited within a range and to be as per architectural guideline. Solid stone to be used as copings and on the corners. Superficial thin cut stone cladding is not permitted.

GABIAN STRUCTURES

Gabion retaining walls and free standing screen walls to be manufactured from galvanised weld mesh baskets. The baskets should not be larger than a cubic meter and the openings should not exceed 100 x 100 mm. The gabion baskets can also be contained within a mild steel framework, with a painted or rusted finish (colour as per approved architectural colours). The stone should be packed neatly and should resemble a stone clad wall. Choice of stone limited within a range and to be as per architectural guideline.

SLOPE STABILISATION

Bio-engineered walls offer a softer alternative to gabion terrace walls. These walls make use of live staking, where live, rootable vegetative cuttings of suitable trees are staked into the cut embankments. If correctly prepared and placed, these stakes will root and leaf out, naturally holding the soil in place and creating a suitable environment for other plant species to establish. Slopes are to have a maximum gradient of 45 degrees (1:1) and stakes are to be placed in rows 1m apart. Plants species and detailed specs to be submitted for approval.

DRIVEWAYS

Road surfaces can be constructed from in-situ cast concrete, with an exposed aggregate finish. Reinforcing, slab thickness, layer-works and compaction to be specified by an engineer. Choice of stone limited within a range and to be as per architectural guideline.

Road surfaces should be edged with granite or pre-cast concrete kerbs to Engineer's specification. Where the road surface adjoins a wall, it can be edged with a natural cut stone header course or permanent mild steel shutter-work. Movement joints are to be set out to max of 2.5m in any one direction. Movement joints should be provided between the exposed aggregate surface and any other surface or wall adjoining it.

Interlocking, pre-cast concrete paving blocks, with an exposed aggregate finish can be used on the road surfaces. Layer-works and compaction to be specified by an Engineer. Interlocking Course Exposed Aggregate Pavers (203 x 102 x 70 mm) from C.E.L Paving Products or similar approved should be specified. Colour to match the approved natural stone range. Road surfaces should be edged with granite or pre-cast concrete kerbs to Engineer's specification.

Paving bricks shall be hard, well-burnt, non-dusting, resistant to sulphate attack, and true to shape, size and sample. Poor quality, half or broken bricks shall not be accepted.

WALKWAYS

Pedestrian paving can be constructed from in-situ cast concrete, with an exposed aggregate finish. Reinforcing, slab thickness, layer-works and compaction to be specified by an Engineer. Choice of stone limited within a range and to be as per architectural guideline. Concrete surfaces can be edged with a natural cut stone header course or with permanent mild steel shutter-work.

Movement joints are to be set out to max of 2.5m in any one direction. Movement joints should be provided between the exposed aggregate surface and any other surface or wall adjoining it. A sample panel should be provided for approval, prior to construction. Alternatively, walkways could be constructed from the same exposed aggregate concrete paved finish specified for the driveways.

No black asphalt/tar roads or walkways will be allowed.

TERRACES

Terrace paving can be constructed with natural stone. Ornamental gravel and natural stone flagstones are

limited within a range and to be as per architectural guideline.

A layer of ornamental gravel should not be thinner than 100mm and stone size should not exceed 20mm dia. It should be washed until it is free of sand and installed over a layer of geo-fabric over compacted layer-works. If not bordered by walls, it should be edged with a natural stone header course or mild steel angle over concrete foundations. Flagstone paving should be constructed over a layer of sand over compacted layer-works. Where not edged by walls, it should be edged with flagstones over concrete foundations.

EXTERNAL STAIRS

Stairs can be constructed from in-situ cast concrete, with a brushed or exposed aggregate finish. Reinforcing, slab thickness, layer-works and compaction to be specified by an Engineer. Choice of stone limited within a range and to be confirmed. Concrete surfaces to cast using steel shutter work or edged with a permanent mild steel shutter-work.

Alternatively, stairs can be clad with natural stone to match the adjoining walls and surfaces. The choice of stone is limited within a range and to be confirmed. The thickness of the stone used on the face of the treads should not be less than 50mm. Superficial thin cut stone cladding is not permitted. All stairs regardless of material should have a minimum tread width of 300mm and a maximum riser height of 170mm.

EXTERNAL LIGHTING

Due to the nature and position of the development, external lighting has the possibility to have a large visual impact on the surrounding context. Any site lighting or related (eg. Illuminated signage, building facade lighting or feature lighting) will be subject to scrutiny and approval by the Design Review Committee. External lighting should be minimal and as far as possible functional.

Any floodlighting of the surrounding landscape will not be allowed. Only ambient lighting should be considered and not directed up or out of the property towards the surrounding landscape. (Ambient lighting is lighting that creates a soft glow, gently illuminating an area without causing glare or light pollution.) Only low-level bollard and foot lights will be allowed in the landscape. All lighting sources to be "warm white", this is usually considered to be below 3000K (3000 kelvin). All building or facade lighting as per architectural guideline.

PLANTING PALETTE

A. TREES

- *Acacia caffra*
- *Acacia karroo*
- *Apodytes dimidiata*
- *Brabejum stellatifolium*
- *Brachylaena discolor*
- *Buddleja auriculata*
- *Buddleja saligna*
- *Buddleja salviifolia*
- *Calodendrum capense*
- *Cassine peragua* subsp. *peragua*
- *Celtis africana*
- *Cryptocarya angustifolia*
- *Cunonia capensis*
- *Curtisia dentata*
- *Cussonia spicata*
- *Cussonia thrysiflora*
- *Diospyros scabrida*
- *Diospyros whyteana*
- *Ehretia rigida*
- *Ekebergia capensis*
- *Ficus natalensis*
- *Grewia occidentalis* var. *occidentalis*
- *Gymnosporia buxifolia*
- *Halleria lucida*
- *Heeria argentea*
- *Ilex mitis*
- *Kiggelaria africana*
- *Loxystylis alata*
- *Maytenus oleoides*
- *Metrosideros angustifolius*
- *Olea europaea* subsp. *africana*
- *Pittosporum viridiflorum*
- *Platylophus trifolius*
- *Podocarpus elongatus*
- *Podocarpus falcatus*
- *Podocarpus latifolius*
- *Pterocelastrus tricuspidatus*
- *Rapanea melanophloeos*
- *Rhamnus prinoides*
- *Rothmannia capensis*
- *Searsia chirindensis*
- *Sideroxylon inerme*
- *Syzygium cordatum*
- *Tarchonanthus camphoratus*
- *Virgilia divaricata*
- *Virgilia oroboides*
- *Widdringtonia cedarbergensis*
- *Widdringtonia nodiflora*

B. SHRUBS

- *Agathosma serphyllaceae*
- *Anisodonte scabrosa*
- *Athanasia crithmifolia*
- *Athanasia dentata*
- *Athanasia trifurcata*
- *Barleria 'Purple Prins'*
- *Barleria obtusa*
- *Barleria repens*
- *Brachycarpha juncea*
- *Buddleja davidii*
- *Buddleja salvifolia*
- *Carissa macrocarpa*
- *Chondropetalum tectorum*
- *Chrysanthemoides incana*
- *Chrysanthemoides monilifera*
- *Cistus* cv.
- *Cliffortea graminea*
- *Cliffortea obcordata*
- *Cliffortea odorata*
- *Dodonaea angustifolia*
- *Dracaena aletriformis*
- *Encephalartos* spp.
- *Eriocephalus africanus*
- *Eriocephalus pedunculatus*
- *Eriocephalus racemosus*
- *Euryops abrotanifolius*
- *Euryops chrysanthemoides*
- *Euryops pectinatus*
- *Euryops speciosissimus*
- *Euryops virgineus*
- *Freylinia densiflora*
- *Freylinia lanceolata*
- *Freylinia tropica*
- *Gnidia pinifolia*
- *Gnidia squarrosa*
- *Halleria elliptica*
- *Helichrysum dasyanthum*
- *Helichrysum splendens*
- *Heliptrum argyropsis*
- *Hymenolepis parviflora*
- *Indigofera natalensis*
- *Lebeckia simsiana*
- *Liparia splendens*
- *Mackaya bella*
- *Metalasia muricata*
- *Morella cordifolia*
- *Morella quercifolia*
- *Myrsine africana*
- *Myrtis nana*
- *Nylandtia spinosa*
- *Oftia africana*
- *Otholobium decumbens*
- *Otholobium fruticans*
- *Othosiphon labiatus*
- *Passerina vulgaris*
- *Pavetta lanceolata*
- *Pavetta revoluta*

- *Phyllica auxillaris*
- *Phyllica buxifolia*
- *Phyllica ericoides*
- *Phyllica gnidioides*
- *Plumbago auriculata*
- *Podalyria calypttrata*
- *Polygala myrtifolia*
- *Polygala virgata*
- *Psychotria capensis*
- *Pycnostachys urticifolia*
- *Rhigoda hastata*
- *Searsia lucida*
- *Sersia crenata*
- *Sersia lucida*
- *Strelitzia juncea*
- *Strelitzia reginae*
- *Struthiola dodecandra*
- *Struthiola striata*
- *Syncarpha* cv.
- *Syncolostemon* spp.
- *Tecomaria capensis*
- *Tetradinia riparia*
- *Ursinia sericea*
- *Westringia* cv.

C. PROTEAS

- *Aulax cancellata*
- *Diastella proteoides*
- *Leucadendron argenteum*
- *Leucadendron coniferum*
- *Leucadendron daphnoides*
- *Leucadendron discolor*
- *Leucadendron eucalyptifolium*
- *Leucadendron fl oridum*
- *Leucadendron laureolum*
- *Leucadendron salignum*
- *Leucadendron teretifolium*
- *Leucospermum bolusii*
- *Leucospermum catherinae*
- *Leucospermum conocarpodendron*
- *Leucospermum cordifolium*
- *Leucospermum mundii*
- *Leucospermum oleifolium*
- *Leucospermum refl exum*
- *Leucospermum tottum*
- *Leucospermum vestitum*
- *Mimetes chrysanthus*
- *Mimetes cucullatus*
- *Paranomus refl exus*
- *Protea aristata*
- *Protea aurea*
- *Protea compacta*
- *Protea cynaroides*
- *Protea glabra*
- *Protea grandiceps*
- *Protea magnifica*
- *Protea neriifolia*
- *Protea obtusifolia*

- *Protea repens*
- *Protea scolymocephala*
- *Protea susannae*
- *Serruria aemula*
- *Serruria fl orida*
- *Spatalla incurva*

D. BUCHUS

- *Acmadenia heterophylla*
- *Acmadenia mundiana*
- *Acmadenia obtusata*
- *Adenandra unifl ora*
- *Agathosma apiculata*
- *Agathosma betulina*
- *Agathosma capensis*
- *Agathosma cerefolium*
- *Agathosma ciliaris*
- *Agathosma collina*
- *Agathosma crenulata*
- *Agathosma glabrata*
- *Agathosma ovata*
- *Coleonema album*
- *Coleonema aspalathoides*
- *Coleonema pulchrum*

E. ERICAS

- *Erica baccans*
- *Erica banksia*
- *Erica perspicua*
- *Erica peziza*
- *Erica speciosa*
- *Erica versicolor*
- *Erica vestita*

F. RESTIOS, REEDS & SEDGES

- *Elegia capensis*
- *Elegia cuspidata*
- *Elegia racemosa*
- *Elegia stipularis*
- *Elegia tectorum*
- *Ischyrolepis sieberi*
- *Ischyrolepis subverticillata*
- *Restio festucaeformis*
- *Rhodocoma capensis*
- *Rhodocoma foliosa*
- *Rhodocoma gigantea*
- *Thamnochortus cinereus*
- *Thamnochortus dichotomus*

32. DEVELOPMENT APPLICATION PROCESS

SUBMISSION OF DEVELOPMENT PROPOSALS TO THE MDRC

The following procedure must be adhered to for the approval of development plans for the various portions within the Groenfontein Landgoed Development. The Master Property Association (MPA) will appoint a Design Review Committee (DRC) to review and approve development proposals for general conformity with the development design guidelines before these plans are submitted to the municipality.

An approval fee for Stage 1 and Stage 2 (approval process and stages are detailed in this document) will be charged by the DRC for their review and must be paid prior to the meeting and submission of documents.

After receiving approval from the DRC, each owner must follow the standard procedure for land-use application and building control approval by submitting all plans to the Local Authorities. It is important to note that approval by the DRC does not guarantee approval by the local authority.

The developer of individual developments is responsible for ensuring that no substantial deviations from the approved development plan occur after DRC approval, without seeking further approval from the DRC. Before submitting any drawings to the local authority, the developer of each portion must submit the following information to the DRC for approval.

APPROVAL PROCESS

The approval will commence in two stages:

- Stage 1: Pre-submission Design proposal meeting.
- Stage 2: Detail design development Proposal Submission.

All submissions must be accompanied by a Design Review Check Sheet (contained in this document) – supplied by DRC. Due to the specific architectural character envisaged for the development, an architect may consult with the DRC if required, before submitting any design drawings.

The procedure for design review is as follows:

1. The developer and or design team will set up a meeting with the MDRC to present the concept development.
2. The developer together with his project team will compile design documentation and submit the proposal to the DRC.
3. The DRC will meet to review and report on submissions made within 15 business days.
4. The DRC will review the submission and provide a report with detail comments on the proposed development.

DEVELOPMENT DESIGN SUBMISSION

The submission will include the site development plan and other supporting documentation that will explain the design and indicate how the principles of the Guideline Document and any other design considerations have been addressed.

The submission should include:

- Application form
- Design Review Check Sheet
- Detail of the proposed project team
- Surveyed site drawings
- Site plan, floor plans
- Building restriction areas, servitudes, building lines etc.
- Elevation treatment of all buildings and structures
- Placing of buildings,
- height,
- FAR,
- parking and coverage calculations,

- External roadways connections,
- Parking, Accesses to building and parking area
- Fencing; The position, height, material and finish of boundary wall, refuse areas, gates, fences
- Open spaces and landscape development plan
- Entrances to and exits from the erf
- Typical elevations and sections
- Perspectives or visualisation
- Exterior materials and colours
- Landscape plan
- Irrigation layout plan
- Environmental sustainability design.
- Stormwater management and disposal plan

An electronic copy of each of these should be mailed to the Design Review Committee:

- contacts TBC

SUBMISSION TO THE LOCAL AUTHORITY

No plans may be submitted to the Local Authority unless the Approval of the DRC has been given in writing and any conditions attached thereto have been compiled with. After the aforesaid site development plan & drawings have been approved by the DRC, it may be submitted to the local authority for approval. (All plan approval fees to be borne by the owner of each erf).

All development approvals by the DRC shall be approved or comments returned within 15 working days of submission. Should there be any changes necessary to the design documents such changes must be made and resubmitted to the DRC for approval.

ENQUIRIES

Should any further information be required please contact respective representative indicated on the contact sheet.

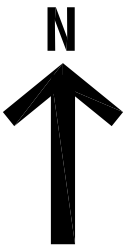
Design Review Committee shall comprise of a member of each of the following representations::

- 1 member - Estate Developer
- 1 member - Architecture & Urban Design
- 1 member - Landscape Architecture
- 1 member - Infrastructure engineer
- 1 member - Town planning

NOTES



DEVELOPMENT FRAMEWORK PLAN
1:2000 (A1)



Parcel	Phase	Size	Zoning	Proposed land-use	Unit / GLA	Density	Floor Area
A	1	0,6413 ha	Private Open Space	Roads			
B	2	0,3362 ha	Private Open Space	Roads			
C	3	1,5268 ha	Private Open Space	Roads			
D	4	0,2301 ha	Private Open Space	Roads			
E	5	0,3534 ha	Private Open Space	Roads			
F	6	0,2576 ha	Private Open Space	Roads			
G	7	6,9323 ha	Multi-unit residential	Flats	624 du	90 du/ha	
H	8	2,7939 ha	Multi-unit residential	Group Housing	85 du	30 du/ha	
I	9	1,1519 ha	Multi-unit residential	Group Housing	26 du	23 du/ha	
J	10	3,1667 ha	Multi-unit residential	Group Housing	77 du	24 du/ha	
K	11	1,7035 ha	Multi-unit residential	Group Housing	54 du	32 du/ha	
L	12	1,7280 ha	Multi-unit residential	Group Housing	51 du	30 du/ha	
M	13	3,3276 ha	Multi-unit residential	Group Housing	92 du	28 du/ha	
N	14	3,1458 ha	Multi-unit residential	Flats	280 du	89 du/ha	
O	15	4,3152 ha	Multi-unit residential	Flats	384 du	89 du/ha	
P	16	3,3228 ha	Education	Place of Education	5 000 m²		15%
Q	17	1,3623 ha	Multi-unit residential	Group Housing	47 du	35 du/ha	
R	18	11,2453 ha	Private Open Space	Dam & Open Space			
S	19	0,4437 ha	Private Open Space	Stormwater Attenuation			

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studio@nuvorm.com
Tel: 021 300 1749

MUNICIPAL SUBMISSION

12 September 2024

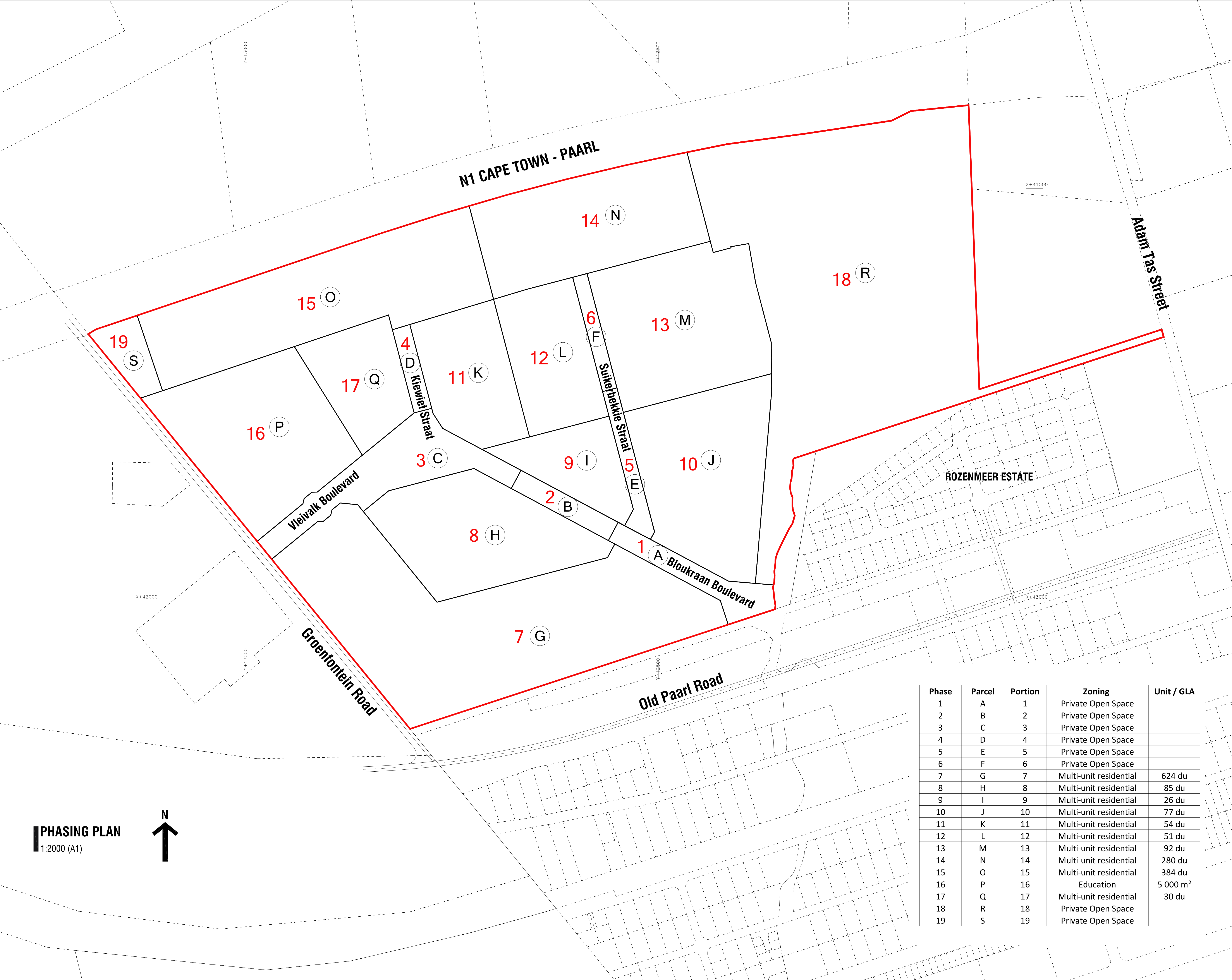
GROENFONTEIN LANDGOED
ASLA

REM. of FARM 716/7 KLAPMUTS
81 BOTTELARY ROAD

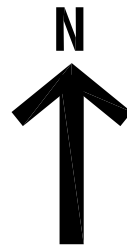
STELLENBOSCH

DEVELOPMENT FRAMEWORK PLAN

CODE	PHASE	DISCIPLINE	NUMBER	REV
22AH	01	UD	1100	0



PHASING PLAN
1:2000 (A1)



Phase	Parcel	Portion	Zoning	Unit / GLA
1	A	1	Private Open Space	
2	B	2	Private Open Space	
3	C	3	Private Open Space	
4	D	4	Private Open Space	
5	E	5	Private Open Space	
6	F	6	Private Open Space	
7	G	7	Multi-unit residential	624 du
8	H	8	Multi-unit residential	85 du
9	I	9	Multi-unit residential	26 du
10	J	10	Multi-unit residential	77 du
11	K	11	Multi-unit residential	54 du
12	L	12	Multi-unit residential	51 du
13	M	13	Multi-unit residential	92 du
14	N	14	Multi-unit residential	280 du
15	O	15	Multi-unit residential	384 du
16	P	16	Education	5 000 m²
17	Q	17	Multi-unit residential	30 du
18	R	18	Private Open Space	
19	S	19	Private Open Space	

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studio@nuvorm.com
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12 September 2024

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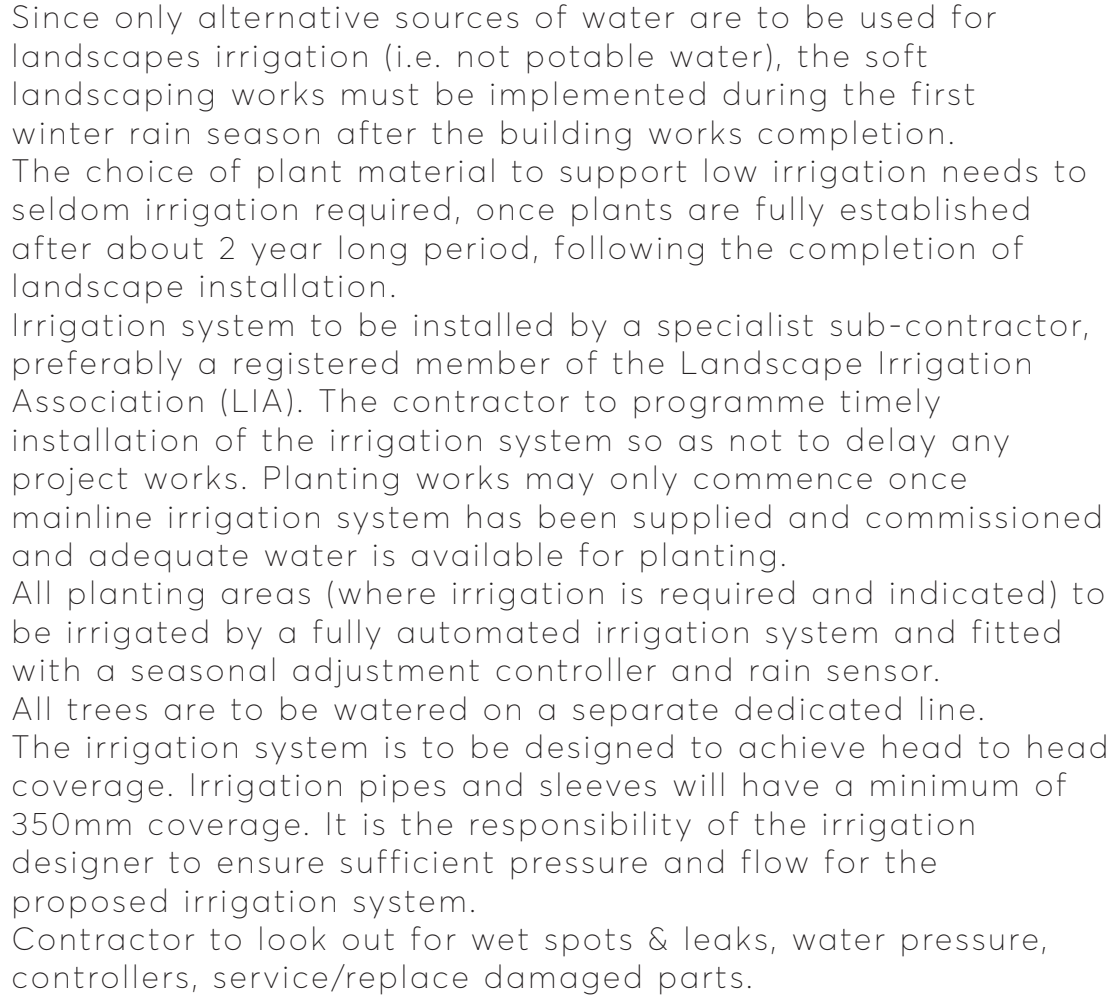
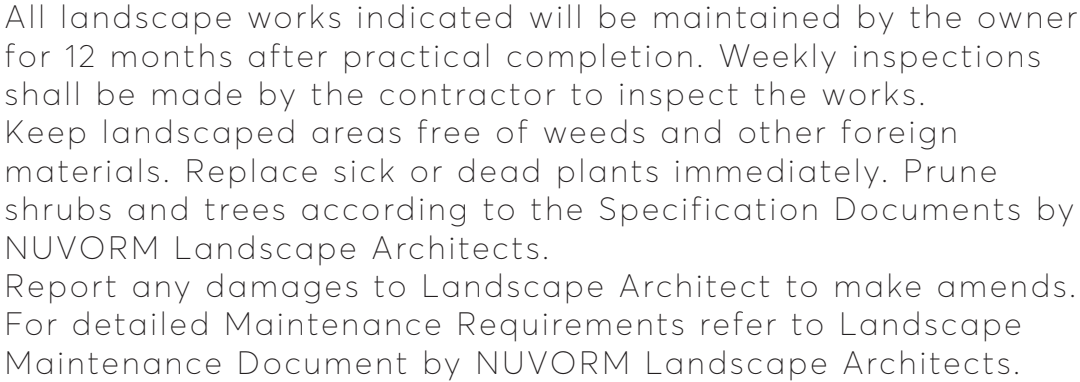
REM. of FARM 716/7 KLAPMUTS
81 BOTTELARY ROAD

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PHASING PLAN

CODE	PHASE	DISCIPLINE	NUMBER	REV
22AH	01	UD	1102	0

Chasmanthe spp.
Cliffortia ferruginea
Cotula vulgaris
Cyperus textilis
Cyperus papyrus
Elegia tectorum
Eleocharis limosa
Eragrostis curvula
Ficinia nigrescens
Ficinia nodosa
Kniphofia spp.
Kniphofia uvaria
Lobelia anceps
Monopsis lutea
Nymphaea capensis
Plecostachys serpyllifolia
Prionium serratum
Senecio halimifolius
 Proposed Plant Density: 4-8 plants / m²



Remainder Portion 7 of the Farm Groenfontein Annex No 716, Stellenbosch



Legend

 Administrative Registration

Map Center: Lon: 18°51'52.1"E
Lat: 33°48'6.7"S

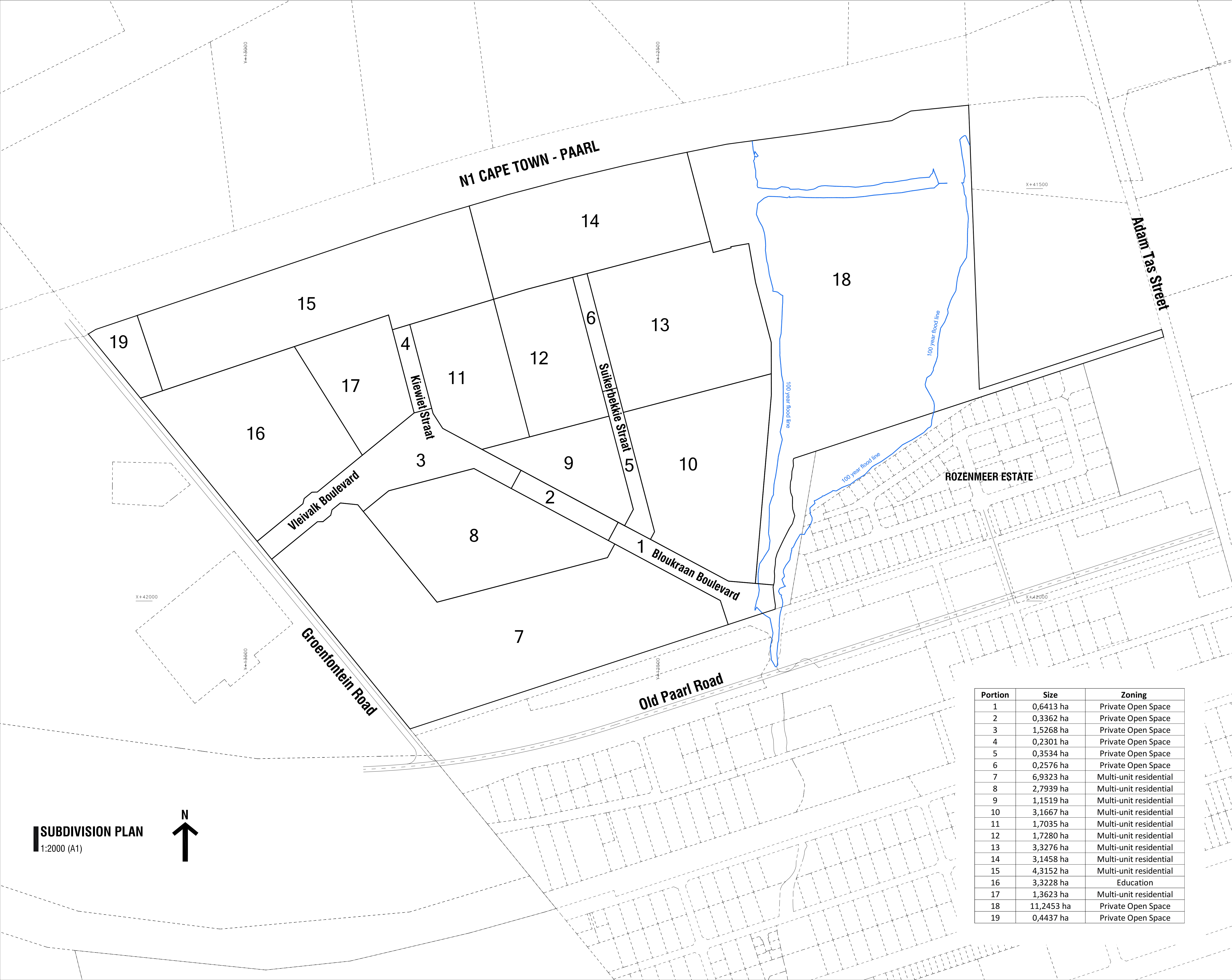
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Date created: 2024/09/10

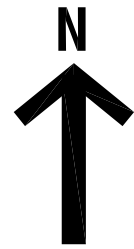


Western Cape
Government
FOR YOU

Surveyor General W.C. Department of Rural Development and Land Affairs
Department of Rural Development and Land Reform, Chief Directorate
Cadastral, Spatial Information, and Land Use Management, Chief Directorate
Cadastral, Spatial Information, and Land Use Management
Source: Esri, Mapbox, DeLorme, Swatch, and the GIS User Community
Sources: Esri, Mapbox, DeLorme, Swatch, and the GIS User Community
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SUBDIVISION PLAN
1:2000 (A1)



Portion	Size	Zoning
1	0,6413 ha	Private Open Space
2	0,3362 ha	Private Open Space
3	1,5268 ha	Private Open Space
4	0,2301 ha	Private Open Space
5	0,3534 ha	Private Open Space
6	0,2576 ha	Private Open Space
7	6,9323 ha	Multi-unit residential
8	2,7939 ha	Multi-unit residential
9	1,1519 ha	Multi-unit residential
10	3,1667 ha	Multi-unit residential
11	1,7035 ha	Multi-unit residential
12	1,7280 ha	Multi-unit residential
13	3,3276 ha	Multi-unit residential
14	3,1458 ha	Multi-unit residential
15	4,3152 ha	Multi-unit residential
16	3,3228 ha	Education
17	1,3623 ha	Multi-unit residential
18	11,2453 ha	Private Open Space
19	0,4437 ha	Private Open Space

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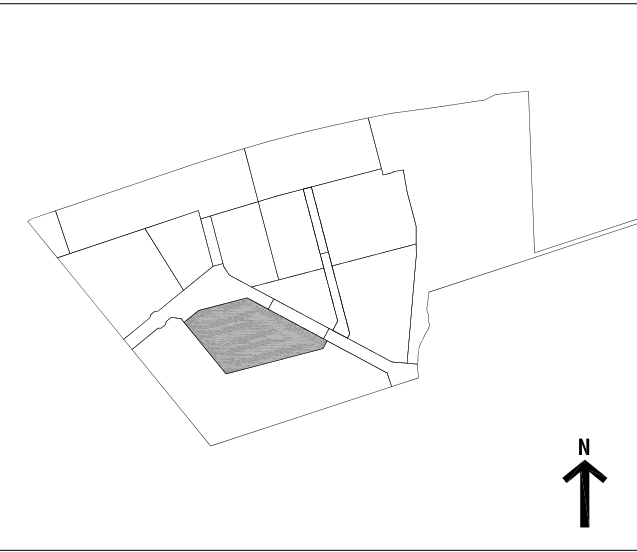
REM. of FARM 716/7 KLAPMUTS
81 BOTTELARY ROAD

STELLENBOSCH

SUBDIVISION PLAN

CODE	PHASE	DISCIPLINE	NUMBER	REV
22AH	01	UD	1101	0

KEY PLAN

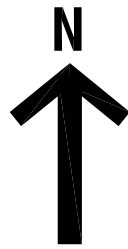


MUNICIPAL SUBMISSION

12 September 2024

DETAIL SUBDIVISION PLAN

1:500 (A1)



Portion	Size	Zoning
1	126 m²	Multi-unit residential
2	126 m²	Multi-unit residential
3	126 m²	Multi-unit residential
4	126 m²	Multi-unit residential
5	126 m²	Multi-unit residential
6	126 m²	Multi-unit residential
7	126 m²	Multi-unit residential
8	126 m²	Multi-unit residential
9	126 m²	Multi-unit residential
10	126 m²	Multi-unit residential
11	126 m²	Multi-unit residential
12	126 m²	Multi-unit residential
13	126 m²	Multi-unit residential
14	126 m²	Multi-unit residential
15	126 m²	Multi-unit residential
16	126 m²	Multi-unit residential
17	126 m²	Multi-unit residential
18	126 m²	Multi-unit residential
19	126 m²	Multi-unit residential
20	126 m²	Multi-unit residential
21	126 m²	Multi-unit residential
22	126 m²	Multi-unit residential
23	126 m²	Multi-unit residential
24	126 m²	Multi-unit residential
25	234 m²	Multi-unit residential
26	234 m²	Multi-unit residential
27	234 m²	Multi-unit residential
28	234 m²	Multi-unit residential
29	234 m²	Multi-unit residential
30	234 m²	Multi-unit residential
31	234 m²	Multi-unit residential
32	254 m²	Multi-unit residential
33	234 m²	Multi-unit residential
34	234 m²	Multi-unit residential
35	234 m²	Multi-unit residential
36	234 m²	Multi-unit residential
37	234 m²	Multi-unit residential
38	236 m²	Multi-unit residential
39	298 m²	Multi-unit residential
40	282 m²	Multi-unit residential
41	282 m²	Multi-unit residential
42	234 m²	Multi-unit residential
43	234 m²	Multi-unit residential
44	234 m²	Multi-unit residential

Portion	Size	Zoning
45	291 m²	Multi-unit residential
46	300 m²	Multi-unit residential
47	234 m²	Multi-unit residential
48	234 m²	Multi-unit residential
49	234 m²	Multi-unit residential
50	234 m²	Multi-unit residential
51	234 m²	Multi-unit residential
52	234 m²	Multi-unit residential
53	234 m²	Multi-unit residential
54	240 m²	Multi-unit residential
55	239 m²	Multi-unit residential
56	234 m²	Multi-unit residential
57	234 m²	Multi-unit residential
58	234 m²	Multi-unit residential
59	234 m²	Multi-unit residential
60	234 m²	Multi-unit residential
61	234 m²	Multi-unit residential
62	234 m²	Multi-unit residential
63	234 m²	Multi-unit residential
64	260 m²	Multi-unit residential
65	234 m²	Multi-unit residential
66	234 m²	Multi-unit residential
67	234 m²	Multi-unit residential
68	234 m²	Multi-unit residential
69	234 m²	Multi-unit residential
70	234 m²	Multi-unit residential
71	234 m²	Multi-unit residential
72	234 m²	Multi-unit residential
73	234 m²	Multi-unit residential
74	234 m²	Multi-unit residential
75	234 m²	Multi-unit residential
76	361 m²	Multi-unit residential
77	244 m²	Multi-unit residential
78	234 m²	Multi-unit residential
79	234 m²	Multi-unit residential
80	234 m²	Multi-unit residential
81	234 m²	Multi-unit residential
82	234 m²	Multi-unit residential
83	234 m²	Multi-unit residential
84	234 m²	Multi-unit residential
85	245 m²	Multi-unit residential
86	7 507 m²	Multi-unit residential
87	2 645 m²	Private Open Space

GROENFONTEIN LANDGOED

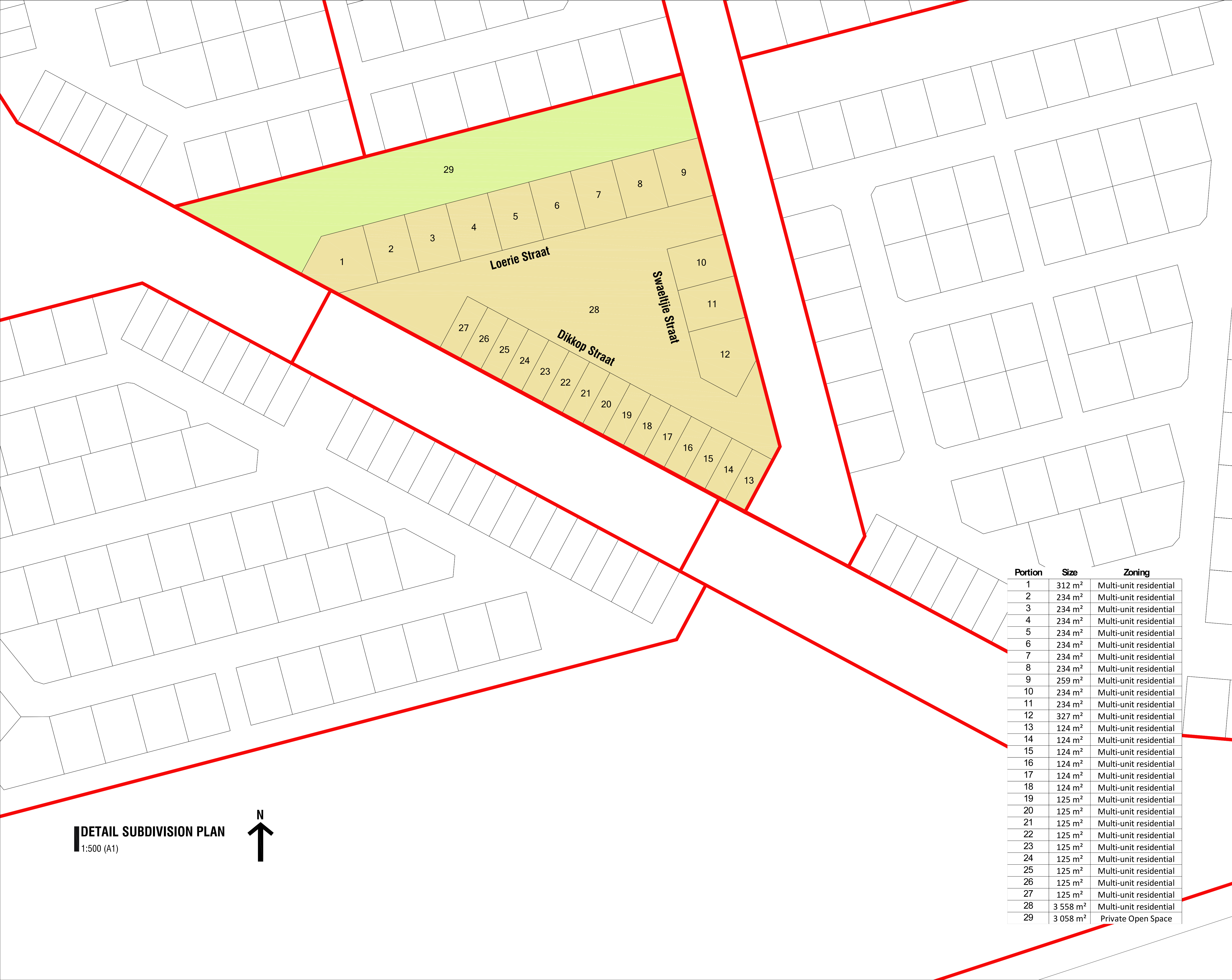
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REM. of FARM 716/7 KLAPMUTS
81 BOTTELARY ROAD

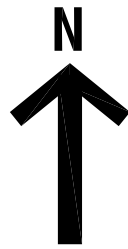
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DETAIL SUBDIVISION PLAN
PORTION 8 - PHASE H

CODE	PHASE	DISCIPLINE	NUMBER	REV
22AH	01	UD	1201	0



DETAIL SUBDIVISION PLAN
1:500 (A1)

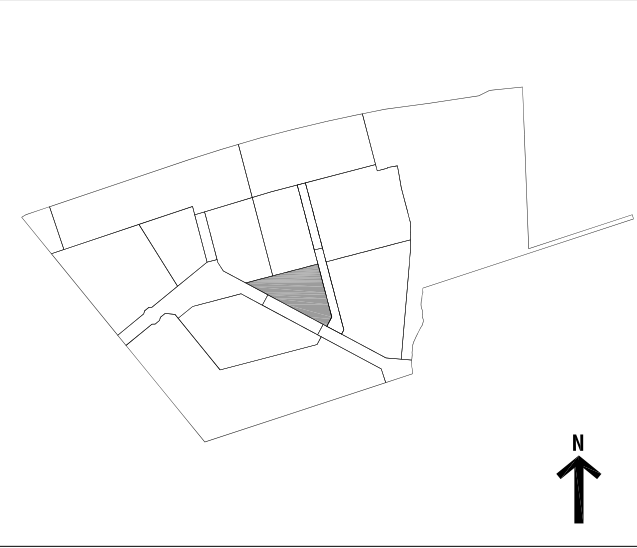


Portion	Size	Zoning
1	312 m ²	Multi-unit residential
2	234 m ²	Multi-unit residential
3	234 m ²	Multi-unit residential
4	234 m ²	Multi-unit residential
5	234 m ²	Multi-unit residential
6	234 m ²	Multi-unit residential
7	234 m ²	Multi-unit residential
8	234 m ²	Multi-unit residential
9	259 m ²	Multi-unit residential
10	234 m ²	Multi-unit residential
11	234 m ²	Multi-unit residential
12	327 m ²	Multi-unit residential
13	124 m ²	Multi-unit residential
14	124 m ²	Multi-unit residential
15	124 m ²	Multi-unit residential
16	124 m ²	Multi-unit residential
17	124 m ²	Multi-unit residential
18	124 m ²	Multi-unit residential
19	125 m ²	Multi-unit residential
20	125 m ²	Multi-unit residential
21	125 m ²	Multi-unit residential
22	125 m ²	Multi-unit residential
23	125 m ²	Multi-unit residential
24	125 m ²	Multi-unit residential
25	125 m ²	Multi-unit residential
26	125 m ²	Multi-unit residential
27	125 m ²	Multi-unit residential
28	3 558 m ²	Multi-unit residential
29	3 058 m ²	Private Open Space

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Stellenbosch

KEY PLAN



MUNICIPAL SUBMISSION

12 September 2024

GROENFONTEIN LANDGOED

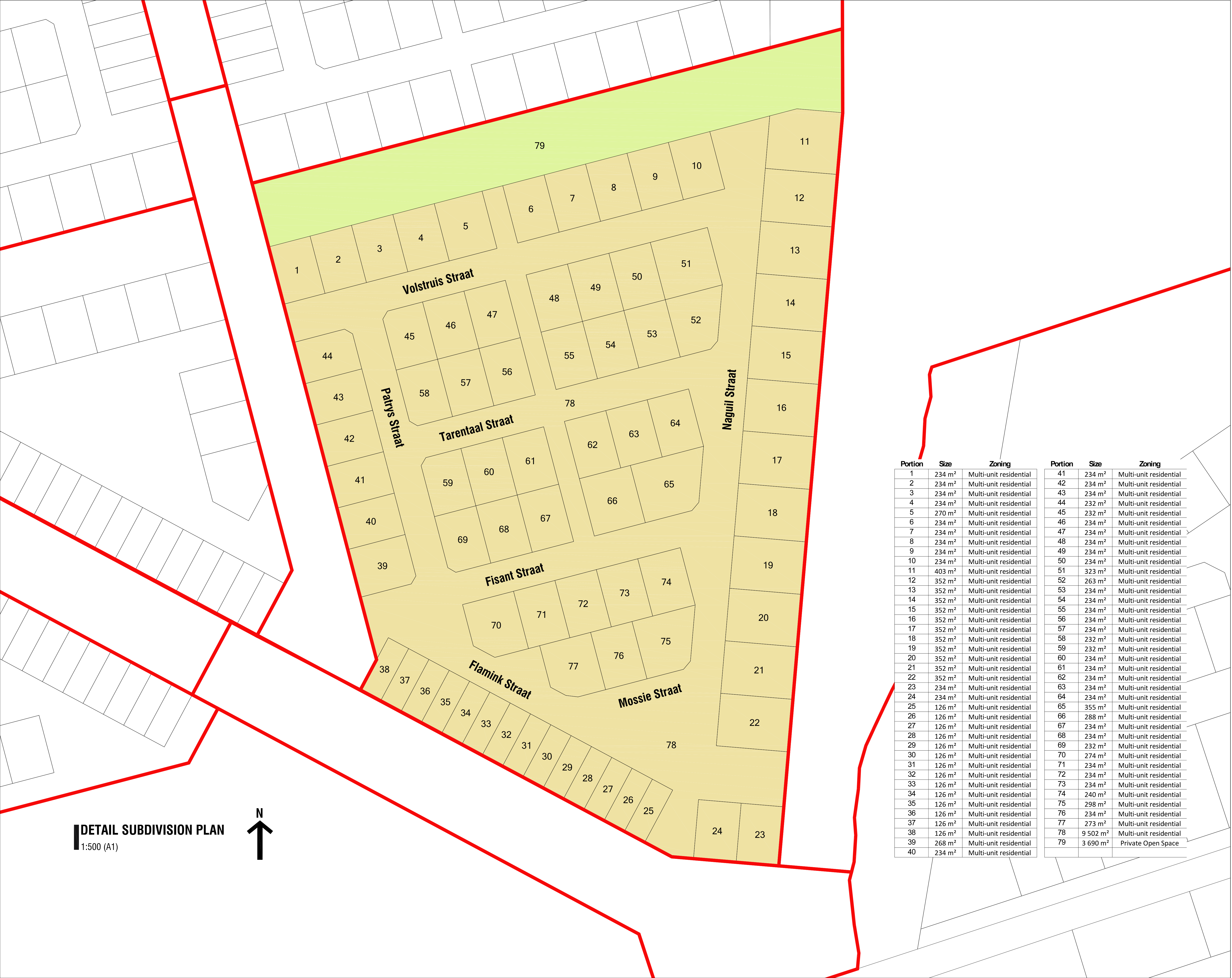
ASLA

REM. of FARM 716/7 KLAPMUTS
81 BOTTELARY ROAD

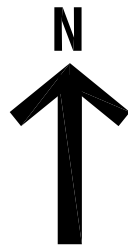
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DETAIL SUBDIVISION PLAN
PORTION 9 - PHASE I

CODE	PHASE	DISCIPLINE	NUMBER	REV
22AH	01	UD	1202	0



DETAIL SUBDIVISION PLAN
1:500 (A1)



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12 September 2024

Portion	Size	Zoning
1	234 m²	Multi-unit residential
2	234 m²	Multi-unit residential
3	234 m²	Multi-unit residential
4	234 m²	Multi-unit residential
5	270 m²	Multi-unit residential
6	234 m²	Multi-unit residential
7	234 m²	Multi-unit residential
8	234 m²	Multi-unit residential
9	234 m²	Multi-unit residential
10	234 m²	Multi-unit residential
11	403 m²	Multi-unit residential
12	352 m²	Multi-unit residential
13	352 m²	Multi-unit residential
14	352 m²	Multi-unit residential
15	352 m²	Multi-unit residential
16	352 m²	Multi-unit residential
17	352 m²	Multi-unit residential
18	352 m²	Multi-unit residential
19	352 m²	Multi-unit residential
20	352 m²	Multi-unit residential
21	352 m²	Multi-unit residential
22	352 m²	Multi-unit residential
23	234 m²	Multi-unit residential
24	234 m²	Multi-unit residential
25	126 m²	Multi-unit residential
26	126 m²	Multi-unit residential
27	126 m²	Multi-unit residential
28	126 m²	Multi-unit residential
29	126 m²	Multi-unit residential
30	126 m²	Multi-unit residential
31	126 m²	Multi-unit residential
32	126 m²	Multi-unit residential
33	126 m²	Multi-unit residential
34	126 m²	Multi-unit residential
35	126 m²	Multi-unit residential
36	126 m²	Multi-unit residential
37	126 m²	Multi-unit residential
38	126 m²	Multi-unit residential
39	268 m²	Multi-unit residential
40	234 m²	Multi-unit residential

Portion	Size	Zoning
41	234 m²	Multi-unit residential
42	234 m²	Multi-unit residential
43	234 m²	Multi-unit residential
44	232 m²	Multi-unit residential
45	232 m²	Multi-unit residential
46	234 m²	Multi-unit residential
47	234 m²	Multi-unit residential
48	234 m²	Multi-unit residential
49	234 m²	Multi-unit residential
50	234 m²	Multi-unit residential
51	323 m²	Multi-unit residential
52	263 m²	Multi-unit residential
53	234 m²	Multi-unit residential
54	234 m²	Multi-unit residential
55	234 m²	Multi-unit residential
56	234 m²	Multi-unit residential
57	234 m²	Multi-unit residential
58	232 m²	Multi-unit residential
59	232 m²	Multi-unit residential
60	234 m²	Multi-unit residential
61	234 m²	Multi-unit residential
62	234 m²	Multi-unit residential
63	234 m²	Multi-unit residential
64	234 m²	Multi-unit residential
65	355 m²	Multi-unit residential
66	288 m²	Multi-unit residential
67	234 m²	Multi-unit residential
68	234 m²	Multi-unit residential
69	232 m²	Multi-unit residential
70	274 m²	Multi-unit residential
71	234 m²	Multi-unit residential
72	234 m²	Multi-unit residential
73	234 m²	Multi-unit residential
74	240 m²	Multi-unit residential
75	298 m²	Multi-unit residential
76	234 m²	Multi-unit residential
77	273 m²	Multi-unit residential
78	9 502 m²	Multi-unit residential
79	3 690 m²	Private Open Space

GROENFONTEIN LANDGOED

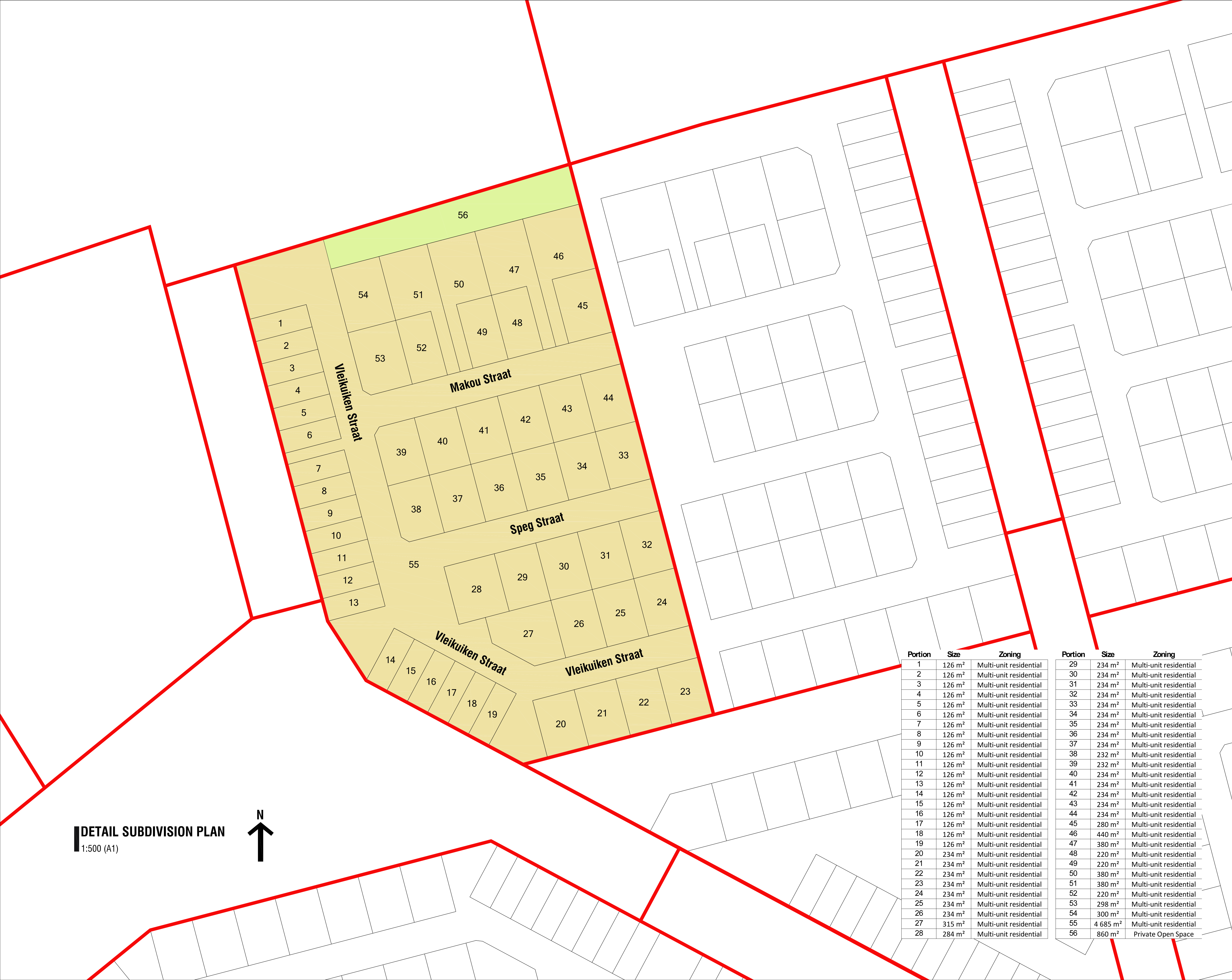
ASLA

REM. of FARM 716/7 KLAPMUTS
81 BOTTELARY ROAD

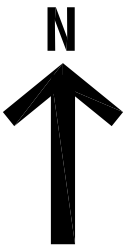
STELLENBOSCH

DETAIL SUBDIVISION PLAN
PORTION 10 - PHASE J

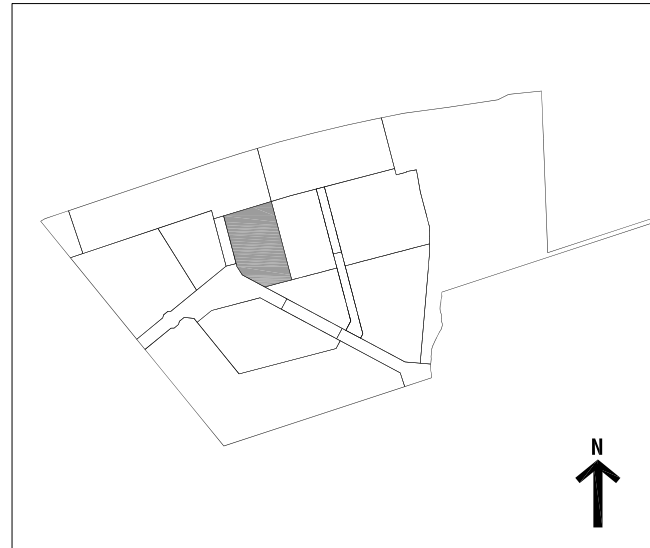
CODE	PHASE	DISCIPLINE	NUMBER	REV
22AH	01	UD	1203	0



DETAIL SUBDIVISION PLAN
1:500 (A1)



KEY PLAN



MUNICIPAL SUBMISSION

12 September 2024

Portion	Size	Zoning
1	126 m ²	Multi-unit residential
2	126 m ²	Multi-unit residential
3	126 m ²	Multi-unit residential
4	126 m ²	Multi-unit residential
5	126 m ²	Multi-unit residential
6	126 m ²	Multi-unit residential
7	126 m ²	Multi-unit residential
8	126 m ²	Multi-unit residential
9	126 m ²	Multi-unit residential
10	126 m ²	Multi-unit residential
11	126 m ²	Multi-unit residential
12	126 m ²	Multi-unit residential
13	126 m ²	Multi-unit residential
14	126 m ²	Multi-unit residential
15	126 m ²	Multi-unit residential
16	126 m ²	Multi-unit residential
17	126 m ²	Multi-unit residential
18	126 m ²	Multi-unit residential
19	126 m ²	Multi-unit residential
20	234 m ²	Multi-unit residential
21	234 m ²	Multi-unit residential
22	234 m ²	Multi-unit residential
23	234 m ²	Multi-unit residential
24	234 m ²	Multi-unit residential
25	234 m ²	Multi-unit residential
26	234 m ²	Multi-unit residential
27	315 m ²	Multi-unit residential
28	284 m ²	Multi-unit residential

Portion	Size	Zoning
29	234 m ²	Multi-unit residential
30	234 m ²	Multi-unit residential
31	234 m ²	Multi-unit residential
32	234 m ²	Multi-unit residential
33	234 m ²	Multi-unit residential
34	234 m ²	Multi-unit residential
35	234 m ²	Multi-unit residential
36	234 m ²	Multi-unit residential
37	234 m ²	Multi-unit residential
38	232 m ²	Multi-unit residential
39	232 m ²	Multi-unit residential
40	234 m ²	Multi-unit residential
41	234 m ²	Multi-unit residential
42	234 m ²	Multi-unit residential
43	234 m ²	Multi-unit residential
44	234 m ²	Multi-unit residential
45	280 m ²	Multi-unit residential
46	440 m ²	Multi-unit residential
47	380 m ²	Multi-unit residential
48	220 m ²	Multi-unit residential
49	220 m ²	Multi-unit residential
50	380 m ²	Multi-unit residential
51	380 m ²	Multi-unit residential
52	220 m ²	Multi-unit residential
53	298 m ²	Multi-unit residential
54	300 m ²	Multi-unit residential
55	4 685 m ²	Multi-unit residential
56	860 m ²	Private Open Space

GROENFONTEIN LANDGOED

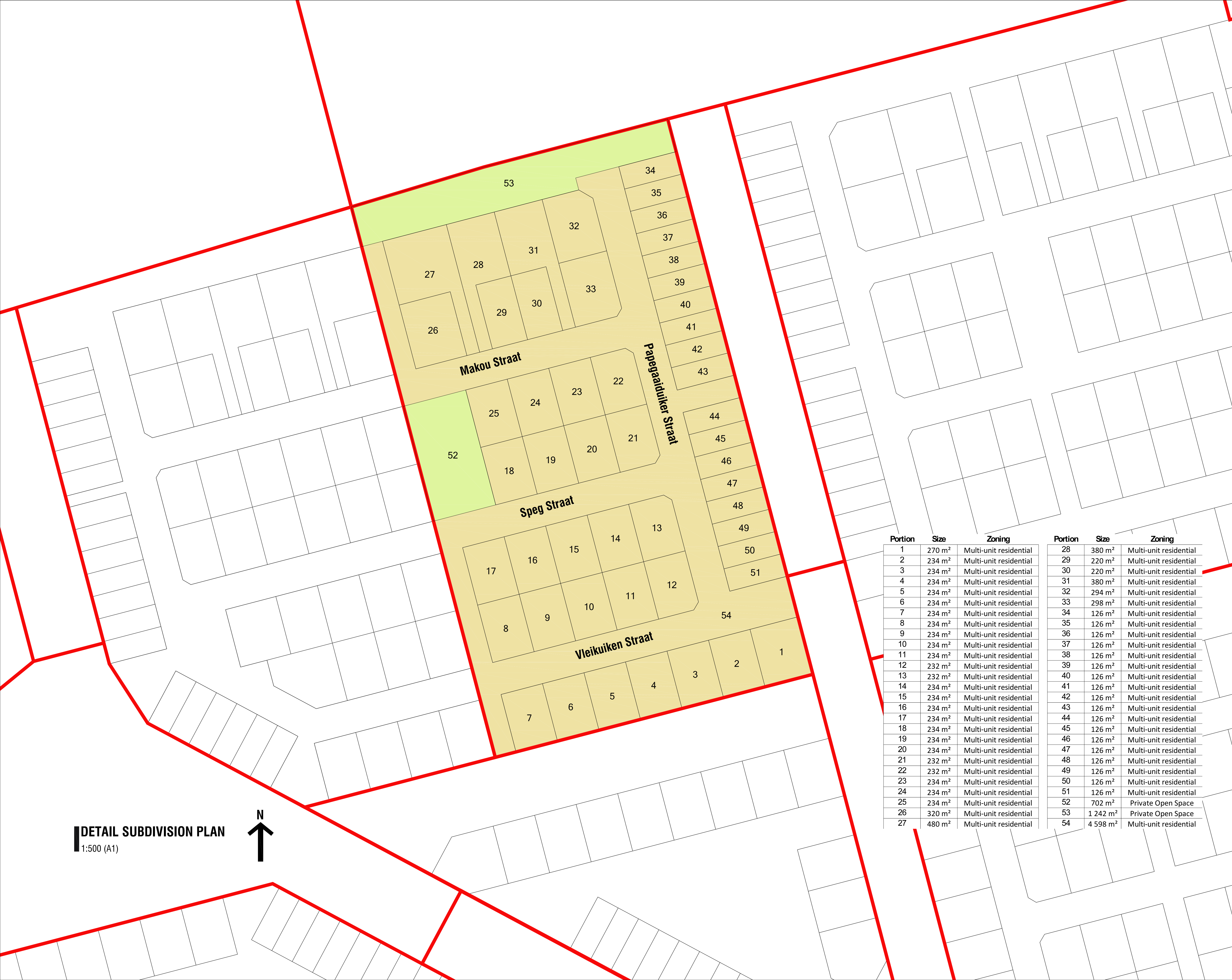
ASLA

REM. of FARM 716/7 KLAPMUTS
81 BOTTELARY ROAD

STELLENBOSCH

DETAIL SUBDIVISION PLAN
PORTION 11 - PHASE K

CODE	PHASE	DISCIPLINE	NUMBER	REV
22AH	01	UD	1204	0



KEY PLAN

N
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MUNICIPAL SUBMISSION

12 September 2024

GROENFONTEIN LANDGOED

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REM. of FARM 716/7 KLAPMUTS
81 BOTTELARY ROAD

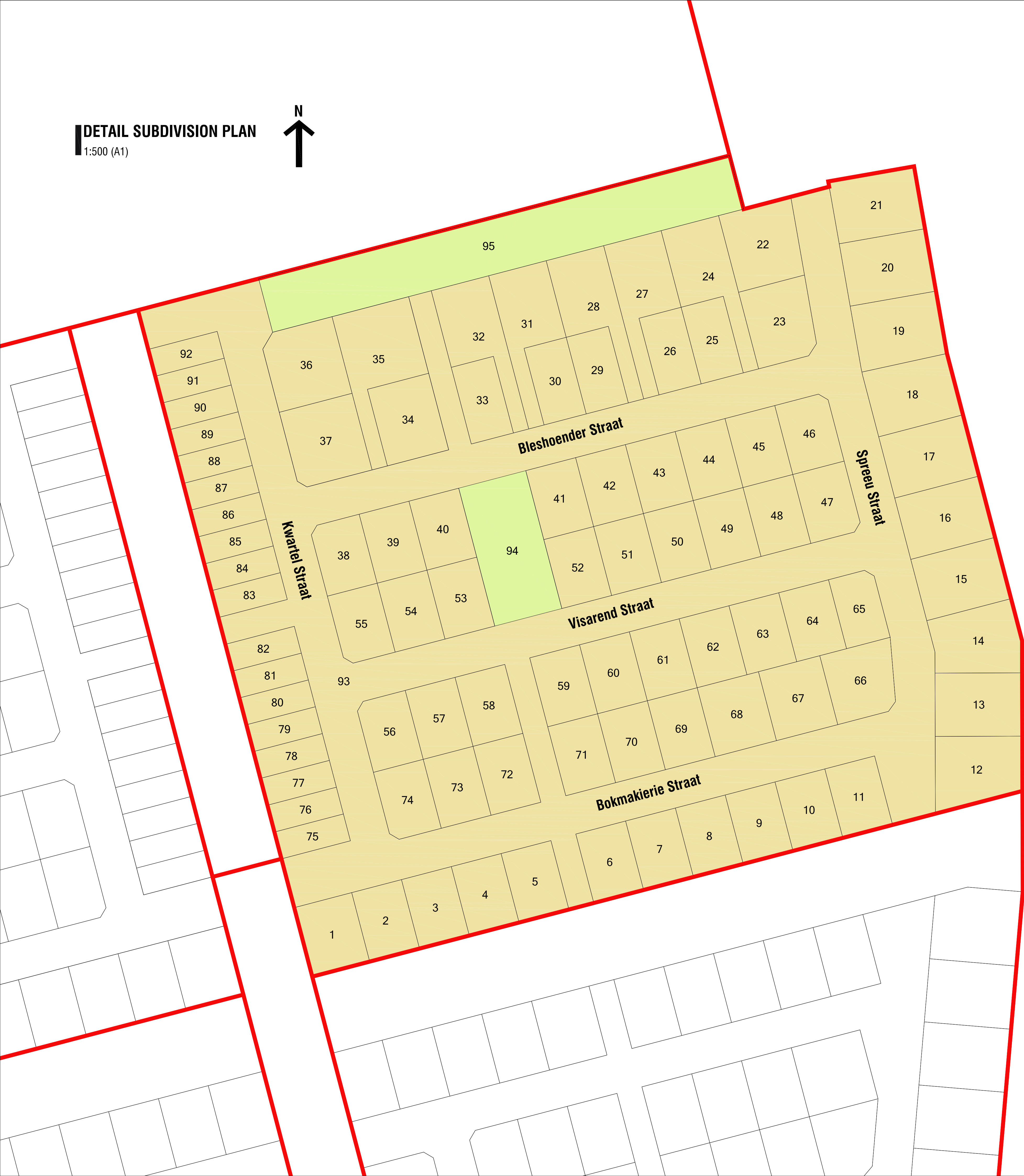
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DETAIL SUBDIVISION PLAN
PORTION 12 - PHASE L

CODE	PHASE	DISCIPLINE	NUMBER	REV
22AH	01	UD	1205	0

DETAIL SUBDIVISION PLAN

1:500 (A1)



Portion	Size	Zoning
1	270 m²	Multi-unit residential
2	234 m²	Multi-unit residential
3	234 m²	Multi-unit residential
4	234 m²	Multi-unit residential
5	234 m²	Multi-unit residential
6	234 m²	Multi-unit residential
7	234 m²	Multi-unit residential
8	234 m²	Multi-unit residential
9	234 m²	Multi-unit residential
10	234 m²	Multi-unit residential
11	234 m²	Multi-unit residential
12	367 m²	Multi-unit residential
13	352 m²	Multi-unit residential
14	359 m²	Multi-unit residential
15	352 m²	Multi-unit residential
16	352 m²	Multi-unit residential
17	352 m²	Multi-unit residential
18	362 m²	Multi-unit residential
19	362 m²	Multi-unit residential
20	352 m²	Multi-unit residential
21	352 m²	Multi-unit residential
22	361 m²	Multi-unit residential
23	325 m²	Multi-unit residential
24	380 m²	Multi-unit residential
25	220 m²	Multi-unit residential
26	220 m²	Multi-unit residential
27	380 m²	Multi-unit residential
28	380 m²	Multi-unit residential
29	220 m²	Multi-unit residential
30	220 m²	Multi-unit residential
31	380 m²	Multi-unit residential
32	380 m²	Multi-unit residential
33	220 m²	Multi-unit residential
34	320 m²	Multi-unit residential
35	480 m²	Multi-unit residential
36	374 m²	Multi-unit residential
37	378 m²	Multi-unit residential
38	232 m²	Multi-unit residential
39	234 m²	Multi-unit residential
40	234 m²	Multi-unit residential
41	234 m²	Multi-unit residential
42	234 m²	Multi-unit residential
43	234 m²	Multi-unit residential
44	234 m²	Multi-unit residential
45	234 m²	Multi-unit residential
46	239 m²	Multi-unit residential
47	239 m²	Multi-unit residential
48	234 m²	Multi-unit residential

Portion	Size	Zoning
49	234 m²	Multi-unit residential
50	234 m²	Multi-unit residential
51	234 m²	Multi-unit residential
52	234 m²	Multi-unit residential
53	234 m²	Multi-unit residential
54	234 m²	Multi-unit residential
55	232 m²	Multi-unit residential
56	232 m²	Multi-unit residential
57	234 m²	Multi-unit residential
58	234 m²	Multi-unit residential
59	234 m²	Multi-unit residential
60	234 m²	Multi-unit residential
61	234 m²	Multi-unit residential
62	234 m²	Multi-unit residential
63	234 m²	Multi-unit residential
64	234 m²	Multi-unit residential
65	203 m²	Multi-unit residential
66	301 m²	Multi-unit residential
67	288 m²	Multi-unit residential
68	288 m²	Multi-unit residential
69	234 m²	Multi-unit residential
70	234 m²	Multi-unit residential
71	234 m²	Multi-unit residential
72	234 m²	Multi-unit residential
73	234 m²	Multi-unit residential
74	232 m²	Multi-unit residential
75	126 m²	Multi-unit residential
76	126 m²	Multi-unit residential
77	126 m²	Multi-unit residential
78	126 m²	Multi-unit residential
79	126 m²	Multi-unit residential
80	126 m²	Multi-unit residential
81	126 m²	Multi-unit residential
82	126 m²	Multi-unit residential
83	126 m²	Multi-unit residential
84	126 m²	Multi-unit residential
85	126 m²	Multi-unit residential
86	126 m²	Multi-unit residential
87	126 m²	Multi-unit residential
88	126 m²	Multi-unit residential
89	126 m²	Multi-unit residential
90	126 m²	Multi-unit residential
91	126 m²	Multi-unit residential
92	126 m²	Multi-unit residential
93	8 444 m²	Multi-unit residential
94	630 m²	Private Open Space
95	1 721 m²	Private Open Space

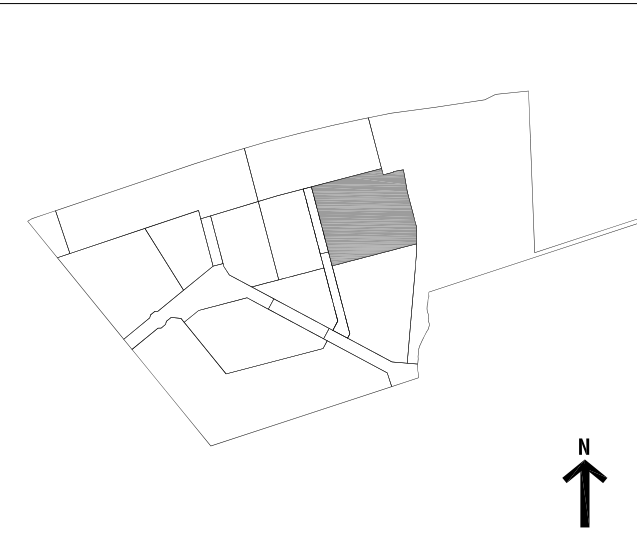
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KEY PLAN



MUNICIPAL SUBMISSION

12 September 2024

GROENFONTEIN ESTATE

ASLA

REM. of FARM 716/7 KLAPMUTS
81 BOTTELARY ROAD

STELLENBOSCH

DETAIL SUBDIVISION PLAN
PARCEL 13 - PHASE M

CODE	PHASE	DISCIPLINE	NUMBER	REV
22AH	01	UD	1206	0