August 2024

Design Framework and Building Design Guidelines GAP/FLISP Housing

ERF 7001 . Cloetesville . Stellenbosch

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WELGEVONDEN
ESTATE
A
B
C
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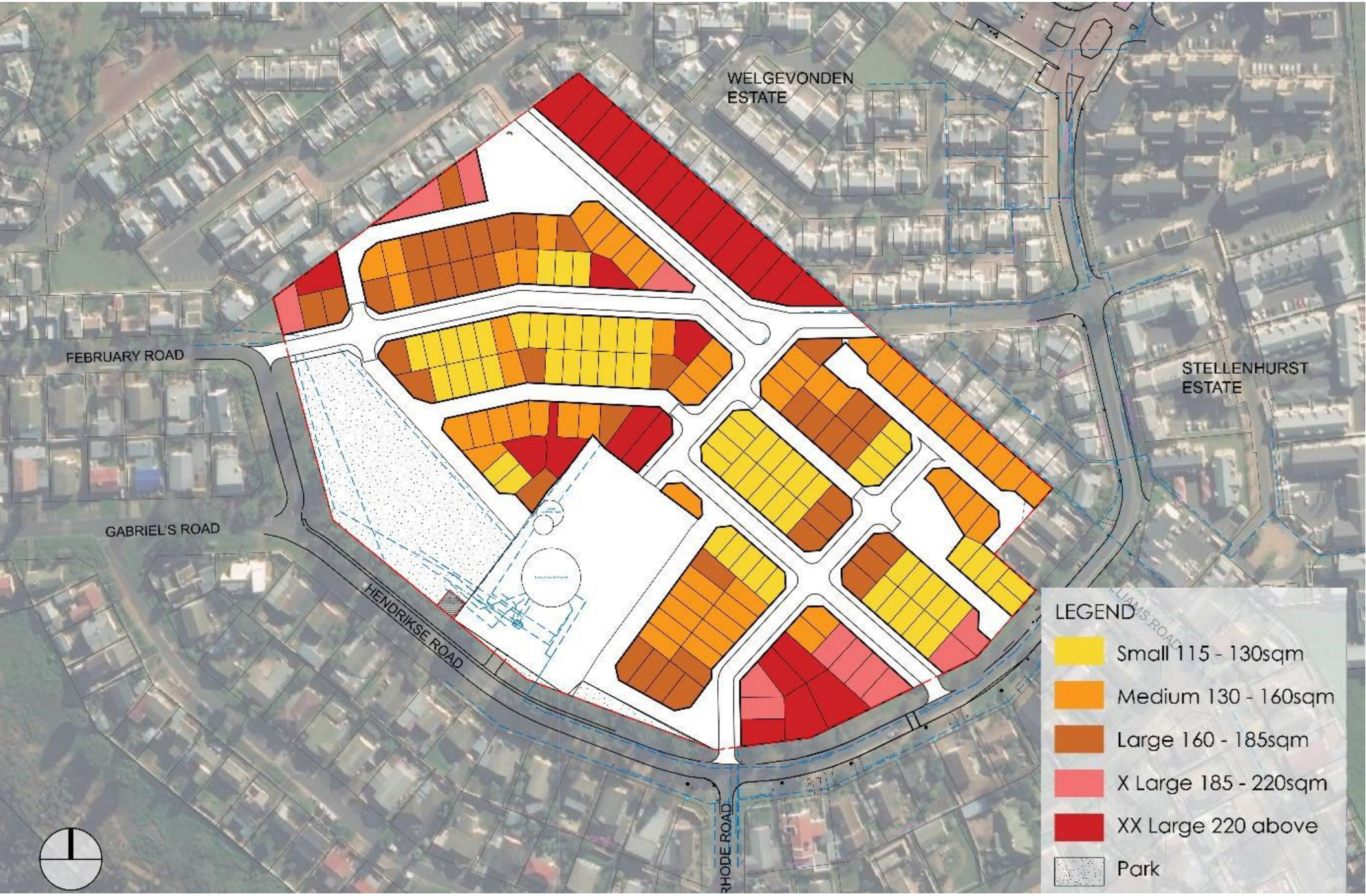
STELLENHURST
ESTATE
GABRIEL'S ROAD
HENDRIKSE ROAD
WILLIAMS ROAD
HODE ROAD


WELGEVONDEN
ESTATE
FEBRUARY ROAD
STELLENHURST
ESTATE
GABRIEL'S ROAD
HENDRIKSE ROAD
LEGEND
Small 115 - 130sqm
Medium 130 - 160sqm
Large 160 - 185sqm
X Large 185 - 220sqm
XX Large 220 above
Park

1. INTRODUCTION

The Finance Linked Individual Subsidy Programme (FLISP) is a subsidy established by government which aims to provide low to middle-income households with access to adequate housing. Qualifying households for this subsidy are those that are in the "gap" market: that do not qualify for a fully subsidised house and at the same time do not qualify for a mortgage loan from banks.

The ERF 7001 Design Framework and Building Design Guidelines for GAP/FLISP Housing in Cloetesville are intended to provide a framework for the architectural design of the development, individual houses thereon, and/or other buildings. The primary goal of the guidelines is to regulate the development's urban and architectural character to create a distinctive community village lifestyle and a development of high quality.

The aesthetic of the development is inspired by the South African Cape vernacular and Platteland Architecture. This is portrayed by simplistic buildings not more than two storeys in height, and so placed to form vibrant streetscapes, parks, and other social interaction spaces. The architecture is a contemporary interpretation and aims not to be period-specific - but rather timeless.

The urban design approach of the development allows for a variety of housing typologies and erf configurations that support flexibility in relation to the market, income groups, financing options, and housing density. The goal is to provide the maximum flexibility so that street blocks of adjoining erven may be broken up in different ways and accommodate changing needs over time.

The objective is to assist the various role players engaged in the development to understand the architectural language of the development to set a framework for new buildings and future alterations or additions that conform to the original design.

These guidelines are not intended to stifle or inhibit innovative design and/or original thought but rather to serve as an instrument to guide and maintain the external appearance and positioning of buildings and structures. The decisions of property owners regarding the interior layout, the finishes, and colours of their homes are not prescribed on condition that it does not impact or have a negative visual effect externally.

To achieve the objectives above, an Architectural Aesthetics Committee (AAC) will be established that will control the external appearance of all buildings. The AAC will scrutinise new applications and additions to existing buildings and/or structures for adherence to these guidelines and aesthetic qualities.

The guidelines are in addition to any other contractual agreements and specifications entered with the owner and are supplementary to the requirements of the Local Authority and the National Building regulations.

The conditions and guidelines as set out in this document are binding upon all Erven part of the development. Concerning the interpretation of these guidelines, and regarding any aesthetic and design matters not covered in these guidelines, the decision of the AAC will be final and binding.

The design framework may be revised from time to time as deemed necessary to ensure that the intention of the building design guidelines is adhered to.

2. GENERAL CONTROL CONDITIONS

i) All building plans must be prepared in accordance with these guidelines and comply with the Local Authority, National Building Regulations, and any other applicable legislation.

i) All building plans must be submitted to the AAC for aesthetic scrutiny and support prior to Local Authority submission. This condition also applies to additions and alterations.

ii) The design of all dwellings and other structures, and the preparation and submission of building plans, may only be undertaken by Professional Architects and Senior Architectural Technologists registered with the South African Council for the Architectural Profession (SACAP).

iii) In case of conflict, the AAC will make a ruling.

3. SUBMISSION OF PLANS PROCEDURE

i) The architectural character of all new buildings will be considered in relation to that of the development guidelines and any other factors that the AAC at its entire discretion may deem necessary at the time of aesthetic approval.

ii) Notwithstanding the fact that the building plans may comply with all regulations and By-Laws of the Local Authority, the aesthetic approval or rejection of such plans, shall be at the sole discretion of the AAC and the AAC shall not unreasonably withhold its support of the plans.

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

3.1 PREPARATION OF BUILDING PLANS

i) All plans for new dwellings and/or alterations to existing dwellings must be prepared by a Professional Architect (Pr. Arch) or a Senior Architectural Technologist (P.S Arch. T) who are registered as active Members of the SACAP.

ii) The plans must be submitted to the Architectural Aesthetics Committee (AAC) for scrutiny and to be supported.

iii) It is the responsibility of the owner to ensure that the architect preparing the plans is in possession of the relevant architectural guidelines from the outset of the plan preparation process.

3.2 SUBMISSION OF BUILDING PLANS

i) Completed plans drawn up in accordance with the Local Authority by-laws and the relevant Architectural Guidelines must be submitted to the AAC.

ii) Plans for new dwellings can be in black and white; for alterations, drawings are to be in colour to be able to identify the changes.

iii) The plans are to be accompanied by a current Surveyor General (SG) diagram of the erf showing the precise position of the erf corner pegs. For extensions to an existing house, the precise position of the house on the erf in relation to the building lines and boundary lines must be indicated.

iv) The design and layout of the entire erf will be considered from the outset. Accurate siting of all corner pegs, the main dwelling, patios, and outbuildings must be shown. Special consideration should be given to existing natural features on the site, i.e., existing flora and topography.

3.3 MINIMUM REQUIREMENTS TO BE INCLUDED ON PLANS

i) Plans submitted are to include the following:
- Site plan with contours
- Boundary and building lines, servitudes, and setbacks
- Site area calculations
- Coverage and bulk calculations
- Plans 1:100 of each level and roof plan
- Elevations and sections (showing natural ground levels and height restriction line)
- 3D views
- North point

ii) The AAC may request rendered elevations and/or further three-dimensional views from the owner to clarify the design when considered necessary.

iii) All floor plans must specify the total floor area as well as the area of each floor.

iv) All elevations and sections must include the height of the dwelling at the highest point.

v) For an application for water heating panels or PV Cells, the application must include panel positions, spacing for cleaning and servicing, angle & height of mounting brackets and intended route of connection.

3.4 SCRUTINY OF BUILDING PLANS

i) Scrutinised drawings, including copies for the Local Authority, will be stamped "Supported", subject to any conditions imposed, dated, and signed by the AAC duly authorised thereto, prior to the applicant submitting them to the Local Authority for their approval.

ii) Only drawings supported in accordance with the above procedures will be scrutinised by the Local Authority for compliance with building regulations and by-laws.

iii) Only drawings carrying the stamps of support of both the AAC and the Local Authority shall be in use on the specific ERF for the construction of the dwelling. These drawings must always be available on-site to facilitate inspections.

iv) The AAC has the right of access during working hours to any erf or property on which building work is taking place and may ensure that:
- The building is in accordance with the approved plans.
- The Architectural Guidelines are being complied with.

v) AAC-supported plans shall be valid for a period of three years from the date that they are stamped.

3.5 DEVIATION FROM APPROVED PLANS

i) Any deviation from the approved plan, where the floor factor changes more than 5% of the total, will require formal resubmission to the AAC.

ii) Should the owner proceed with any building work without the prior approval of the AAC, the AAC may recommend to the Local Authority that notice be given for the removal of the unauthorised work within seven working days.

iii) Should an inspection indicate an unauthorised deviation from the approved plan, the AAC may recommend to the Local Authority that building works be halted until the deviations are corrected or approved by the AAC via formal resubmission.

iv) The decision of the AAC in respect of the interpretation of these guidelines will be final and binding.

v) No waiver of any of these controls shall create a precedent for following or future applications.

3.6 INSPECTION OF AS-BUILT STRUCTURES

i) The AAC will inspect the completed building to ensure compliance of the building with the approved plans prior to supporting as-built plans for submission to the Local Authority.

ii) Should the building and the approved plans differ; the AAC will have to carry out an audit at the owners' expense and may ask that the deviations be resubmitted for review before the as-built plans can be supported.

iii) Only once the AAC has issued its support can the owner apply for a Municipal Occupation Certificate from the Local Authority.

4. CONTROL OF BUILDING WORKS

It is the responsibility of the property owner to ensure that the contractor is made aware and abides by the conditions as set out below as well as any additional conditions laid down by the AAC:

i) Contractors must ensure that building works are controlled in such a manner as to cause no damage and as little disturbance as possible to the neighbouring properties.

ii) The contractor must provide the necessary sanitary and rubbish disposal facilities for the duration of the construction period. The contractor must ensure that the workers use the facility provided and that the rubbish and sanitary waste are removed regularly. No rubbish may be burnt on site.

iii) Regular removal of building rubble is necessary during construction, and the site and the surrounding streets must always be kept tidy.

iv) The contractor is required to move materials that are off-loaded or that spill onto the pavement or roadway onto the site ensuring that nothing is kept or left on the pavement or roadway. The same holds true for any sand or construction debris that gets washed or shifted onto the road while construction is underway.

5. TOWN PLANNING CONTROLS AND GUIDELINES

5.1 ZONING

The various erven as per the development area of Erf 7001 shall be zoned according to applications LU/16572 and TP591/2023 for the purposes of Conventional Residential, Public Open Space and Utility Zone, respectively. Furthermore, the erven shall be in accordance with the Stellenbosch Municipality By-Law on Municipal Land Use Planning of 2023 unless stated otherwise.

5.2 COVERAGE

The coverage for the erven within the Erf 7001 development will be in accordance with the development parameters of the Stellenbosch Municipality By-Law on Municipal Land Use Planning of 2023, namely 50%, or otherwise as per the specific approved Site Development Plan.

5.3 BUILDING LINES

The building lines for the erven within the Erf 7001 development will be in accordance with the specific approved Site Development Plan or otherwise as prescribed in the development parameters of the Stellenbosch Municipality By-Law on Municipal Land Use Planning of 2023.

Street building lines shall be relaxed from 2m (Up to 250m²) and 3m (251m² to 500m²) to 1m and the common building lines from 1m to 0m for all residential zoned properties.

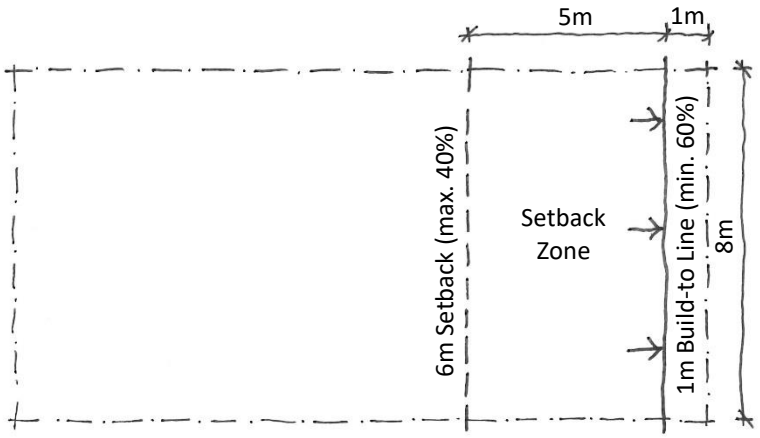


Figure 1: Relaxed building line setbacks

The following building lines for elements may be allowed by the AAC on merit:

i) Pergolas in front of garage/s used as screening elements for garage doors may at the discretion of the AAC be relaxed to 0m.

ii) For swimming pools, the building line will be 1 m from the Erf boundary, subject to approval by the Local Authority. Swimming pools will not be allowed on the street boundary. Fencing around pools must comply with the National Building Regulations.

iii) Hardwood timber decks are allowed on all erven. Such decks may only be constructed on the private outdoor side of the dwelling and may be built over the building line up to 1,0m from the Erf boundary. Roofs over such decks must fall within the building lines prescribed under the specific Site Development plan.

iv) Braais may be allowed to be positioned over the back and side building lines on the private outdoor living area at the back of the Erf. The private living area of the adjoining Erf needs to be considered.

Final approval of building line setbacks vests in the Local Authority.

5.4 BUILDING HEIGHT RESTRICTION

The building height for the erven within the Erf 7001 development will be in accordance with the specific approved Site Development Plan or otherwise, as prescribed in the development parameters of the Stellenbosch Municipality By-Law on Municipal Land Use Planning of 2023.

Residences shall be restricted to a maximum height of two storeys, 4m max. each, measured from the finished floor level to the ceiling in the following instances:

- Core building elements and extensions.
- Abutment building heights.

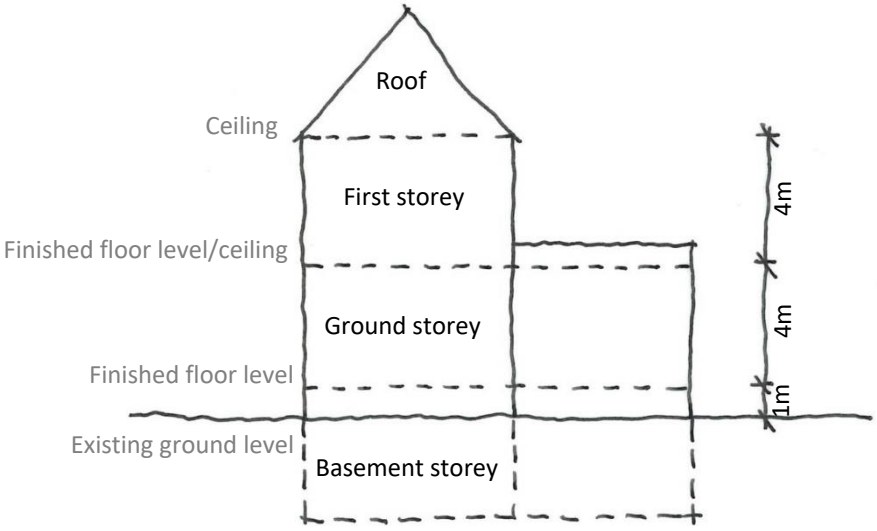


Figure 2: Maximum permissible building heights

5.5 BUILDING TYPOLOGY

The Site Development Plan provides a range of housing types based on a coinciding range of erf sizes. The erf sizes have been grouped into five main size categories: ranging from Small to XX Large.

The erven classified as small to medium should accommodate semi-detached or row housing units where the units will be sharing side boundaries between the units with 0m building lines alongside boundaries.

The Medium sized stands should accommodate semi-detached or row housing units as well as freestanding houses.

The Large, X Large and XX Large stands shall accommodate freestanding houses.

Erf size	Erf Area	Semidetached / Rowhouse	Freestanding
Small	115 – 130 m²	x	
Medium	130 – 160 m²	x	x
Large	160 – 185 m²		x
X Large	185 – 220 m²		x
XX Large	220 m² above		x

Figure 3: Table of house typologies based on erf sizes

It is preferred that not more than 4 units be joined together as row housing units. If there are, for instance, a row of 5 adjoining stands, 3 row housing units and 2 semi-detached units can be incorporated. Refer to Figure 4

If there are, for instance, a row of 6 adjoining stands, 4 row housing units and 2 semi-detached units can be incorporated, etc.

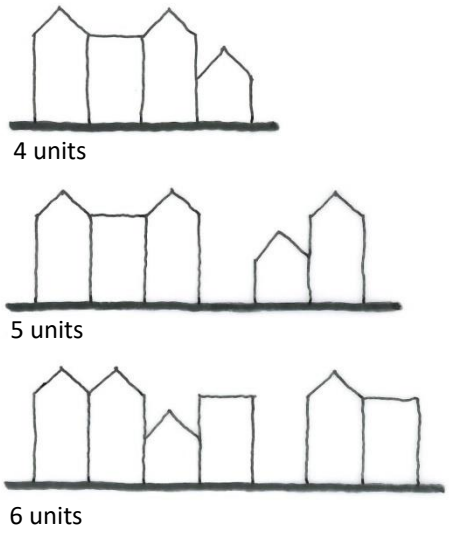


Figure 4: Concept of intended grouping of row houses and semi-detached houses

This guideline shall be coordinated between landowners and shall be considered upon scrutiny by the AAC.

5.6 PARKING

The parking requirements for the erven within the Erf 7001 development will be in accordance with the specific approved Site Development Plan or otherwise as prescribed in the development parameters of the Stellenbosch Municipality By-Law on Municipal Land Use Planning of 2023.

Parking requirements shall be relaxed from 2 parking bays to 1 parking bay per dwelling house.

6. ARCHITECTURAL STYLE AND ELEMENTS

The development is to accommodate a range of one and two-storey single residential or semi-detached / row-housing units with all front doors being on the street edge: this allows the streetscapes to be defined by the architecture.

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

Flexibility of interpretation is important to encourage variety within the constraints of these guidelines rather than being prescriptive. However; elements specifically excluded are clearly stated.

Please note that the list of exclusions is not exhaustive and should there be any matters not covered in this document and in the event of any difference in the interpretation of these guidelines, the decision of the of the AAC will be final and binding.

Exclusions:

Cape Dutch Copies; Mediterranean/Spanish Style Architecture; Tuscan Style Architecture; Conservatory Structures and Post-Modern Elements.

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

6.1 BUILDING FORM

Building form shall consist of the main building structure which is expressed as a core building with abutments. The aim is for buildings to be designed in such a way that it makes bigger buildings appear smaller. This can be achieved by breaking-up roofscapes into smaller sections, or abutments, to core buildings with separate roof structures with lower roof heights. Refer to Figure 5

Building widths are prescribed to max. 6 m to the outside walls with specific reference to the following building elements:

i) Loft type dwellings

ii) Double-storey dwellings

iii) The width of any abutment to a core building

Notwithstanding the above-regarding width and height, the AAC may consider deviations on merit.

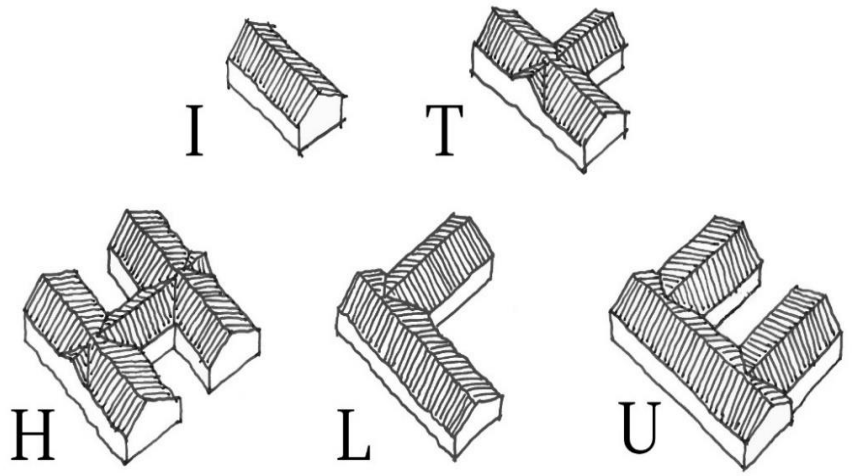


Figure 5: Typical building form

6.1.1 CORE BUILDINGS

i) As a basis, the core building can conform to the traditional letter-of-the-alphabet building form, where practically possible, in the letters I, T, L, H, U, or variations thereof. This constitutes the main body of the buildings on an erf.

ii) Core buildings may be roofed with double-pitch roofs and a combination of flat roofs. This is to break up the roofscape into smaller sections so to reduce visual scale and to encourage interesting roofscapes and profiles.

iii) Extensions to the core building are encouraged on the ground floor and are to be built perpendicular to the core building where possible.

6.1.2 ABUTMENTS

Abutments are extensions to core buildings and shall read as secondary and/or lessor.

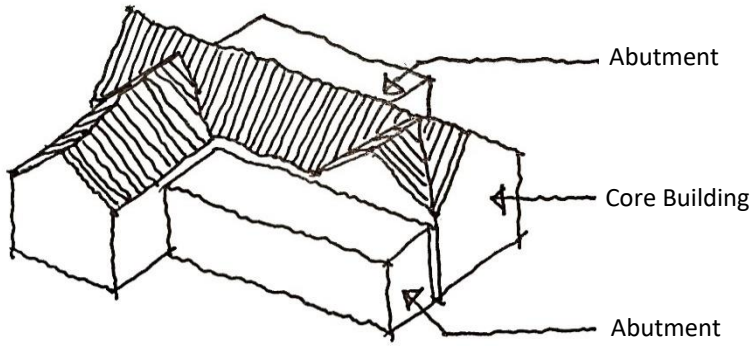


Figure 6: Abutments to core buildings

6.2 BUILDING PLATFORM

6.2.1 SLOPE

i) Buildings shall be designed in response to the slope of the site.

ii) Where the site has a slope, level building platforms may be created, and buildings stepped gradually.

iii) Neither the ground floor level of any building nor the height of ground fill at any point on the site may be higher than 1m above the original natural ground level/street level at any point of the site.

iv) The part of the building that is at the highest part of the site, may not cut deeper into the site than 1m measured from the original natural ground level at that point of the site.

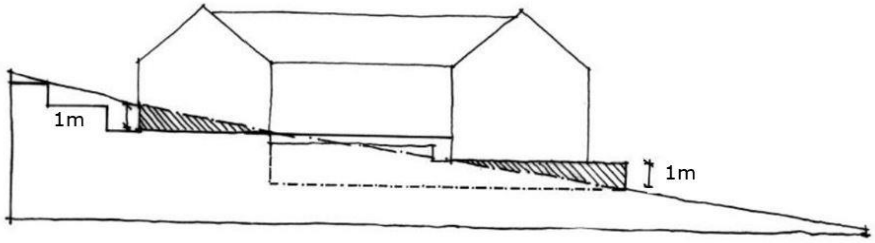


Figure 7a: Section illustrating building with stepped ground floor level

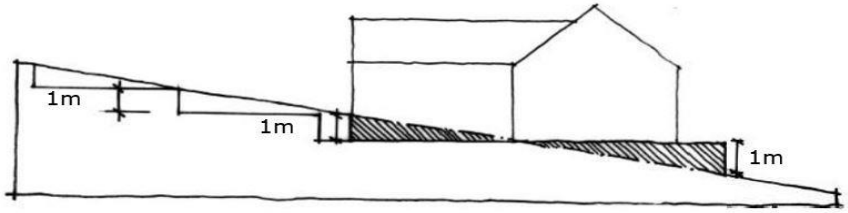


Figure 7b: Section through slope illustrating limits to cut and fill.

6.2.2 RETAINING STRUCTURES

Retaining structures shall be vertically built masonry walls or stacked stone walls such as Gabian walls.

The AAC reserves the right to enforce the above at its discretion should retaining structures have a negative impact on the Development.

Exclusions:

Stacked retaining systems, such as 'Löffelstein' or similar.

6.3 ROOFS

Roofs shall be broken up into smaller sections to bring down the visual appearance and scale of buildings whilst creating dissimilitude roofscapes in the development. Dual-pitched roofs combined with flat roofs are prescribed.

6.3.1 ROOF CONSTRUCTION

6.3.1.1 Pitched roofs:

i) Major roofs shall be dual-pitched and coincide with the major plan element.

ii) Dual-pitched roofs shall be between 30°-45°.

iii) The roof pitch and height on either side of the ridge of all buildings shall be symmetrical.

iv) Gable ends may have either parapet walls or be covered by the roof.

v) No hip-ends shall be allowed.

6.3.1.2 Lean-to and flat roofs:

i) Secondary or abutment roofs shall be flat roofs with a pitch of less/no more than 7°.

ii) Flat roofs shall be hidden behind a horizontal parapet wall on the sides

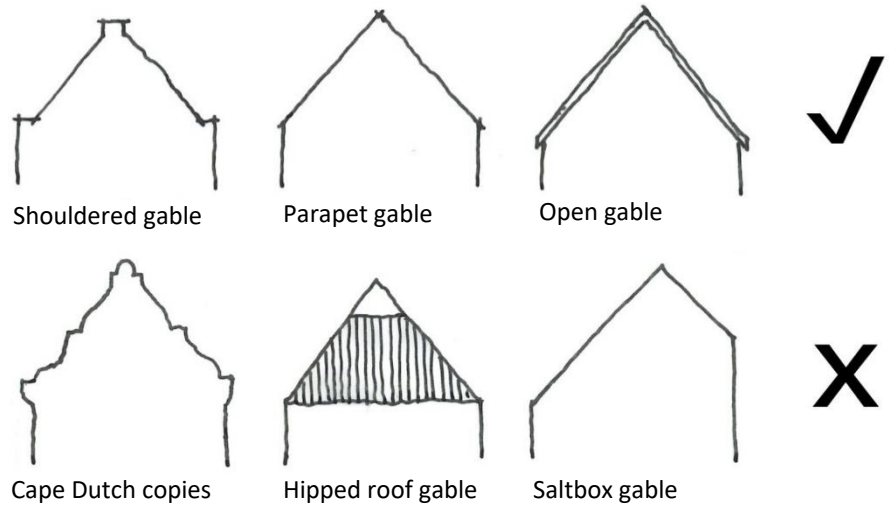


Figure 8: Allowable gable ends

6.3.2 ROOF MATERIAL

6.3.2.1 Pitched roofs

It is prescribed that the same roofing material is used for all pitched roofs on a dwelling.

The following roofing materials and colours are allowed:

i) Corrugated Victorian S-profile metal or aluminium roof sheeting with a pre-painted finish in prescribed roof sheeting in the colour 'Colourbond Volcanic Grey' or similar approved.

ii) 'Klip-Lok': type roof sheeting with a pre-painted finish in prescribed roof sheeting colour 'Colourbond Volcanic Grey' or similar approved.

iii) Elite concrete roof tile from Coverland / Lafarge in colour 'Slate Grey'

6.3.2.2 Flat roofs:

i) Metal roof sheeting with a pre-painted finish in 'Colourbond Volcanic Grey' or reinforced concrete flat roof with waterproofing on screeds to fall.

ii) Waterproofed concrete roof slabs and/or screeds to be covered with grey gravel stone chips.

iii) Translucent roofs may be allowed where not visible from the street on merit of the AAC.

Exclusions:

- *Big Six or any other profile roof sheeting other than the prescribed roof sheeting;*
- *Shade cloth enclosures and pergolas covered with shade cloth.*

6.3.2.3 Gutters & Rainwater Downpipes

i) Seamless aluminium domestic ogee gutters with round, aluminium or PVC downpipes are permitted.

ii) The downpipe connection to the gutter shall be simple, free of elbow- or goose-neck connections and shall be straight.

iii) No rectangular downpipes are allowed.

iv) Aluminium colour to be powder-coated to match the roof (grey)or the fascia (white). PVC Downpipes shall be painted to match the gutters in colour. Refer to 6.7.

6.3.2.4 Fascias and Barge Boards

i) Fiber cement fascias and barge boards, painted.

ii) Solid timber fascias and barge boards, painted.

iii) Fascias and Barge Boards shall be mounted flush with the walls. No overhangs or soffits allowed.

6.3.3 ROOF WINDOWS AND SKYLIGHTS

i) Skylights in flat roofs may be used to permit light into interior spaces. These skylights may not be visible on elevation.

ii) Dome or any other shaped skylights are not permitted unless they are completely hidden by parapet walls.

iii) All roof windows and skylights to pitched roofs are subject to prior scrutiny and aesthetic support by the AAC.

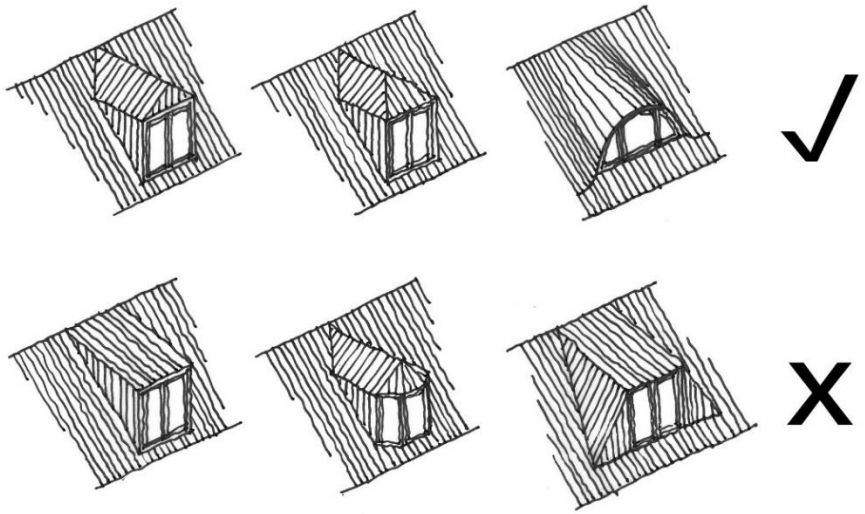


Figure 9: Allowed dormer types.

6.3.4 DORMERS

i) Only gabled, hipped or arched-type dormers are allowed. Refer to Figure 9

ii) Flat-roofed, mansard, polygonal, cheeked or any other type of dormer is not allowed.

iii) Dormer windows shall be vertically proportioned.

iv) Dormers shall line up with the fenestration below.

v) Dormers should be set in from the roof's eaves, hips, valleys, and sides.

6.3.5 VENTILATOR WINDOWS

i) Loft ventilator windows may be used on gable ends. Refer to Figure 10

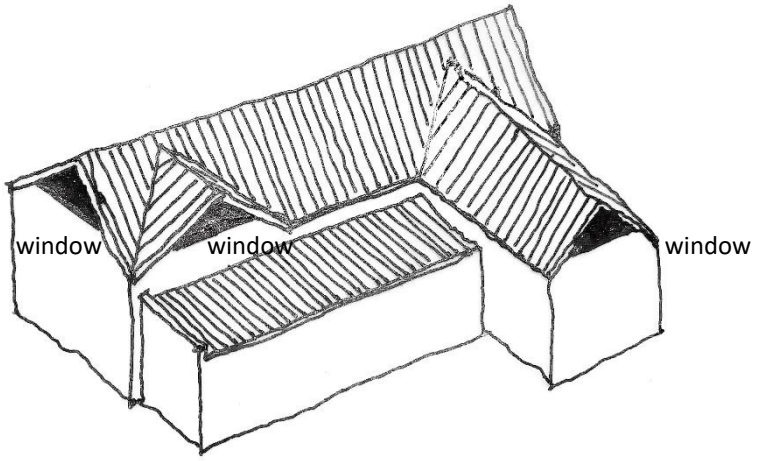


Figure 10: Example of allowed gable end loft ventilator windows (windows indicated in black)

ii) Notwithstanding the provision contained in 6.5.1, under-eave ventilator windows may have a horizontal dimension that exceeds the vertical dimension. Refer To Figure 11

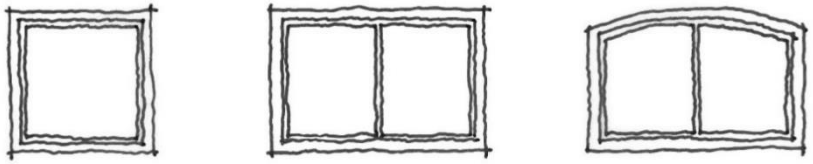


Figure 11: Suitable loft ventilator windows under eaves

iii) Under-eave ventilator windows shall line up with the fenestration below.

6.4 EXTERIOR WALLS

6.4.1 WALLS, WINDOWSILLS AND PLASTER BANDS

i) Walls to be constructed of brickwork with predominantly plastered finish. All external walls to be a minimum specification of 230 or 270mm cavity construction.

ii) External walls of the primary and secondary building elements are to be smooth wood trowelled, plastered, and painted.

iii) 100mm wide plaster bands protruding no more than 25mm may be used on parapet walls and above and around doors, windows, and openings.

iv) Thickened walls for building plinths or a 25mm plastered plinth line will be allowed. All plinth walls must match the main walls colour.

Exclusions:

- *Plaster quoins, rustication, and decorative mouldings.*

6.4.2 ACCENT WALLS

The use of accent wall finishes is encouraged, but their use must be subtle and must form an integral part of the overall design of both the dwelling and the development. The following accent wall finishes shall be allowed at a maximum percentage per façade as stipulated:

i) Texture paint on accent walls - 20 %
ii) Timber cladding - 10 %
iii) Natural stone cladding - 10%
iv) Texture plaster - 10 %
v) Red over-burned clay face brick with grey mortar - 10%

Only two accent wall finishes may be used at any time; for example: stone and timber cladding, texture paint and stone cladding, textured plaster, and timber cladding, etc.

Exclusions:

- *Timber logs.*
- *Timber imitation pattern planks such as 'Handiplank' or similar.*
- *'Smartstone,' or similar imitation-type wall cladding.*
- *Colour-pigmented and cement-based plaster paint finishes.*
- *Exposed concrete walls.*

6.5 WINDOWS AND DOORS

Window and door openings shall predominantly be vertically proportioned.

6.5.1 WINDOWS

i) Windows in which the vertical dimension exceeds the horizontal dimension are prescribed. The exception of square-proportioned windows may be considered by the AAC.
ii) Windows may be timber, aluminium or steel window frames that match the proportions look and feel of timber.
iii) Approved window types are side-hung casement, top-hung, sliding and sash windows.
iv) The proportion and style of windows selected should be consistent throughout the building.
v) Wider, purpose-made, horizontal window openings may be allowed to capture views on condition that the window length is divided vertically in accordance with the proportions and criteria as prescribed in par. 6.5.1 i). These windows will be subject to the approval of the AAC.
vi) The use of arch-type windows is allowed but shall not exceed 20% of the fenestration area of a façade.
vii) Frameless glass is only allowed where it is not visible from streets or to the public.
viii) The finish and colour of windows shall be as per the colour specification. (Section 6.7).

Exclusions:

- *Reflective mirror glass or film.*
- *'Winblok' or other precast concrete windows.*
- *Glass blocks.*
- *Lead windows with stained glass patterns.*
- *Small-pane or cottage pane window frames in timber, aluminium, or steel.*

6.5.2 SHUTTERS

i) A percentage of external shutters in either hardwood timber or aluminium are prescribed.

ii) Shutter widths and proportions must be in harmony with the windows they cover.

iii) The finish and colour of shutters shall be as per the colour specification. (Section 6.7)

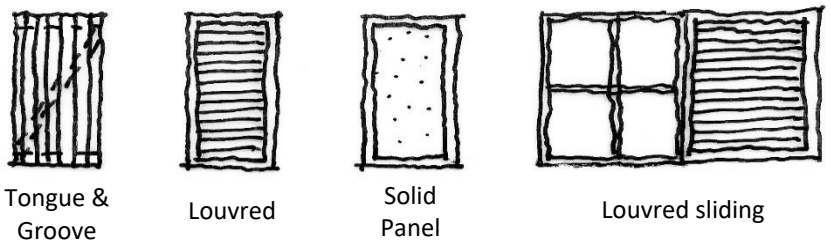


Figure 12: Example of allowed window shutters

6.5.3 DOORS

i) Doors may be timber, aluminium or steel door frames that match the proportions and look and feel of timber.

ii) External doors and door frames must be of the same material. Front doors may be solid or may incorporate glazing.

iii) Any double door, folding stacking door and/or door/window combination where the total brick opening is wider than 1750mm is allowed with the condition that it be placed behind a veranda, pergola or stoep.

iv) The finish and colour of doors shall be as per the colour specification. (Section 6.7)

Exclusions:

- *Horizontally proportioned doors.*
- *Natural or Bronze Anodised Aluminium.*
- *Ornate or carved doors.*
- *Metal roller shutters.*

6.6 GARAGES AND CARPORTS

i) Garage door openings may only be for single garage doors. The doors for double garages may only comprise two single garage doors next to each other separated brick wall/column.

ii) The pattern on garage doors may only be horizontal. Deviations need to be submitted to the AAC for scrutiny and support.

iii) Outswing garage doors, sectional overhead or tilt-up doors may be used in timber, aluminium, or pressed fibreglass.

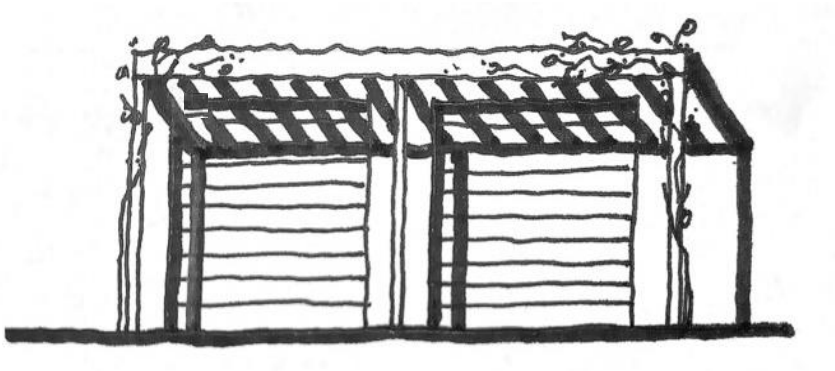


Figure 13: Double garage comprising two single garage doors and a pergola

iv) Where garage doors are set back from the street boundary to create an additional parking space in front of the garage, it is encouraged to be screened with a pergola.

v) The growth of vines or other plants on pergolas in front of garages is encouraged.

vi) Garages may not be altered or changed into accommodation or living spaces without prior approval by the AAC and the Local Authority.

vii) Doors to be non-reflective, i.e. matte finish, and not gloss.

6.7 EXTERIOR PAINT COLOUR SELECTION

All new structures are to be painted and existing structures are to be repainted in accordance with the prescribed colour selection below for the development.

Alternative suppliers may be used if the colours match the prescribed exactly.

6.7.1 ROOF SHEETING

i) Prescribed roof sheeting colour: 'Colourbond Volcanic Grey' or similar approved.

ii) The product must have a guarantee against fading.

6.7.2 EXTERIOR WALL COLOURS

i) The following colours for exterior walls are prescribed and have been selected from the 'Plascon' colour range:

Wall Colours (Refer Figure 14):

- Orchid Bay GR-YO6
- Spanish Delta GR-YO8
- Offshore 50
- Plaster 61

6.7.3 FEATURE COLOURS

i) The use of feature colours is encouraged for feature elements, such as front doors, shutters, recesses, chimneys, or feature walls where these features are painted in a different colour to that of the main building.

ii) Feature colours shall be limited to 25% of the area of any elevation.

iii) Feature colours should be coordinated with neighbouring houses as to avoid multiple repeats of the same colour.

iv) The following colours for feature elements are prescribed and have been selected from the 'Plascon' colour range:

Feature Colours (Refer Figure 14):

- Storm B4-E1-4
- Majestic Promenade R7-C1-2
- Shining Armor B7-E1-3
- Sea Sphinx G6-D2-1

6.7.4 WINDOWS, DOORS, AND SHUTTERS

i) Aluminium windows, doors, garage doors and shutters to be epoxy powder coated in the following approved colours only:

Aluminium Colours:

- Matt Pure White ANP39010 / LA210P
- Matt Stone Grey ANP37030 / LL230P

ii) Doors and windows other than aluminium shall match the above powder-coated colour options.

iii) Window and door colours may not be mixed, for example, the door and frame and the window and frame must be the same colour.

iv) Shutters shall either match the window or door colour or may be feature colours as prescribed under 6.7.3.

Figure 14: Approved 'Plascon' colours

6.7.5 OTHER COLOURS

i) Plaster bands may be painted white or to match the colour of the wall onto which they are set.

ii) Any palisades and metal gates must be painted either pure white or 'Plascon' Roman nights (GR-Y15).

iii) Metal balustrades, columns, verandas, and pergolas must be painted either pure white or 'Plascon' Roman nights (GR-Y15).

iv) Timber balustrades, timber verandas, timber columns, timber pergolas & timber fencing or screening shall be either varnished or painted white.

v) Garden gates shall be varnished, painted white or may match a feature colour as prescribed under 6.7.3

vi) All fascias and barge boards shall be painted white.

vii) Aluminium gutters to be powder-coated to match either the roof (Colourbond Volcanic Grey') or the fascia (pure white). PVC Downpipes shall be painted to match the gutters in colour.

viii) Exterior dwelling lights: colours to be black, charcoal, or white. Only one colour theme of lights may be used per dwelling.

6.8 STOEPS AND VERANDAS

i) The maximum allowable floor height of a veranda/stoep facing onto the street is 750mm above finished ground level.

ii) Stoeps or verandas located on the private side of the dwelling are defined as private stoeps.

iii) On the private side of the dwelling (not the street-facing side), private stoeps may be covered with flat roofs behind horizontal parapet walls.

iv) The sides of open stoeps may be enclosed on the private side of dwellings. Folding stacking glass doors, exterior roller-blinds or powder-coated aluminium frames and doors with full height/length glazing will be allowed to be used for this purpose.

v) Timber battens to pergolas for increased shade is allowed.

vi) As an exception to the prescribed roofing materials, it will be allowed for clear polycarbonate sheeting to be used only in a flat roof application over pergolas or stoeps on the private side of the dwelling (not the street-facing side). The polycarbonate sheeting must be enclosed all around with a parapet wall in order for the material not to be visible from any side. A slatted timber ceiling that allows light through may be installed underneath such sheeting if required.

vii) The total depth of any stoep or veranda may not exceed 5m.

6.8.1 PERGOLAS COLUMNS

The following column structures are allowed for stoeps and verandas:

i) Plastered masonry columns with optional plaster coping.

ii) Square, hardwood timber posts.

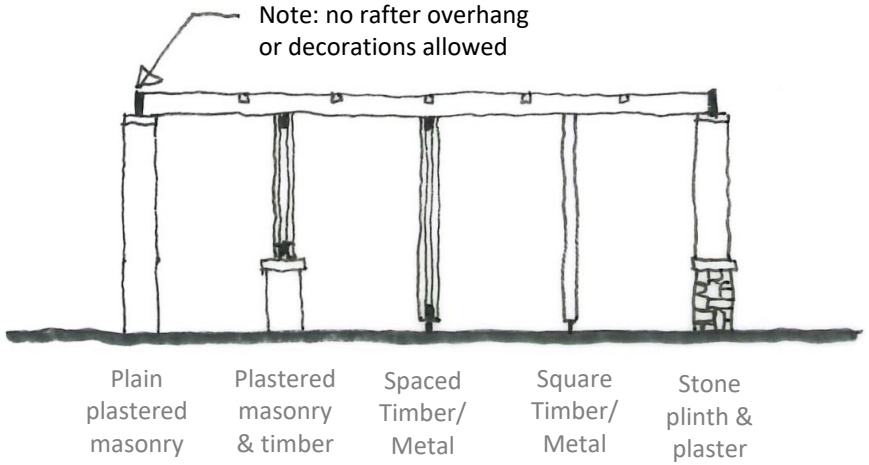


Figure 15: Allowable pergola column styles

iii) Aluminium sections may only be used if they match timber in proportion and if the colour satisfies the prescribed colours in Section 6.7.

iv) A combination of the above.

v) Roman or Greek-style concrete columns are not permitted.

6.8.2 TIMBER DECKS

i) Hardwood timber decks may only be constructed on the private outdoor side of the dwelling.

ii) Such decks may be built over the building line up to 0,5m from the Erf boundary, however, roofs over such decks must fall within the building lines as prescribed under section 5.3 Building Lines above.

iii) Decks may not be higher than 750mm from natural ground level.

iv) Timber for decks to be appropriately selected and treated to weather external conditions and sustainable, composite timber materials may be used.

v) Handrails to such decks - if required - to complement the style of the house and will be subject to the approval of the AAC.

6.9 BALCONIES

i) Precaution shall be taken in the design to ensure that the position of balconies does not compromise the privacy of neighbouring dwellings.

ii) Balconies shall form an integral part of the design of the dwelling.

iii) The support structure for balconies may consist of materials as described under walls or under walls

iv) Visible sides of balcony slabs shall be plastered and painted to match the wall surface to which they attach.

v) No balcony will be allowed over a building line.

vi) The maximum size of a balcony is limited to 15m², however, at the discretion of the AAC larger balconies may be allowed on the private side of the dwelling.

vii) The handrail may be fixed on the top or side of the slab.

viii) The maximum size of a balcony is limited to 15m², however, at the discretion of the AAC larger balconies may be allowed on the private side of the dwelling.

ix) The handrail may be fixed on the top or side of the slab.

6.10 HANDRAILS & BALUSTRADES

Balustrades must always conform to the National Building Regulations (NBR). The following conditions shall apply:

i) The height to the top of all handrails, including those mounted on brickwork, may not exceed a maximum of 1100mm above the floor finish of the adjoining slab unless required by the NBR.

ii) Balusters must be positioned vertically.

iii) Hardwood timber balusters are allowed and shall be painted as prescribed.

iv) Painted and plastered brickwork balustrade walls are allowed.

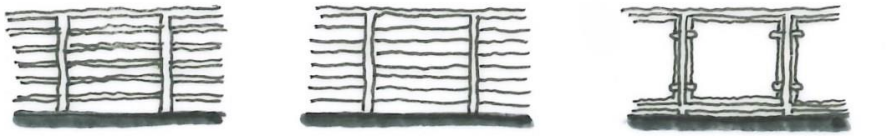


Figure 16: Typical and allowed balustrade types

v) Square mild steel tubing and flat metal balustrades are allowed

vi) All external metalwork must be painted as prescribed.

vii) Glass balustrades are allowed ion frameless glass and not framed.

<u>Exclusions:</u>

- *Any form of solid sheet panelling.*
- *'Yacht' type handrail details, stainless steel cabling or similar.*
- *Balustrades fixed in a criss-cross pattern.*

6.11 BOUNDARY WALLS AND FENCES

i) Boundary walls around an erf are prescribed to be plastered, to receive a plastered coping and to be painted.

ii) As a guide for plaster work boundary walls must be in accordance with existing walls already built within the development.

iii) Where walls incorporate masonry columns (spaced at max. 2,5m - 3m centers or as advised by a Structural Engineer), such columns must be square and may protrude no more than 100mm from the face of the solid wall section.

iv) Any reference to the maximum height of a wall or fence shall be taken as a measurement to the top of any coping forming part of the wall.

v) All boundary walls, boundary fencing and fencing around pools must be designed and built to comply with the National Building Regulations (NBR). For specific conditions that apply to pool fencing, refer to the applicable NBR section for details.

<u>Exclusions:</u>

- *Prefabricated walling systems.*
- *Sheet material.*
- *Barbed wire on walls.*
- *Face brick boundary walls*

The following boundary wall conditions are defined:

6.11.1 SHARED BOUNDARIES

i) In the case of any boundary which separates two adjoining residential erven; solid walling, hedges or dense planting to a maximum height of 2100mm may be used.

ii) The cost of erecting common boundary walls must be shared 50-50 between owners.

iii) Service yards shall be screened with a wall of 2.1m maximum in height.

6.11.2 STREET BOUNDARIES

Refer to Figures 17A & 17B

Only a continuous low-level front wall of max. 1,2m in height, running along the erf boundary and matching the colour of the house, will be allowed. This is vital to help achieve a series of shared and 'living' streets.

A shared street is a residential street designed to eliminate the separations between walking, cycling, and vehicular movement, enhancing the street's liveability. While cars are permitted, they are considered "guests" and yield to other modes and activities.

The shared surface design, typically a single surface with no level changes, disrupts the traditional hierarchy of mobility, naturally slowing down car movement and allowing for a more efficient use of space.

By removing traditional distinctions between pedestrians and vehicles, the design encourages a heightened awareness of surroundings, promoting physical safety. The concept of "eyes on the street" underscores the importance of natural surveillance.

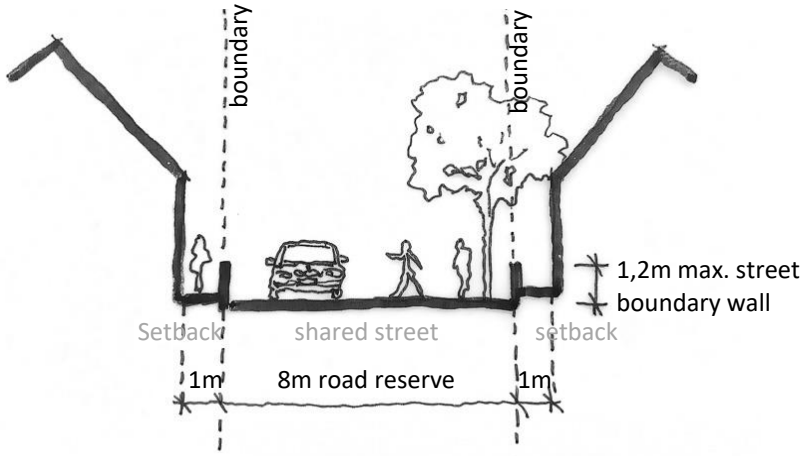


Figure 17A: Street boundary wall – Neighborhood streets

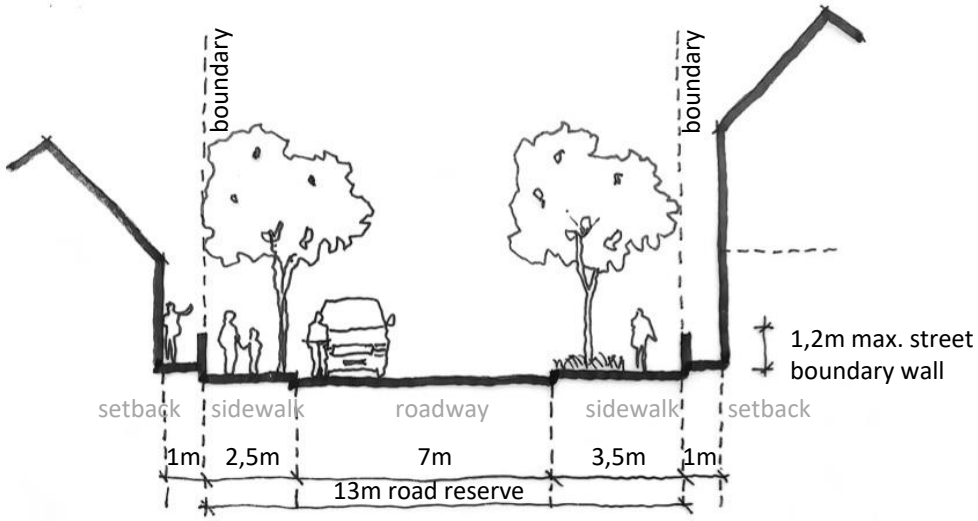


Figure 17B: Street boundary wall – Structuring streets

6.12 GATES AND ARCHWAYS

i) Steel or timber gates with a painted or varnished finish may be used. Refer to colour selection in Section 6.7.

ii) Patterns on metal gates must read vertically to match and complement the handrails and balustrades on the main dwelling.

iii) Gates may be incorporated in low or high walls in combination with or without an archway.

Exclusions:

- 'Trellidor' type security doors.
- Diagonal slatted pattern gates.

6.13 CHIMNEYS

i) All chimneys must be in accordance with the dimensions as prescribed in the National Building Regulations.

ii) Chimney cowls shall be either matt black or charcoal to match the roof and they must complement the size of the Chimney. Turbo-cowls are preferred.

iii) Exposed steel flues are allowed to the non-street-facing side of the building in either stainless steel or black finish.

iv) It is preferred for exposed chimney flues to be mounted flush with the wall and protrude through the roof eave and have no bends.

Exclusions:

- *Exposed fiber cement flues.*
- *Rotating chimney roosters, 'Whirleybirds' or similar type cowls.*

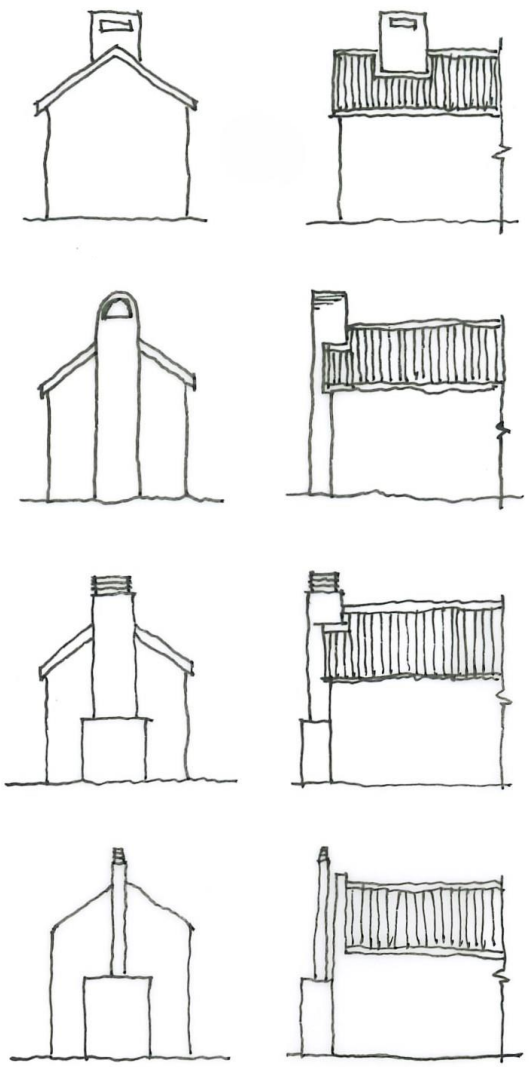


Figure 18: Various allowable chimney type examples.

6.14 ENERGY SAVING EQUIPMENT

6.14.1 WATER HEATING SYSTEMS

i) Solar or heat pump thermal systems are prescribed.

ii) All remote equipment, including geysers/ storage tanks shall be fitted so as to ensure that it is not visible from the street or causes a nuisance to neighbours.

iii) Flat-plate solar water heating collectors or evacuative tubes shall be mounted flush with the roof. Mounting frames and fittings shall match the roof colour.

iv) Collector plates are preferred over evacuative tubes as the installation is thinner and closer to matching the roof colour.

v) Heat pumps must be installed inside service yards, where practically possible, and fixed as low to the ground as possible.

vi) Solar equipment shall match the colour of the roof in its entirety.

vii) Combined solar tank and panel systems, where the solar tanks are exposed and fitted on top of the roof, shall only be permitted where not visible from the street.

6.14.2 SOLAR PANELS

The standards for solar or photovoltaic panels (PV) on a roof and the implementation of a battery and inverter pair to provide 220V AC shall be as follows:

i) Installations of PV panels shall be mounted on the roof of a home parallel to the roof surface.

ii) Mounting frames and fittings shall be powder-coated to match the roof colour unless it is secluded from view.

iii) The connection must be either concealed or mounted in rigid PVC surface-mounted ducting and be unobtrusively surface-mounted where provision has not been made in the building process for conduit in which to install the conductors.

- The maximum size of the external ducting shall be 40x40 mm and preferably be installed between homes where a stairwell potentially facilitates hiding the ducting.
- The installation may not be done using flexible tubing coupled to any existing items on the building like drainage pipes, pergolas, or balcony structures.
- The colour of the ducting shall be painted in accordance with the house colour scheme when the installation is complete.
- All electrical connections shall be carried out by a registered professional who shall issue a Certificate of Compliance upon completion.

iv) All inverter systems are to be appropriately sized and protected to qualify for an official Certificate of Compliance.

v) All connections between PV installation and the inverter must satisfy Stellenbosch Municipality requirements and all PV installations need to be registered with Stellenbosch Municipality as a Small-scale embedded generation "SSEG."

6.15 MISCELLANEOUS AND GENERAL

6.15.1 Television aerials and satellite dishes:

The location of all television aerials or satellite dishes should not be visible from the street or potentially in view or hazardous to adjoining properties. The final position, size and location of all satellite dishes and television aerials are subject to approval by the AAC. The latter should preferably be fixed below the eaves line of the main dwelling or inside the roof space if possible.

6.15.2 Telephone and electrical cables:

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

6.15.3 Exterior Lighting:

i) All exterior lighting should be sensitively positioned and not directed in such a way that it may have a negative impact on the immediate surroundings or potentially in view or hazardous to adjoining properties, residents or passing traffic.

ii) Exterior lighting of houses should shine down or be of the hooded eyelid type.

iii) It is recommended that all exterior lights be fitted with energy-saving lamps & photocells.

iv) Security lights may not cast direct light outside the erf upon which they are situated and must be activated by movement sensors. No floodlights are permitted.

6.15.5 Burglar bars:

i) Burglar bars are not encouraged, should they be required they must be of the clear bar type or security shutters which are not as visible.

ii) Security bars, gates and/or security shutters shall always be internally mounted and suit the window proportions.

iii) The aesthetic approval of all burglar bars and security gates is subject to the approval of the AAC.

iv) Security gates are only permissible if mounted internally behind a solid door and may not be visible from the exterior of the building.

6.15.6 Canvas awnings and external blinds:

i) Roll-down blinds to terraces shall be allowed in between or behind the structure it is fixed to and may not be pulled down at an angle.

ii) The colour of external blinds shall be darker than the adjoining structure/walls to be in contrast with it and still show the opening positions. Refer to image 28.

Exclusions:

- *Bright colours or elaborate patterns shall not be allowed without the support of the AAC.*
- *Folding arm awnings or any other cantilevered awning structures.*
- *Bedouin stretch tent structures.*

6.15.7 Swimming Pools:

i) The position, colour and design of all swimming pools and equipment are subject to final approval by the AAC and must be indicated on plan, elevation and section when submitted for scrutiny.

ii) Refer to section 5.3 for building lines applicable to pools.

6.15.8 Water features:

All water features are to be on a timer to work between 7am – 7pm only.

6.15.9 Water storage tanks & boreholes:

i) Water tanks are to be indicated on plans for approval by AAC. These may not be visible from the street and may not be bigger than 2500l for Single Residential and 1000l for Sectional Title Erven. PVC water tank colour to be beige or grey.

ii) Not applicable to apartments

iii) No private boreholes or well points will be allowed by the AAC other than those serving the Development

6.15.10 Mechanical equipment:

i) Suitable allowances in the design for mechanical equipment such as air-conditioners, ducts, grilles, condensers, heat pumps, etc. need to be made to ensure that such installations are suitably concealed within ducts. Condensers must be hidden behind walls in order to not be visible/exposed on the exterior façade of the building and may not be visible from the front of the building and street side.

ii) Air conditioning and heat pump condenser units must be installed low on ground level & and preferably be hidden in service yards. The units may not be installed higher than 1200mm above ground level.

iii) Units outside of service yards, in cases where it is unavoidable, must be entirely screened from visibility with an appropriate screen. Clustered equipment and their respective services such as electrical boxes, timers etc. shall be screened by a large screen rather than separate screens. Refer to Figure 19.

iv) No window-mounted air-conditioning units are permitted.

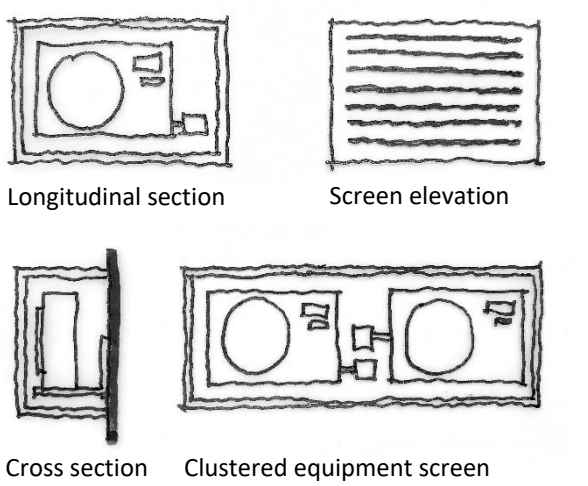


Figure 19: Typical allowable mechanical equipment screens

6.15.11 Other equipment:

i) All service equipment such as gas cylinders, refuse bins, compost piles and clotheslines must be screened within service/drying yards in order not to be visible from the neighbouring properties, or the street.

ii) No garden/tool sheds, Wendy houses or temporary structures are allowed.

iii) No dog kennels and covered facilities for caravans, boats or trailers may be visible from the street. Dog kennels, caravans & boats must be stored out of sight.

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

7. PERMITTED TREE SPECIES

7.1 INDIGENOUS TREES:

Apodytes dimidata: White pear
Bolusanthus speciosus: Tree Wisteria
Brachylaena discolour: Coastal Silver Oak
Buddleja auriculata/ saligna/salvifolia: Weeping Sage/ Sagewood
Calodendrum capense: Cape Chestnut
Celtis africana: White Stinkwood
Combretum erythrophyllum: River Bushwillow *Cunonia capensis:* Red Alder
Curtisia dentata: Assegaai
Dais cotinifolia: Pompom tree
Dombeya rotundifolia: Wild Peach *Dovyalis caffra:* Kei apple
Dyospyros whyteana: Bladdernut

Ekebergia capensis: Cape Beech
Erythrina caffra/ lysistemon: Coral Tree
Ficus spp. (But not close to walls or paving): Wild Fig
Grewia bicolor: White Raisin
Grewia occidentalis: Cross Berry
Harpephyllum caffrum: Wild Plum
Heteropyxsis natalensis: Lavender tree
Ilex mitis: Cape Holly
Indigofera natalensis: Forest Indigo
Kigelia africana: Sausage tree
Maytenus oleiodes: Mountain Maytenus
Nuxia floribunda: Flowering Elder
Olea europaea subsp. africana: Wild Olive
Podocarpus spp.: Yellowwood tree
Salix mucronata: Cape Willow
Schotia brachypetala: Weeping Boer-bean
Searsia lancea: Karee
Searsia pendulina: White Karee
Strelitzia nicolai: Wild Banana
Syzigium cordatum: Water Berry
Syzigium guineense: Wild Pear
Trichelia emetica: Natal Mahogany

7.2 EXOTIC TREES:

Betula pendula/alba: Silver/White Birch
Caesalpinia ferrea: Leopard tree
Celtis sinensis: Chinese Stinkwood
Cupressus stricta: Graveyard Cypress
Cupresuss leylandii: Leyland Cypress
Cypress spp: Cypress
Laegerstroemaria speciose/indica: Pride of India
Laurus nobilis: Bay tree
Liquidambar styraciflua: Liquidambar tree
Magnolia grandiflora: Magnolia tree
Platanus acerifolius: London Plane tree
Quercus spp: Oaks
Fruit trees such as: Mission Olive, Orange, Lemon, Almond, Lime, Naartjie etc.
Exclusions:

- *Palm trees*
- *Any species listed in the latest Alien and Invasive list according to NEMA.*

8. PRIVACY AND NOISE

The Design Framework and Building Design Guidelines for GAP/FLISP Housing will not guarantee visual privacy and noise control. The below measures are indicated as guidelines to further assist in achieving such objectives.

Individual property owners must ensure that houses are designed in such a manner that respects and takes into consideration the location and need for private outdoor living spaces of neighbouring properties.

While visual privacy can be attained by providing screen walls and locating windows and balconies in areas where the privacy of the next-door neighbours is not compromised, noise is a potential problem that must be managed and controlled by each homeowner.

The following design measures are recommended to assist and help reduce noise levels:

i) Ensure that outside living spaces of houses are not located directly alongside one another, but that buildings separate individual outdoor living spaces.

ii) Additional noise screening devices can be utilised, such as planters, hedging, double walls, pergolas, and garden seats along boundaries.

iii) The sound of water features located along boundary walls is an effective method of reducing noise from external sources.

9. REVISIONS TO GUIDELINES

Rev	Date	Description
-	2024-08-02	First Issue