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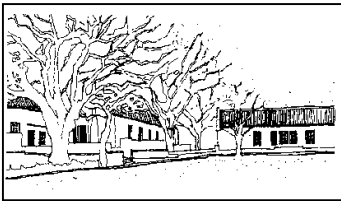
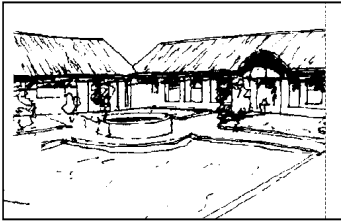
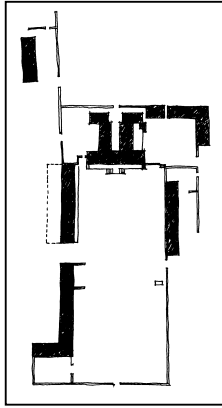


Urban Studio - Architecture, City planning & Urban Design
Revisions by sw design architects

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ARCHITECTURAL DESIGN GUIDELINES Schonenberg Estate, revision 25 –March 2019

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8.0 SPECIAL CONTROLS	p.13	2.0 Philosophy sentence on high walls added.	
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8.2 Edges facing the detention ponds		5.4.5 (b) Brick & Mortar added.	
8.3 Edges facing Somerset Main Road and site edges		6.1 Building materials added and (b).	
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8.5 Open space edges – Conservation zone		7.4 Heat Pump Unit & geyser positions & (g) & (h) added.	
8.6 Group residential edges onto open space		28 October 2014	
8.7 Pedestrian lane edges		7.12 & 10 (b) Referral to Building Construction Standards Document 14-1 added and as Addendum C.	
8.8 Street edges		2 September 2015 - 7.13 Alternative Energy Sources added.	
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1.0 INTRODUCTION

This document, which forms annexure D of the Master Home Owners Association Constitution, outlines the architectural and planning guidelines proposed for the single residential and group sites of Schonenberg Estate. Additional guidelines for group sites are available from the Estate Manager. This document outlines all procedural, planning and aesthetic considerations required for the successful design and development of a property. While a proposal may comply with these architectural and planning guidelines illustrated herein it must also comply with the architectural ethos of the estate.

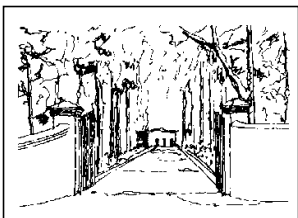
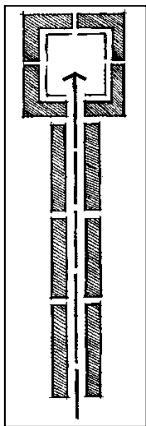
The purpose of design guidelines is to protect and safeguard the environment and guide appropriate architectural character and protect the investment value of the development. The guidelines are not restrictive conditions but promote an overall design sensitivity whilst allowing flexibility for individual expression.

These design guidelines is supplementary to the National Building Regulations and requirements of the Local Authority. All building designs are to be approved by the Schonenberg Estate Design Review Committee prior to submission to the Local Authority.

The document comprises of the following:

- An explanation of the intentions behind the overall estate layout and design.
- A description of the general environmental and contextual constraints.
- Development guidelines.
- Architectural guidelines.
- Special conditions applicable to specified areas.

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2.0 DESIGN PHILOSOPHY

The design philosophy is informed by the desire to create an estate that firstly relates to its context and secondly creates a desirable living environment. The layout of the estate attempts to reflect some of the unique characteristics of the surrounding historical landscape. The main design elements relate to the subdivision of farmland through tree lines and wattle walls addressing environmental constraints and the need to define boundaries between public and private spaces. Tree avenues are used to create a series of windbreaks while low walls are used to define key public spaces.

The layout and design guidelines attempt to ensure that the streets become venues for positive neighbourhood interaction. The design guidelines encourage individuals to contribute to the making of cohesive streetscapes as well as a range of integrated internal and external living spaces. **Individual properties must thus not 'turns its back on' the street and open areas with high walls and screens and blank walls! Note also that ANY proposed measure of pet control must be referred to the DRC and obtain approval.** Individual responses are informed through a variety of edge conditions, which must be adhered to.

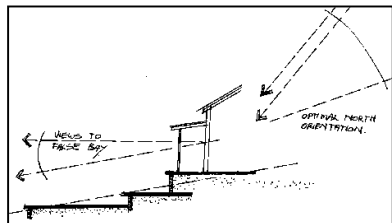
It is envisaged that through design responding appropriately to the climate, topography, human scale and street that the estate will develop a unique character that promotes a physically and socially positive living environment **where people connect and fend for each other, take responsibility for ALL of the public / communal spaces and the whole of the Estate. This results in a much safer living environment.**

3.0 CONTEXTUAL DESIGN INFORMANTS

It is hoped that through careful consideration of the following contextual issues that a vernacular architecture will evolve.

3.1 Slope

The site has a prominent slope down towards the detention ponds on the southern edge of the site. Careful analysis of the natural slope of each individual site in relation to the surrounding sites should inform the concept design. Level changes, retaining elements and terraces can result in a rich and varied environment that provides opportunities to create protected outdoor courtyards and spaces. Contour variations and founding conditions to be determined by owners before the design process commences.



3.2 Views and orientation

Views and orientation are an important consideration in the design of a dwelling. The majority of erven are positioned east-west resulting in the longest elevations facing north. Views however are towards the south. This offers a unique design problem, as the living spaces facing False Bay will not receive direct sunlight as the north facing facades.

Habitable roof spaces instead of full double storeys are encouraged, as they are more sensitive to scale and the need to preserve views across the site.

4.0 DEVELOPMENT CONTROLS

The following serve to define the limits and extent of the developable envelope. They are:

4.1 Coverage

The coverage refers to all building forms and includes the main dwelling, garages, verandas and outbuildings. The maximum coverage for all residential erven may not exceed 50% of the erf. The minimum house size allowed (single residential) will be 140m², inclusive of garages.

4.2 Building Lines

The building lines for residential erven must conform to the building line site development plan as approved by the local authority. Single residential erven conform to the building lines of the zoning scheme. The architectural guidelines require 4 variations due to specific layout requirements. They are:

4.2.1 Building line variations

Variation 1 – Properties with one street frontage only

- a) 1 x 4m street boundary
- b) 3 x 2m side boundaries

Variation 2 – Properties with two street frontages

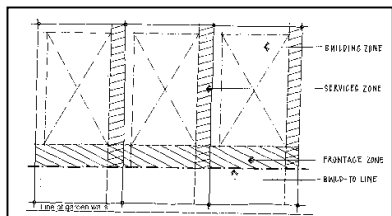
- a) 1 x 4m street boundary
- b) 1 x 2m street boundary
- c) 2 x 2m side boundaries

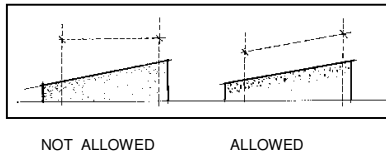
Variation 3 – Properties with three street frontages

- a) 1 x 4m street boundary
- b) 2 x 2m street boundary
- c) 1 x 2m side boundaries

Variation 4 – Erf 16056

- a) 1 x 4m street boundary
- b) 2 x 2m street boundary
- c) 1 x 0m side boundaries





Variation 5 – Properties boundaries along pedestrian walks

- 1 x 0m side boundaries for 50% of the relevant boundary line.
- Sections not used for the above will be included in the landscaped area of the pedestrian walk or lane.

4.2.2 Building lines - general

- Property owners are encouraged to vary building setbacks in response to adjoining properties to increase privacy, views and overall aesthetic and quality of living.
- 0.0m side and 5.0m street building lines are allowed for garages. Garage positions are specified per erf.
- 0.0m common building lines will be permissible to allow semi-detached dwellings within group sites.
- A minimum 5.5m street, side and rear building lines must be allowed for thatched houses.

4.2.3 Group site boundaries:

All group site boundaries and setbacks are available from the Estate Manager.

4.3 Height restrictions

The maximum dwelling height restriction is 8.0m to the ridgeline of the roof. The 8.0m height must be calculated in a parallel line to the average natural ground level as determined by a registered land surveyor.

Information required from the land surveyor is:

- Any deviation of contour lines from the supplied erf diagram.
- The highest buildable point.
- The average natural ground level of the site.

The maximum building height to be two storeys. A loft is considered to be a storey. Chimneys should remain within the 8.0m height restriction.

4.4 Other restrictions

- First floors may not exceed 50% of the ground floor area, excluding garages, verandas and outside covered areas.
- No first floor balconies will be allowed for entertainment without the written consent of the Home Owners Association and the affected Neighbours.

5.0 ARCHITECTURAL GUIDELINES

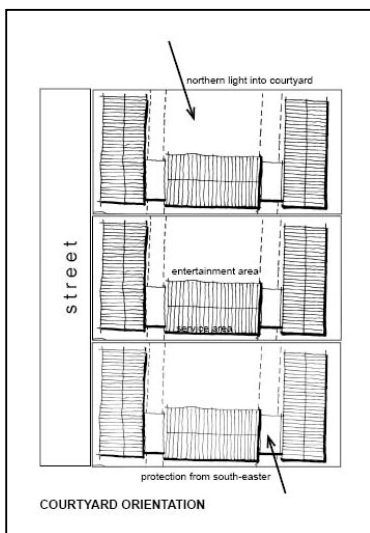
5.1 Building forms

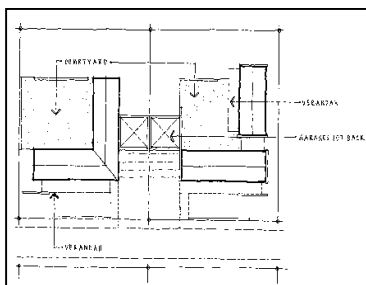
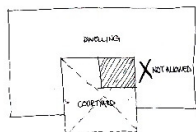
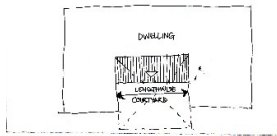
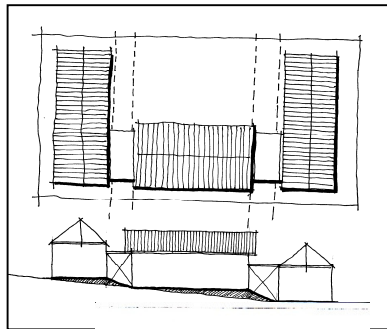
5.1.1 Components

The form of a dwelling is determined by the grouping of its components. Residents are encouraged to separate entertainment, service areas, sleeping and work into separate but linked forms. The first priority is to create a coherent streetscape and secondly create semi-private courtyard spaces addressing prevailing wind conditions.

5.1.2 Courtyards

A maximum of 50% of courtyards, measured within the building lines, and taken in the length wise direction (like a verandah/'stoep' of the former Victorian building style, may be covered with a lightweight roof structure and roof sheeting material. ANY covering should be approved by the DRC first. The DRC reserves the right to approve or reject these structures and roof covering materials if it is not in line with enhancing the overall character of Schonenberg Estate. NB





NOTE paragraph 5.4.3 of this document on Roofs and also paragraph 6.2. The courtyard space may not be broken up with an a-symmetrical, 'lob-sided' room or part of only half a verandah. Concrete slabs will be considered as an option, only in the following cases:

- a) Where a first floor balcony is over the courtyard;
- b) Where a flat roof section which is separating building forms can be logically extended over the courtyard.

5.1.3 Outside Entertainment Areas

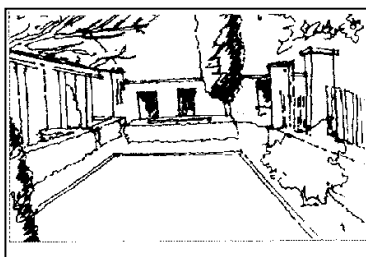
- a) Patio areas used for outside entertainment may be enclosed with frameless sliding/ folding glass panels or approved roll down canvas blinds ONLY. Framed sliding/folding doors and pre-manufactured sliding doors will not be allowed, but will be ONLY considered in the case where this patio is not at all visible from open public areas, green belts, pedestrian walkways or streets. The DRC still holds the right of discretion to consider this according to proper, detailed working drawings to be submitted. Note to be sure to show all rain- & storm water disposal, gutters and fascia details clearly on drawings.
- b) The enclosed patio area may not form an extension of the house, thus floor levels may not be the same, but remain 'inside' and 'outside' areas with different floor levels, where a patio is in it's function to be a transition or 'crossing over' space from outside to inside. Internal windows and doors leading onto the patio are to be retained. This will be strictly enforced in light of the new Energy Saving regulations and according to Municipal bylaws. Requirements must comply to the new National Building Regulation, *Part XA – Energy usage in buildings* on 9 September 2011 and with the SABS new standard, *SANS 10400 – Part XA: Energy usage in buildings*. The purpose of enclosing the patio is solely to ensure that outside entertainment areas can be used during windy periods.
- c) Entertainment rooms and 'Braai-rooms' must be designed from the initial planning stage and to be incorporated into the overall design, part of the dwelling, so that a proper courtyard, facing away from prevailing winds will still form the heart around which the living spaces is wrapped...!!!
- d) Irregular plan forms not in alignment of the cadastrals are in contradiction with this philosophy and will not be allowed. The separation of primary building forms with smaller flat roofed sections reduces the overall scale and height of retaining elements across the site.

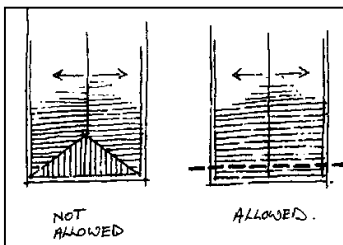
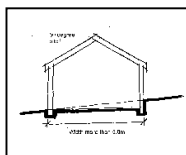
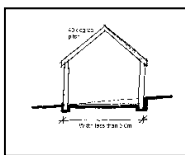
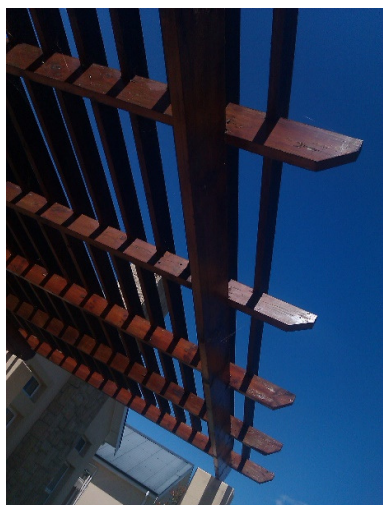
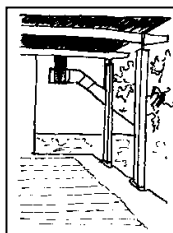
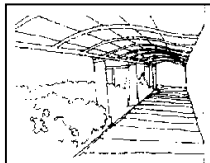
5.1.4 Gables and Different Parts of the whole Unit

- a) Gable walls may not exceed 6.5m in width. Lean-to roofs may be added to gables to increase the building width if required. NOTE: Please refer to Roofs & Roof Materials in paragraph 5.4.3
- b) U-shape and H-shape layouts of dwellings is preferred.

5.2 Proportion

Proportion is used to create a sense of order and establish a consistent set of visual relationships between the various parts of the building. These proportional relationships must be used throughout the design of external facades, and in the design of the total house form.





5.3 Scale

An awareness of human scale is encouraged throughout the development. Verandas, pergolas, balconies and lean-to roofs are encouraged to reduce the scale of buildings. The design guidelines encourage first floors to be set back from the ground floor but limit the size of first floor outdoor areas. Living spaces in roofs are encouraged to reduce the overall scale of buildings.

5.4 Architectural Elements

5.4.1 Garages and pergolas in front of Garages

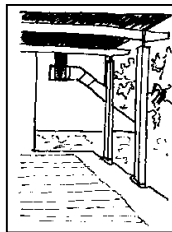
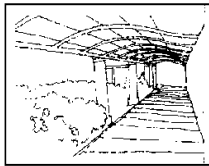
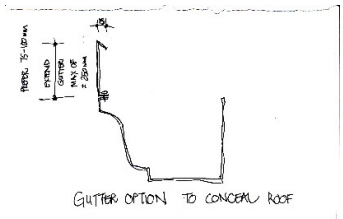
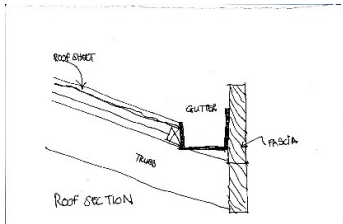
- Each erf will have a maximum of two single garage doors facing the street.
- Garage doors must be separated by a brick pier, which is plastered and painted.
- Garage doors are to be set back 5.0m from the street boundary.
- Pergolas in front of garages to be incorporated into boundary walls.
- Garage roofs may form part of the major plan form of the dwelling, and should then be roofed under the same roof as the main building.
- Freestanding garages must have a mono pitch roof, concealed behind a parapet wall.
- Double gables will not be allowed.
- Pergola in front of Garage to be a lightweight pergola type structures with 'latte'. The growth of vines on pergolas and verandas are encouraged.
- No shade cloth covering or any other covering of pergolas in front of Garages will be allowed. See special exceptions below in paragraph 5.4.2.
- Parapet walls above garages to be mitigated and scale brought down with a pergola.

5.4.2 Carports

- Definition: A structure in front of Garage that is covered with a roof or sheeting of some kind.
- Carports will be allowed, only in special instances and must be well motivated with a written application to the DRC.
- Proper working drawings to be submitted to the DRC showing details structures and proposed materials to be used. Each will be considered by merit and the DRC reserve the right to approve or reject applications.
- Materials preferred would be a high quality clear, smooth profile Perspex sheeting, but also to match the roof covering of the rest of the house.
- According to Municipal regulations – as soon as a construction of any kind is covered it is deemed as a built structure and that affects the street building line of 4 m through-out the Estate. Therefore this application must also get special approval from the local Authority to ENCROACH the Building Line.
- No pre-manufactured carports will be allowed.

5.4.3 Roofs

- Major building forms are to be roofed with double-pitched roofs.
- Hipped ends will not be permitted.
- Gable ends will be permitted.
- Roof overhangs are encouraged.
- Roof pitches to be 40° where the external width of the building is less than 5.0m.



- f) Roof pitches to be 30-35° where the external width of the building is more than 5.0m. The external width of any one continuous section may not exceed 6.5m.
- g) Lean to roofs off the main building to have a maximum pitch of 15°.
- h) The Design Review Committee will consider variations to the above provided that it complies with the architectural ethos of the estate.
- i) No ornate gables will be allowed.
- j) Gables along side elevations of habitable roof spaces shall not exceed 1.5m in width. Gables along the sides of a main roof to be lower than the main roof.
- k) Parapet walls around single pitched roofs are encouraged!
- l) Roofing material to be consistent per house. Concrete flat roofs may be used with either corrugated roofs or tiled roofs.
- m) Roofing material of lean-to roofs and of verandah's etc and Garages to be the exact same as the Main Roof material of the House! Exceptions will be allowed if the lean-to or Garage roof material is completely concealed with a parapet wall or a very sturdy, neat timber fascia board and not visible at all. See Detail sketch attached.
- n) No ornate chimneys will be allowed. Chimneys must be discreet and functional. Masonry chimneys are encouraged. **Metal flutes can be installed on special application to the DRC and should be of a high quality metal and properly specified & described.**
- o) Only fixed cowls will be allowed. No Turbo, turning, **industrial** or rooster type cowls will be allowed. **NO COWLS WILL BE ALLOWED ON TOP OF A METAL TYPE FLUTE. (This is too much of an industrial look).**
- p) All pre-manufactured type fireplaces, oven units or **any type of metal flutes** is to be specially applied for with proper drawings to be submitted and to be approved by DRC. It applies to later installations & additions of this in future as well!

5.4.4 Verandas and pergolas

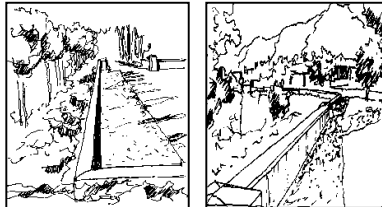
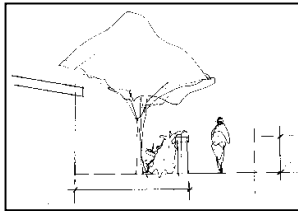
- a) Verandas and pergolas to have a maximum pitch of 10°.
- b) Verandas must be light weight structures. Material options are timber, which may be combined with steel structural elements and gum poles with 'latte'.
- c) The growth of vines on pergolas and verandas are encouraged especially over outdoor living areas.
- d) Transparent sheeting will be allowed provided that it is incorporated into the design of the pergola and properly applied for with construction drawings and handed in to the DRC.

5.4.5 Boundary and retaining walls

Residents are discouraged from securing their perimeters in addition to the low walls. It is essential for the quality and character of the estate that a secure edge is maintained around the perimeter of the estate only. All boundary walls must comply with the design guidelines as set out below and in the various edge conditions prescribed in section 8 of this document. General conditions are:

- a) Street boundary walls to be between 0.8m and 1.2m high. This is to allow physical as well as visual interaction with the street.
- b) All boundary walls to be **brick and mortar** 280-350mm cavity walls plastered and painted to the specifications provided by the HOA.
- c) Boundary walls adjacent to specified intersections may not exceed 0.8m in height for increased vehicular visibility. Landscaping





adjacent to boundary walls must take cognisance of vehicular sight lines.

- d) All walls to be finished with plaster and paint. No facebrick will be allowed.
- e) No precast concrete walls will be allowed. Vibacrete walls that can be plastered and painted will not be allowed.
- f) Common boundaries may be palisade fencing neat and professionally made to proper specifications, plastic covered type diamond wire fencing planted to specification of the Estate, planted hedges, timber fences or walls not exceeding 1.8m from natural ground level. All options need to be submitted with proper detailed architectural working drawings and must be approved by the DRC first.
- g) Common boundary walls may not exceed 1.8m from the lower side of two adjoining properties. Screen options may be considered if the privacy of a courtyard space is compromised. In this case where the wall is to exceed 1.8m will only be allowed with the written consent of both neighbours as well as the DRC's approval.
- h) Internal walls other than that surrounding the drying yard may not exceed 1.2m in height. Screen options may be considered.
- i) Retaining walls may not exceed 1.0m above natural ground level. Sections of retaining walls may be clad in a stone finish (subject to approval of the Design Review Committee) or plastered and painted.
- j) Retaining walls are to be limited to dry packed stonewalls and gabions as well as plastered and painted walls where appropriate. No *terraforce* walls will be allowed.
- k) See section 8.0 'Special Conditions' for pedestrian access points on boundary walls.
- l) The Design Review Committee and controlling architect reserve the right to depart from the above conditions in special cases, which require a unique design solution. All of these conditions are also subject to the approval and interpretation of the DRC to their discretions.

5.4.6 Window and door openings

- a) Window and door openings (sliding, single, double and sliding folding) are proposed at a 1:2 relationship (1 module in width by 2 modules in height).
- b) Door and window materials to be consistent per house.
- c) No reflective materials are permitted on windows.
- d) Door and window frames to be of a similar colour per house.

5.4.7 Shutters, security gates and burglar bars

- a) The use of shutters for doors and windows are encouraged. All shutters must be functional.
- b) Security gates and burglar bars must be discreet and internal to all windows and doors.
- c) Security gates at FRONT DOORS may be on the outside and where applicable in an alcove that is further away from the Front door itself. Strict guidelines will apply and the design must be approved by the DRC first, before any construction. NO SLIDING, RETRACTING DOORS with diamond shaped segments will be allowed. All security gates must be of mild steel, epoxy coated or painted to blend in with the door, and/or windows or with the house wall colours. Stainless Steel could be allowed should it suit the rest of the house and existing balustrading. NO elaborate decorations or ornamentation will be allowed on the gate or as part of the gate design. ONLY VERTICAL and/or HORIZONTAL segments and in a square pattern, will be allowed. ALL DIAGONAL PARTS OR

	<p>SECTIONS OR CURLS ARE PROHIBITED. Square tubing or square rods is encouraged not round ones.</p> <ul style="list-style-type: none"> d) The Design Review Committee must approve designs. e) Owners will be supplied with an approved colour palette. f) Owners will be restricted to a single colour for the external walls, a colour for the roof and one trim or accent colour. g) Additional colour combinations will be allowed subject to the approval of the Design Review Committee.
	<p>6.0 FINISHES & BUILDING MATERIALS</p> <p>NOTE: Any other type of deviation on building construction, materials and finishes must be referred to the DRC and the committee reserves the right to approve or reject such proposals.</p> <p>6.1 External walls</p> <ul style="list-style-type: none"> a) Smooth and textured plaster finishes are permitted. Textured plaster finishes will be limited to a wooden troffel finish and conditional on HOA's approval. b) Only Brick and Mortar is allowed on the Estate. <p>6.2 Roof materials</p> <ul style="list-style-type: none"> a) Materials limited to corrugated profile sheeting, thatch and selected roof tile profiles. In the case of tiles, the entire roof should be tiled. Profile options and colour ranges are specified and available from the Estate Office. b) Tuscan style tiled roofs will not be allowed. c) IBR sheeting profile will <u>not be allowed</u> as a Main Roof or anywhere where visible. Only as completely concealed behind a parapet wall. <p>6.3 Paving</p> <p>A limited range of paving materials should be used in a consistent manner. No black top (asphalt, bitumen) should be used within the development blocks, other than on the main roads. The following paving materials can be used.</p> <ul style="list-style-type: none"> a) Wood chip b) Stone chip c) Grass block d) Gravel e) Laterite f) Hardwood timber boardwalks g) Natural stone h) Clay brick i) Exposed aggregate concrete pavers j) Cobbles k) Material colours should be limited to earth tones. Patterns should be simplistic. No ornate patterns will be allowed. <p>6.4 Paint colour combinations</p> <p>Paint and colour combinations are available from the Estate Manager. The majority of a colour combination should be the lightest colour of the combination.</p> <ul style="list-style-type: none"> a) 80% of the overall wall area to be covered with the lightest colour within a combination; b) 20% of the overall wall area may be covered with darker and or accent colours within a combination; c) Darker colours may be used for plinths, plaster bands and pillars. d) NOTE: Boundary walls to be always the lighter colour of the combination chosen. <p>NB PLEASE REFER TO ADDENDUM <u>A</u> FOR FINISHING SCHEDULE.</p>

7.0 GENERAL

7.1 Utility Areas

- a) Service courtyards to be incorporated into the overall design.
- b) Laundry lines may not be visible from the street or any common area.
- c) Refuse storage areas to remain fully concealed.
- d) Areas for storage of boats, trailers, caravans etc. to be screened from public view.
- e) No Wendy Houses, **Gazebo's** or freestanding storage units will be allowed.

7.2 Swimming Pools

- a) Swimming pools to have a minimum 1.0 m setback from all boundaries.
- b) Swimming pools must be drained into the sewerage system and not into landscaping, natural or conservation areas.
- c) Swimming pools must be built into the ground.
- d) Pool decks may not be higher than 0.5m above natural ground level.

7.3 TV Aerials, Wi-Fi Aerials Satellite Dishes, PABX & Wind Turbines

- a) TV & Wi-Fi aerials, satellite dishes & **wind turbines** must be discreetly positioned **and positions to be shown on application drawings.**
- b) Provision must be made by owners for a PABX system.

7.4 Service pipes, air conditioning, Geysers and Heat Pump Units

- a) All external service pipes must be concealed.
- b) All air conditioning condenser & heat pump units and pipes must be fully concealed & discreet.
 - (i) Thus: Units must not be visible from streets, Pedestrian Walks or any Public Open Spaces or Park Areas.
 - (ii) If placed on a street or park side, it should be on ground level, not any higher than 1.2m and must be behind a wall, not visible or covered with a timber "box" screen.
 - (iii) If placed at the back of property, in a service yard or court yard, it can be higher or on first floor level, but must be completely hidden and not visible from any public view.
- c) Hot water invertors' pipes and units to be concealed.
- d) NOTE: Even if these are not installed in the initial building project, provision must be provided to plan for this in future. Provide sleeves and conduits as to be built in and properly hidden and not stuck onto walls with 'trunking' as a afterthought!
- e) Where not otherwise to be prevented and those existing at this stage, note that exposed 'trunking' must be painted the same colour as the wall.
- f) Any alterations or instillations of these services must be applied for with the proper drawings and documentation and to be approved by DRC.
- g) Show all unit positions on proposed drawings submitted before installing.
- h) No heating devices or units with EXTERNALLY fixed reservoir tanks will be permitted. (For general solar panels, see 7.9)

7.5 Signage

All owners must adhere to the Schonenberg Signage Policy as set out in section 4.1 of the Schonenberg Manual.

7.5.1 Street Signs

The street signage is designed to be mounted on the boundary "werf" walls wherever possible. These signs will be temporarily

mounted on timber gum poles until the relevant boundary walls have been constructed. Once the walls have been completed, the gum poles will be removed and the signs will be mounted onto the boundary walls by the Home Owners' Association.

7.5.2 Numbering of Properties

One set of numbers with a maximum height of 250mm can be fixed to boundary walls.

7.5.3 Naming of Properties

The naming of properties will be subject to an approval by the HOA. Signs must be a maximum of 80mm high lettering.

7.5.4 General signage

Business signage is to be approved by the HOA.

7.5.5 Alarm Monitoring Boards

Only one sign board per property will be allowed. The position of sign board is to be on the wall of the Garage on any of the Garage columns, not higher than the top of the Garage Door height.

7.6 Lighting

7.6.1 Street lights

Roads without post top streetlights or bollard lighting which have electric cable service as provided by the developer, are to have black, Aluminium, wall-mounted, round, 180mm, eyelid bulkhead lights. Technical specifications for the above mentioned wall mounted bollards are obtainable from the HOA. Street boundary, wall mounted bollards are to be positioned 700mm above natural ground level, approximately 8m apart. Lights may be mounted at the vehicular entrance or at the pedestrian entrance to the House. These luminaries are to be purchased by the owner from the HOA. They are to be installed by the house electrician and connected to the street light cable network at a specific connection point, provided on the Erf street boundary. The owner appointed Architect / Designer must ensure and specify the position of the luminaries, on the associated drawings, for approval by the DRC.

7.6.2 Lighting of Properties

Internal property lights must be discreetly placed. Lighting to be contained within a property and shine down and not into adjoining properties or public spaces. No floodlights will be allowed.

7.7 Pedestrian gates

7.7.1 Design

The design of gates should be in keeping with the aesthetic of the development. Pedestrian and vehicular gates must not exceed the height of the boundary wall (between 800 and 1200mm high) and must open inwards. No spikes or protrusions are allowed. Pedestrian gates must be installed on the street directly opposite the main entrance of the house.

7.7.2 Secondary pedestrian gates

To be installed to lead onto pedestrian pathways and secondary street boundaries where applicable.

7.7.3 Pedestrian and vehicular gates should comprise of the following materials:

- a) timber
- b) timber and black galvanised steel / powder coated aluminium
- c) black galvanised steel
- d) black powder coated aluminium

7.8 Collection/Harvesting of water:

7.8.1 Grey Water

- a) The use of grey water is supported and should be promoted where possible.
- b) The installation of grey water tanks must, where possible be incorporated into the overall design of the house and preferably underground. Freestanding vertical tanks (slim line) would however also be acceptable and allowed.
- c) Care must be taken to ensure that the correct filtration system is installed to prevent health risks.
- d) Excess grey water to be disposed of, directly into the sewerage system and under no circumstances is grey water allowed into the storm water system. Separate tanks should be utilized for grey and storm water.

7.8.2 Rain Water

- a) The installation of rain water tanks must, where possible be incorporated into the overall design of the house. Freestanding vertical tanks (preferably slim line) would be acceptable and allowed.
- b) The overall installation must be neat, aesthetically pleasing and acceptable. Where tanks are visible from outside the property, they should be concealed (covered/cladded – refer to Addendum B of these guidelines) and or painted the same colour as the main colour of the house.

7.8.3 Tank installation Notifications

The DRC should be notified immediately, once a decision has been taken to install tanks on a specific property. The Building Control Officer will then provide advice and guidance to ensure that the installation complies with the required standards.

7.9 Solar panels

- 7.9.1 Both the glass tube -, as well as the flat bed (copper pipe) type panels will be permitted on the estate.
- 7.9.2 Solar panels have to face in a Northerly direction in order to be efficient.
- 7.9.3 The following criteria has to be followed:
 - a) Where possible, solar panels have to be installed on the inside (soft belly) of the house not facing the street or close.
 - b) Solar panels may face neighbouring properties.
 - c) In the case where the street is situated on the Northern boundary of a house, the panels have to be installed on a flat roof surrounded by parapets. (Fall to be 10° maximum as per manufacturer.)
 - d) Only when (a) and (b) is not possible, will the installation of these panels be permitted to face a street or close. The HOA will determine the final position.

	<p>7.9.4 Solar panels have to line up with door and window openings below, where possible.</p> <p>7.9.5 No solar panels with built in reservoir / geyser on top, will be permitted.</p> <p>7.9.6 Solar panels will be limited to cover not more than 30% of the particular roof plan in which it is installed.</p> <p>7.9.7 Colour of Solar Panels (including tubes) to be the same as roof sheets / tiles / thatch's colour.</p> <p>7.9.8 Solar Panels have to have at least a 10 year warranty.</p> <p>7.9.9 Only SABS accredited solar panels, pumps and controls will be permitted. (SABS approved products of the highest standard.)</p> <p>7.9.10 Installation of solar panels can only be conducted by a contractor approved by SABS.</p> <p>7.9.11 Swimming pools – the spaghetti type swimming pool Solar Panels are only permitted on flat roofs behind parapets and not visible from outside the erf. The only panels permitted on a pitched roof are the ones describes in this paragraph.</p> <p>7.9.12 All other panelling and hot water panels and their placement it to be authorized by the Schonenberg Design Review Committee.</p> <p>7.10 Electrical fences No electrical fences what so ever will be allowed on the Estate.</p> <p>7.11 Drawing requirements.</p> <p>7.11.1 Site Plan to clearly show location of property. Erf numbers adjacent to site, whether it is Walkways, Street names, Lanes or open public areas, Parks etc.</p> <p>7.11.2 Site Plans to also clearly show a storm water disposal layout.</p> <p>7.12 Building Construction practises & Materials</p> <p>Building Practises must adhere to the strict standards of Schonenberg Estate BUILDING CONSTRUCTION STANDARDS Document 14-1 that will be provided to Home Owners, Architects and Building Contractors at the commencement of a Building Project. It is the Home Owner's responsibility to see that these standards are upheld and to appoint the necessary knowledgeable professionals to do so.</p> <p>7.13 Schonenberg Estate Alternative Energy Sources Requirements & Regulations.</p> <p>7.13.1 Schonenberg encourages more environmentally friendly options.</p> <p>7.13.1.1 A Solar Power instillation is encouraged.</p> <p>(i) Position and details of instillations to be submitted to the Schonenberg Office. Permission must be obtained from Schonenberg Design Review Committee.</p> <p>7.13.1.2 Battery Power supply system with and Inverter is encouraged.</p> <p>7.13.1.3 As last option the instillation of Generators will be allowed on the strict conditions that the device and instillation thereof complies with the following:</p> <p>(i) Legal requirements and all instillations to be in accordance with:</p> <p>a) SANS 10142-1 The Wiring of Premises Part 1 Low Voltage Installations;</p> <p>b) Occupational Health and Safety Act, 1993 (Act 85 of 1993);</p> <p>c) Relevant Municipal Electricity Supply and other Bylaws, as applicable & Eskom Electricity supply agreements / conditions with individual customers, as applicable &</p> <p>d) National Buildings Regulations (SANS 10400)</p>
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- (ii) A qualified electrician must oversee the installation of the generator. The Electrician must accept the responsibility of the installation of the wiring and coupling of the generator and issue a certificate of compliance to the property owner if the generator is to be connected to the existing internal wiring of the property. This is to prevent possible damage to appliances if it is not properly installed. This certificate must also be submitted to Schonberg DRC after installation is completed.
- (iii) That the noise travelling into the neighbours' property does not exceed 50 A-weighted decibels (dBA) – **measured from 7m away from device**, or may not exceed the residual noise level by more than 5 dBA.
- (iv) Residents must submit an application for such device to the Schonenberg Design Review Committee and approval must be obtained regarding the full details of device and the position of device to be discreetly out of sight.

8.0 SPECIAL CONTROLS

These controls relate to specific edge conditions throughout the estate. Each edge condition is indicated on the figure 8 at the end of this document.

8.1 Boulevard Edge Conditions

Erven facing onto the main connecting Boulevard must position their garages along the service road parallel to the Boulevard. Only erven, which do not have access to a service road, may position their garages facing the boulevard.

8.1.1 Pedestrian Gates

Erven facing onto the main connecting Boulevard must supply a pedestrian gate onto the boulevard. Gate to comply with the guidelines as specified. Owner must also provide a foot path 'crossing' (stepping stones/big pavers/stone chip paving etc) across the Estate planters to connect with the Estate pedestrian walk along the road and a neat steel grid over the 'Leiwater', small water ditch.

8.2 Edges facing the detention ponds

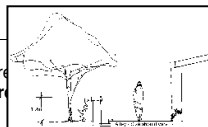
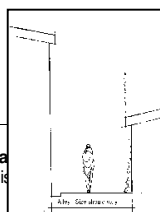
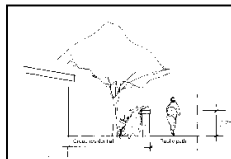
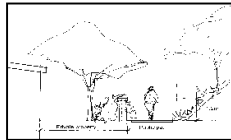
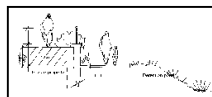
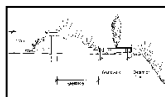
- a) Boundary walls facing onto open spaces may not exceed 1.2m, and must provide a pedestrian gate as specified.
- b) When a raised boardwalk is planned in front of a property a landscaped setback will be provided for privacy.
- c) Properties may raise their level, subject to approval, up to a maximum of 1.0m overlooking the detention ponds.
- d) A balustrade must be provided. Balustrade materials to be black galvanized steel and or timber similar to that of entrance gates.

8.3 Edges facing Somerset Main Road and site edges

- a) Boundary walls facing onto open spaces may not exceed 1.2m.
- b) A pedestrian and security path will be provided between properties and the fence line by the developer.
- c) A landscape zone will be provided by the developer on the slope down to property boundaries providing privacy from Main Road.

8.4 Edges facing onto Parks

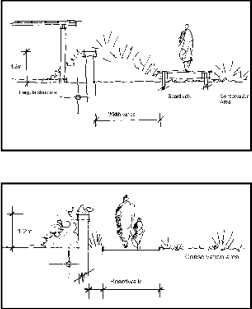
- a) Boundary walls facing onto open spaces may not exceed 1.2m and must provide a pedestrian gate as specified.
- b) The developer will landscape all park areas.
- c) Pergola type structures along the boundary lines are encouraged.



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Urban Review Committee Design

Megan Anderson & Tarna Klitzner - Landscape Architects

	<p>8.5 Open space edges – Conservation zone (seasonal seep)</p> <ol style="list-style-type: none"> Boundary walls facing onto open spaces may not exceed 1.2m. Access into conservation areas may only occur along designated paths to be provided by the developer. Properties may raise their level, subject to approval, up to a maximum of 1.0m overlooking the conservation area. A balustrade must be provided. Pergola type structures along the boundary are encouraged. <p>8.6 Group residential edges onto open space</p> <ol style="list-style-type: none"> Boundary walls facing onto open spaces may not exceed 1.2m. <p>8.7 Pedestrian lane edges</p> <ol style="list-style-type: none"> Lanes are used to increase pedestrian movement across the estate and adds to the recreational value of the public access network. A 0m building line will be allowed along 50% of the boundary adjacent to a pedestrian lane. Facades must be varied to create meaningful spaces along lanes and add to the surveillance. Space not used along boundaries should be incorporated into the pedestrian walk. Owners are discouraged to erect fences along lanes and use the house as a boundary wall. Windows onto pedestrian lanes will be allowed. The landscaping proposals of properties adjacent to lanes should respond to lanes where possible. <p>8.8 Street edges</p> <ol style="list-style-type: none"> All properties with street edges must build a boundary wall according to the guidelines set out in 5.4.4. Garages must be setback by 5.0m to allow for visitors parking and pergolas in front of garages. <p>8.9 Compliance with edge conditions Compliance with edge conditions must be illustrated through Drawings with reference to specific edge conditions.</p>
	<p>9.0 LANDSCAPING GUIDELINES</p> <p>The landscape guidelines as set out in section 4 of the Schonenberg manual, which include a detailed plant list, form part of the Schonenberg Architectural Guidelines and a legal requirement for approval by the Design Review Committee. A list of prohibitive plants is available from the Estate Office. PLEASE NOTE <i>Kikoejoe</i> grass is allowed on the Estate, but <u>not</u> around the Conservation Zone or Seep.</p>
	<p>10.0 BUILDERS, CONTRACTORS AND SUB-CONTRACTOR REQUIREMENTS</p> <ol style="list-style-type: none"> The code of conduct, as part of the constitution, will be signed by all builders, contractors and sub-contractors as well as an undertaking that all the conditions of the Environmental Management Plan will be adhered to. Owners, Contractors and Builders are obliged to pay the fees as determined by the Board of Trustees from time to time. Builders will adhere to the strict requirements of the Schonenberg Estate Building Construction Standards Document 14-1



11. GROUP SITES – SPECIAL GUIDELINES

11.1 GROUP A and B: GREENWOOD

11.1.1 Roofs.

Only *LaFarge Elite* concrete roof tiles to be used.

Colour: Slate Grey.

Lean to roofs: *Brownbuilt* or similar Klip-lock sheeting.

Colour: Charcoal

Not to be visible at all. Concealed behind a parapet wall or covered with fascias/bargeboards, same colour as roof and gutters.

11.1.2 Rain water goods.

Gutters: Seamless aluminium.

Ogee profile

Colour: Charcoal Grey.

Down pipes: aluminium,

Colour: Charcoal.

11.1.3 Doors and Windows.

Aluminium epoxy coated.

Colour: Matt Charcoal Grey

11.1.4 External Timber.

Stained with *Dulux Timba* Preservative.

Colour: Dark Oak.

11.1.5 Walls.

Note Colours are as per Estate Palette.

Wall Colours

1. Worn white
2. Beach comber
3. Doves wing
4. Pegasus

Accent & Plinth Colours

1. Butter Rum
2. Himalaya
3. Jute
4. Meteorite

11.1.6 Driveway Paving.

Exposed aggregate interlocking concrete pavers in Herringbone pattern with brick on flat edging on well compacted earth. Grey *Smartstone* Cobble edging.

11.1.7 Chimneys

All chimneys to be fitted with a fixed Cowl on top. No rotating parts allowed.

11.1.8 Stone cladding detail

Dry packed in white sandstone colour, stone detail to columns and corners is encouraged.

11.2 GROUP C: DONCASTER

Must adhere to Schonenberg General Architectural Guidelines.

11.3 GROUP D: BRUNSWICK

11.3.1 Roofs.

Only Corrugated Iron *Chromadek/Colour Bond* Victorian profile sheeting to be used.

Colour: Dark Dolphin.



Main Roof pitch to be 35°.
Lean to roofs: Corrugated Iron roof sheeting in Victorian profile.
Colour: Dark Dolphin.
Lean-To Roofs pitch to be 10°.

11.3.2 Rain water goods.

Gutters: Seamless aluminium.
Ogee profile with 75x50mm rectangular down pipes.
Colour: Dark Dolphin to match roof colour.
Down pipes: PVC, painted the same colour as the walls.

11.3.3 Doors and Windows.

Aluminium epoxy coated.
Colour: Matt Charcoal Grey
Garage doors: Roll up slatted
Colour: charcoal
Front doors: treated timber
Colour: stained Oak

11.3.4 External Timber.

All pergolas and slatted fences & pedestrian gates etc.
Painted
Colour: White

11.3.5 Walls.

Note colours are as per Estate Palette.

Wall Colours

Pegasus

Accent Colours

Sandbar

11.3.6 Driveway Paving.

Exposed aggregate interlocking concrete pavers in Herringbone pattern with brick on flat edging on well compacted earth. Grey *Smartstone* or similar Cobble edging.

11.3.7 Chimneys

All chimneys to be masonry with appropriate ventilation openings.

11.4 GROUP E: HILLSIDE



11.4.1 Roofs.

Only *LaFarge Elite* or similar concrete roof tiles to be used.
Colour: Slate Grey.

Lean to roofs: *Brownbuilt* or similar Klip-lock sheeting.

Colour: Charcoal

Not to be visible at all. Concealed behind a parapet wall or covered with fascias/bargeboards

11.4.2 Rain water goods.

Gutters: Seamless aluminium.

Ogee profile

Colour: Charcoal Grey.

Down pipes: aluminium,

Colour: Charcoal.

	<p>11.4.3 Doors and Windows. Aluminium epoxy coated. Colour: Matt Charcoal Grey</p> <p>11.4.4 External Timber. Stained with <i>Dulux Timba</i> or similar Preservative. Colour: Dark Oak.</p> <p>11.4.5 Walls. Note colours are as per Estate Palate.</p> <p>Wall Colours</p> <ol style="list-style-type: none"> 1. Doves Wing 2. Alabaster 3. Maison Blanche 4. Sandbar <p>Accent Colours</p> <ol style="list-style-type: none"> 1. Butter Rum 2. Turnstone 3. Sandbar 4. Meteorite <p>11.4.6 Driveway Paving. Exposed aggregate interlocking concrete pavers in Herringbone pattern with brick on flat edging on well compacted earth.</p> <p>11.4.7 Chimneys All chimneys to be fitted with a fixed Cowl on top as per existing dwellings. No rotating pieces will be allowed.</p>
	<p>11.5 GROUP N: WELMOED</p> <p>11.5.1 Roofs. Only <i>Chromadek/Colour Bond</i> roof sheetings to be used. Colour: Charcoal Grey. All Main roofs to be 40° pitches and Lean-to Roofs at a minimum pitch of 3° and max of 10°. No roof to exceed a max height of 6500mm measured from finished ground floor level to apex of roof.</p> <p>11.5.2 Rain water goods. Gutters: Seamless aluminium. Colour: Charcoal Grey. Down pipes: PVC, painted the same colour as the walls.</p> <p>11.5.3 Doors and Windows. Aluminium. Colour: Charcoal Grey</p> <p>11.5.4 External Timber (Garage Doors, Pergolas and Front Door.) Timber. Colour: Stained Dark Mahogany. Garage doors to be of the Tip-Up type.</p> <p>11.5.5 Walls. Colour: Chaps D13-3/accent colour as per Estate Palate.</p> <p>11.5.6 Driveway Paving. Brick on flat-paving in Herringbone pattern with brick on flat edging on well compacted earth.</p>

	<p>11.5.7 Chimneys Adhere to Estate Guidelines.</p> <p>11.5.8 Vents. <i>Chromadek.</i> Colour: Charcoal Grey.</p> <p>11.5.9 Other Pavers. All Terraces and Yards to have <i>Smartstone</i> or similar cement slabs or equivalent on compacted earth.</p> <p>11.5.10 Door handles. Brushed aluminium.</p> <p>11.5.11 House Numbers. One set of 250mm high house numbers to be fixed on the dwelling.</p> <p>11.5.12 Development Logo. Lettering not to exceed 80mm in height.</p> <p>11.5.13 Boundary Walls. All boundary walls to be 280mm thick and not to exceed 1200mm in height except to yards which shall be screened by 1800mm high wall to conceal drying lines and to property on street intersection which are to be 800mm high. All walls to be plastered and painted.</p> <p>11.5.14 Shutters. All shutters to be operable.</p> <p>11.5.15 Refuse Bins. All refuse bins to be concealed behind 1800mm high yard walls. All refuse bins to be brought to the front entrance on refuse collection day.</p>
	<p>11.6 GROUP O: WESTBOURNE Must adhere to Schonenberg General Architectural Guidelines.</p>

ADDENDUM A SCHONENBERG ESTATE – SPECIFICATIONS

1. Paint Colours

Midas Paint (Sunset Links range) or similar:

Wall colours:

Midas Paint options

Combination 2	Bermuda Beach	8157-1	
	Aztec Tan	8156-1	
	Au Naturale	8155-1	
Combination 3	Mushroom Cream	8759-1	
	Warm Sand	8758-1	Pure Acrylic
	Doves Wing	8757-1	
Combination 4	Turnstone	9040-4	(Thixogel)
	Oak Buff	9038-1	Pure Acrylic
	Alabaster	9037-1	
Combination 5	Distant Mountain	8731-1	
	Winter Dusk	8730-1	Pure Acrylic
	Morning Haze	8729-1	
Combination 6	Seafoam	8738-1	
	Hominy	8737-1	Pure Acrylic
	Crisp Morn	8736-1	
Combination 7	Sandbar	8766-1	
	Pegasus	8765-1	Pure Acrylic
	Maison Blanche	8764-1	
Combination 8	Folklore	8745-1	
	Southern Breeze	8744-1	Pure Acrylic
	Worn White	8743-1	
Combination 9	Water Chestnut	8752-1	
	Beachcomber	8751-1	Pure Acrylic
	Pale Wheat	8750-1	

Accent Colours:

Lions Den	8153-5
Butter Rum	9041-5
Kings Canyon	8768-5
Jute	8159-4
Himalaya	8754-4
Meteorite	8733-4
Fallen Leaves	8747-4
Buff Brown	8761-5
Sage Garden	8739-1

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2. Roofing Materials

Type	Colours
LaFarge roof tiles	Slate Grey Victorian Grey
Sheeting: Corrugated	Black
Klip-lok	Charcoal
Brownbuilt	Dark Dolphin Dove Grey

Thatch

3. Paving

The following paving materials can be used:

Wood chip
Stone chip
Grass block
Gravel
Laterite
Hardwood timber boardwalks
Natural stone
Clay brick
Exposed aggregate concrete pavers
Cobbles
Material colours should be limited to earth tones. Patterns should be simplistic. No ornate patterns will be allowed.

ADDENDUM B

SCHONENBERG ESTATE – FENCES

Schonenberg fences
Acceptable



1



2



3



4



5



6

22



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Not Acceptable



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ADDENDUM C

Urban Studio - Architecture, City planning & Urban Design
Revisions by sw design architects

Megan Anderson & Tarna Klitzner - Landscape Architects

ARCHITECTURAL DESIGN GUIDELINES Schonenberg Estate, revision 25 –March 2019

SCHONENBERG ESTATE – BUILDING CONSTRUCTION STANDARDS 14-1

Refer to document.

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