

07 March 2022
Revision 06

Architectural
Design Guidelines
For



Made by the Trustee Committee of the Owners' Association under the
Association's Constitution.

for Construction

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DESIGN THEME

“Modern Barn”

The aim of these design guidelines is to guide and inspire architects to create a uniform design language running through the Welgegund Domaine Privé. All design guidelines are there to ensure a harmonious entity, but many of them stifle creative design, an aspect that we sincerely hope this guideline would encourage.

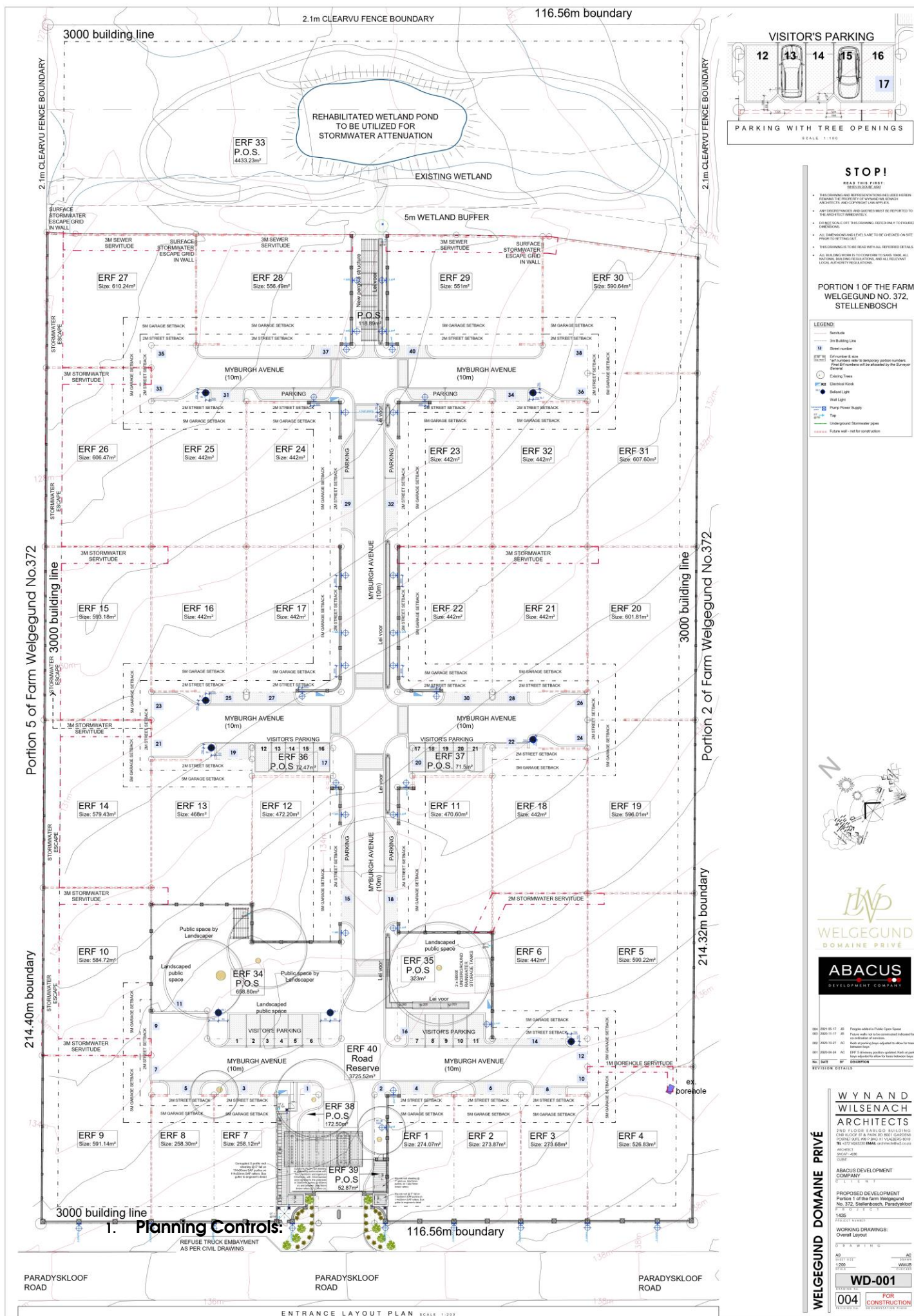
The overall character of the development is to create a barn-style timeless contemporary architecture while maintaining a village atmosphere. Classic H and L or T type buildings with traditional double pitch barn primary forms with lean-to roofs will be the dominant guiding form givers. How the gable ends, and lean-tos are treated and materials are set out in more detail in the design guidelines below.

To ensure that a high standard of architecture is maintained, this estate will make use of three selected architect offices to evaluate the proposals in the light of the overall design intent and create a modern interpretation of classic barn-style architecture.

Architects are encouraged to do architecture that is inspired by the Western Cape farm buildings, but to interpret them in a modern clean and fresh way. For that reason, many contemporary materials and finishes are permitted, but will only be approved if the architectural design merit compliments the use of these materials.

We look forward to having this estate become well-known for its creativity yet for all the various designs to create a harmonious whole.





Note: Garages on Duplex type erven will be permitted at 0m from the side boundary for a maximum length of 9m.

Erf Type	Erf No.	Street No.	Parking Bays Reg.	Erf Size	Coverage	Permissible Coverage	Bulk Factor	Permissible Bulk		First Floor maximum size as % of Bulk First Floor Max. Area	Building Lines (Overall Development Building Lines @ 3m)			Building Heights	
								Total	Max. %		Street	Side	Rear	HFL to Wallplate	HFL to Roof Apex
Duplex	17646	4	1	274,1m²	60%	164,5m²	1,0	274,1m²	40%	109,6m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m Dwelling/0m Garage on West boundary	3,0m	6,4m	9m
Duplex	17645	6	1	273,9m²	60%	164,3m²	1,0	273,9m²	40%	109,6m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m Dwelling/0m Garage on East boundary	3,0m	6,4m	9m
Duplex	17644	8	1	273,7m²	60%	164,2m²	1,0	273,7m²	40%	109,5m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m Dwelling/0m Garage on West boundary	3,0m	6,4m	9m
Single	17643	10	2	526,8m²	60%	316,1m²	1,0	526,8m²	40%	210,7m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Single	17642	12	2	590,2m²	60%	354,1m²	1,0	590,2m²	40%	236,1m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Single	17641	14	2	442,0m²	60%	265,2m²	1,0	442,0m²	40%	176,8m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	1,2m	6,4m	9m
Duplex	17649	3	1	258,1m²	60%	154,9m²	1,0	258,1m²	40%	103,2m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m Dwelling/0m Garage on West boundary	3,0m	6,4m	9m
Duplex	17650	5	1	258,3m²	60%	155,0m²	1,0	258,3m²	40%	103,3m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m Dwelling/0m Garage on East boundary	3,0m	6,4m	9m
Single	17651	7	2	591,1m²	60%	354,7m²	1,0	591,1m²	40%	236,4m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Single	17652	9	2	584,7m²	60%	350,8m²	1,0	584,7m²	40%	233,9m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Single	17639	18	2	470,8m²	60%	282,5m²	1,0	470,8m²	40%	188,3m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	1,2m	6,4m	9m
Single	17654	15	2	472,2m²	60%	283,3m²	1,0	472,2m²	40%	188,9m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	1,2m	6,4m	9m
Single	17656	19	2	468,0m²	60%	280,8m²	1,0	468,0m²	40%	187,2m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	1,2m	6,4m	9m
Single	17657	21	2	579,4m²	60%	347,6m²	1,0	579,4m²	40%	231,8m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Single	17658	23	2	593,2m²	60%	355,9m²	1,0	593,2m²	40%	237,3m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Single	17659	25	2	442,0m²	60%	265,2m²	1,0	442,0m²	40%	176,8m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m Dwelling/0m Garage on East boundary	1,2m	6,4m	9m
Single	17660	27	2	442,0m²	60%	265,2m²	1,0	442,0m²	40%	176,8m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m Dwelling/0m Garage on West boundary	1,2m	6,4m	9m
Single	17637	22	2	442,0m²	60%	265,2m²	1,0	442,0m²	40%	176,8m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	1,2m	6,4m	9m
Single	17636	24	2	596,0m²	60%	357,6m²	1,0	596,0m²	40%	238,4m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Single	17635	26	2	601,8m²	60%	361,1m²	1,0	601,8m²	40%	240,7m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Single	17634	28	2	442,0m²	60%	265,2m²	1,0	442,0m²	40%	176,8m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m Dwelling/0m Garage on West boundary	1,2m	6,4m	9m
Single	17633	30	2	442,0m²	60%	265,2m²	1,0	442,0m²	40%	176,8m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m Dwelling/0m Garage on East boundary	1,2m	6,4m	9m
Single	17632	32	2	442,0m²	60%	265,2m²	1,0	442,0m²	40%	176,8m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	1,2m	6,4m	9m
Single	17661	29	2	442,0m²	60%	265,2m²	1,0	442,0m²	40%	176,8m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	1,2m	6,4m	9m
Single	17662	31	2	442,0m²	60%	265,2m²	1,0	442,0m²	40%	176,8m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	1,2m	6,4m	9m
Single	17663	33	2	606,5m²	60%	363,9m²	1,0	606,5m²	40%	242,6m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Wetland	17664	35	2	610,2m²	60%	366,1m²	1,0	610,2m²	40%	244,1m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Wetland	17665	37	2	556,5m²	60%	333,9m²	1,0	556,5m²	40%	220,4m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	1,2m	6,4m	9m
Wetland	17628	40	2	551,0m²	60%	330,6m²	1,0	551,0m²	40%	220,4m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	1,2m	6,4m	9m
Wetland	17629	38	2	590,6m²	60%	354,4m²	1,0	590,6m²	40%	236,2m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Single	17630	36	2	607,6m²	60%	364,6m²	1,0	607,6m²	40%	243,0m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	3,0m	6,4m	9m
Single	17631	34	2	442,0m²	60%	265,2m²	1,0	442,0m²	40%	176,8m²	2m Dwelling/2.5m Garage/0m Entrance Porch	1,2m	1,2m	6,4m	9m
TOTAL				15 354,7m²	60%	9 212,8m²	1,0	15 354,7m²	40%	6 141,3m²					

2. Building Elements and Materials:

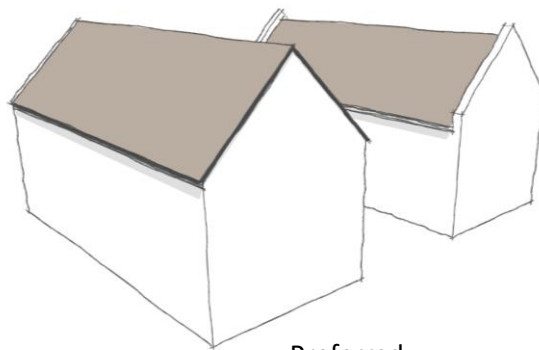
2.1. Roofs

2.1.1. Pitched Roofs – main “Barn” form giver

2.1.1.1. Roof pitch - 40° to 45° for roofs with clipped eaves.

2.1.1.2. Roof Materials;

- Klip Lok or similar. – Matt Grey Charcoal only.
- Slate – Grey only, brown variants not allowed.
- ‘Victorian Profile’ corrugated – Matt Grey Charcoal only.
- Copper Sheetting – must be used with copper gutters and downpipes. Copper must be left raw to age naturally.
- Rheinzink – Must be used in combination with Rheinzink gutters and downpipes.
- Maximum “Barn” width to not exceed 5.5m
- It is the estate preference that no gables are to project past the roof line. In most instances the roof material should pass over the gable but a simplified gable end will be positively considered.



Preferred

Simplified gable ends will be considered. ‘Barn’ ends to have consistent detail throughout a design.

2.1.2. Lean-to roofs

2.1.2.1. Roof pitch - 10° to 15°. Roof overhang not to project more than 600mm

2.1.2.2. Roof Materials;

- ‘Victorian Profile’ corrugated – Matt Grey Charcoal only.
- Rheinzink – must be used with Rheinzink gutters.

2.1.3. Flat Roofs

2.1.3.1. Roof with pitch - 3° to 5°

- Klip Lok or similar – Matt Grey Charcoal only.
- Must be concealed by parapet all round with concealed gutters. All parapets to be plastered to fall inwards to avoid rain streaks on façade.

2.1.3.2. Concrete roof slabs.

- Flat roof slab finishes - All flat slabs to be insulated as per local authority requirements.
- All parapets to be plastered to fall internally, not to project past the roof by more than 500mm. To be finished in 20mm dark grey granite stone chip or other approved finish.
- Full bores and downpipe to flat slab. Full bores with 75mm PVC downpipes to be built into wall or can have a hopper box with a 75mm PVC downpipe.

2.1.4. **Gutter and Fascia**

- Rheinzink – must be used with Rheinzink gutters and downpipes. No OGEE combinations.
- Copper Roof Sheetting – must be used with copper gutters and downpipes and left natural.
- All other downpipes to be 75Ø PVC painted wall colour.
- Fascia if used to be painted wall colour
- Architects to submit design detail of roof edge, fascia and gable treatment with Sketch Design submission drawings to HOA.

2.1.5. **Roof Lights**

- 2.1.5.1. When roof lights are used, these must be set into the plane of the roof. Roof lights must be of similar size when visible in the same plane of an elevation. Roof lights must be charcoal or similar approved dark grays to closely match roof colour.

2.1.6. **Dormers**

- 2.1.6.1. Dormers may only be used on pitched roofs. Only flat roofed (shed) dormers with clipped eaves will be allowed.



2.1.7. **Fascias / Barge Boards**

- 2.1.7.1. 600mm Overhang measured from wall to a fascia.
- 2.1.7.2. To be painted to approved color.

2.2. Walls

2.2.1. Wall Finishes

- Smooth plaster and paint to colour code and specification (Annex. A)
- Fiber Cement cladding
 - Panels to be at least 220mm wide
 - No Shiplap paneling "Nantucket style" allowed
 - All to be painted to supplied colour code and specification. (Annex A)
- Limited use of stone (no imitation stone allowed).
- Plumbing pipes are to be suitably concealed within walls or ducts and may not be exposed to the exterior.

2.2.2. Boundary Walls

- 2.2.2.1. Only plastered brick walls with classical plastered copings are allowed as per Boundary Wall Design and Details (Annex. B)
- 2.2.2.2. Service yards should be screened in a similar manner (prescribed height = 2.1 meters).
- 2.2.2.3. Metal fencing of simple vertical pattern steel sections is permissible in other areas.
- 2.2.2.4. No concrete prefabricated panel walls are allowed.
- 2.2.2.5. Side boundary walls may be a maximum of 2.1 meters high.
- 2.2.2.6. As per design concept houses are to live out onto the street with metal fencing as referred wall option, solid walls to only be used where privacy is required eg. Patio and pool areas.
- 2.2.2.7. The design intention is to have the houses connect with the street at ground level, this could be accomplished by allowing the sidewalk cobbles or landscaping all the way up to the houses on the street facing facades.
- 2.2.2.8. Kitchen dry yard areas must be screened from all street and neighbouring ground level property.

2.2.3. Retaining Walls & Common Boundary Walls

- 2.2.3.1. Cost of all retaining walls and common boundary wall will be borne equally by adjoining neighbor. The first neighbour completing the construction thereof, will have the value of these walls certified by the quantity surveyor. The neighboring owner will pay his 50% once completed and certified by quantity surveyor.
- 2.2.3.2. Retaining wall are to be constructed as per principle retaining and boundary wall sections as supplied by estate.

2.2.3.3. Loffelstein Retaining Walls

- No loffelstein retaining walls will be permissible.

2.2.3.4. Stone Gabion Walls

- Architectural stone gabion walls will be permitted only as internal retaining structures. Boundary walls may not be gabions. Design of gabion walls to be approved by estate architect before construction. Grey slate and granite rocks permissible.

2.2.4. Columns

2.2.4.1. All columns are to be square section pillars with stepped capitals and bases, square sections without capitals and bases or combinations of these.

2.2.4.2. Decorative capitals and bases of a Corinthian or figurative type columns or pillars with fluted shafts and any straight sided rounded section columns are not permitted.

2.2.4.3. Timber and Steel posts preferred.

2.2.5. House Numbers

2.2.5.1. Estate architects will issue a standard type, font and font size to apply to all houses (Annex. C)

2.2.6. Plaster Mouldings

2.2.6.1. Window surrounds will be permitted with simple plastered moldings and sills.

2.2.6.2. Parapets to have no plastered moulds or receive only simple moldings.

3. Doors and Windows

3.1. Design

3.1.1. Window must be predominantly in vertical proportion (1:1.5) to (1:3).

3.1.2 Internal burglar bars only, no expanding metal, security doors (Trellidoors) will be allowed. Internal clear Polycarbonate bars will be allowed

3.1.2. Window and door height

- Ground floor minimum window and door lintel height 2.4 – 2.8m encouraged.
- First floor minimum lintel heights for doors and windows 2.4 – 2.6m encouraged

3.2. Timber

3.2.1. Hardwood windows / doors painted per colour code.

3.2.2. Sash wood windows are allowed, but only to the specification of Swartland Cape Culture with counter weights.

3.2.3. No mock sash windows allowed

- 3.2.4. Casement and other windows permitted.
- 3.2.5. All timber doors and windows to be primed and painted to approved colours as contained in the colour code. (Annex A)

3.3. Aluminium

- 3.3.1. Aluminium windows / doors: pre-painted (per colour code).
- 3.3.2. Aluminium frames to show a minimum of 40 - 50mm frame proud of plaster. Window frames minimum 60mm frame width. Door frames to show a minimum 40-50mm of the frame. Door frame members to be a minimum 90mm.
- 3.3.3. All aluminum door and window schedules to be provided to architects with construction details prior to manufacture.
- 3.3.4. Architects will recommend three preferred suppliers with their required detail on request.

3.4. Metal

- 3.4.1. Metal painted security gates will be allowed at front doors. Designs to be approved by estate architect.
- 3.4.2. Metal doors and windows only by prior approval of estate architect.
- 3.4.3. Colour – Refer Annex. A

3.5. Shutters

- 3.5.1. Use of external shutters in timber or aluminium is encouraged.
- 3.5.2. No mock shutters allowed.
- 3.5.3. Shutters could be hinged or sliding.
- 3.5.4. Shutter colour to match window frames.

3.6. Garage Doors

- 3.6.1. To be painted hardwood timber or epoxy coated aluminium doors or Zinc Alume door.
- 3.6.2. Pattern: horizontal sectional overhead doors – no mock timber finishes.
- 3.6.3. Colour: as per colour code. (Annex. A)
- 3.6.4. 2,4m High doors are encouraged
- 3.6.5. Drive through garages to allow tandem parking is encouraged.
- 3.6.6. No shade netting at all may be utilized. Alternate means of shading must be used.

3.7. Gates

3.7.1. Security Gates

- Refer 3.1.4.1
- Blacksmith and Artisan designs to be pre approved be estate architect.

3.7.2. Garden Gates

- Timber, Metal and Fibre Cement will be accepted
- Metal and Fibre Cement to be painted – per colour code (Annex. A)

- Design to be simple – no ornamental metalwork will be accepted

4. Architectural Elements

4.1. Pergolas

- 4.1.1. Natural timber pergolas are preferred.
- 4.1.2. Metal pergola designs to be pre approved by estate architect.
- 4.1.3. No aluminium pergolas will be allowed.

4.2. Chimneys

- 4.2.1. Chimneys to be plastered or white cement bagged brick / klompies or a combination of these.
- 4.2.2. Chimney design to be of a simple modern design.

4.3. External Handrails

- 4.3.1. Limited use of glass balustrades will be allowed and must be approved by the estate architect during the design review process.
- 4.3.2. No precast concrete, French, Victorian or Tuscan designs will be allowed.
- 4.3.3. Metal and Timber handrails are preferred.
 - Colour must be natural (timber), or metalwork colours as per Paint Schedule Annex. A

4.4. External Lighting

- 4.4.1. All external lighting to be low level and shining downwards to observe the dark sky lighting principle, and to be done to limit light pollution.
- 4.4.2. In order to mitigate the development's visual impact, the external lighting on the plot must be unobtrusive.
- 4.4.3. Signage and street facing lights will all be as per specification options provided by the estate architects. (Annex. D) This is to provide a homogenous theme carried throughout.

4.5. Fibre Connection

- Sleeves for fibre installation will be supplied to site. Owners will be responsible for the fibre installation and connection fees from service provider.

4.6. Wheelie Bins

- Owners to purchase wheelie bins for refuse removal. Specification will be supplied by the HOA

4.7. Water Features

- Water features integrated and inline with the design of the house is encouraged.
- The use of concrete ornamental designed water features, bird baths or garden ornaments on street facing gardens is prohibited.

4.8. Garden Sheds

- No plastic or timber Garden Sheds will be allowed.

- Should you wish to erect a store, shed or doll house this must be designed in the same “spirit” as the main dwelling and must be submitted for approval along with the main house.

5. Environmental and Sustainable Design items

- All exposed air conditioning units, satellite dishes, television antennas, geysers, waste bins, gas cylinders, pumping systems, plumbing and washing lines must be fully screened by suitable walls and may not be visible from the street or from a neighbouring property without the consent of the HOA.
- Air conditioning external units must be at ground level and hidden from neighbours view.

5.1. Geysers and Heat pumps

- 5.1.1. Geyser heat pumps to be hidden from neighbouring and street view and be located at ground level.
- 5.1.2. Decibel rating – no heat pump or external air-conditioning unit may produce more than 68 decibels, 2m away from the unit.

5.2. Solar Panels

- 5.2.1. All solar collectors on roofs to sit flush with the roofing material.
- 5.2.2. All edge trim and fixings to be black anodized.
- 5.2.3. All voltaic panels and solar collectors must be indicated on approval drawing for the estate’s approval.

5.3. Voltaic Panels

- 5.3.1. Installation of voltaic collectors is encouraged.
- 5.3.2. All solar collectors on roofs to sit flush with the fall of the roof and all edge trim and fixings black anodized. All voltaic panels and solar collectors must be indicated on approval drawing for the estate’s approval.
- 5.3.3. Fixing clips and edges to voltaic panels are to be black anodised
- 5.3.4. Installation of electric vehicle charging ports in garages are encouraged.

5.4. Generators

- 5.4.1. No generators will be allowed. Backup batteries as an alternative are encouraged, especially when used in conjunction with voltaic panels.

5.5. Water Harvesting

- 5.5.1. Water harvesting is encouraged. We recommend each house have a minimum of 2000L underground water storage.
- 5.5.2. Use of low flow sanitaryware fittings are encouraged.

6. Basement

- 6.1. Should any of the owners want to incorporate a basement into their property, this will be permissible as long as no external windows above natural ground level are incorporated.
- 6.2. Due to bulk restrictions, basements are likely to trigger a submission for departure application to the local authority, but the Estate will support the principle.

7. Landscaping

- 7.1. Trees must be indigenous.
- 7.2. Landscape plan to be submitted for approval. See landscaping tree list. (Annex. E)
- 7.3. Homeowners are encouraged to manage topsoil protection on site.

8. Parking

- 8.1. At least two visitor's parking bays must be provided on the erf in front of the garage, or elsewhere on the erf. Paving on driveways and visitors' parking areas must match the paving used by the estate.

9. Plan Submission and Approval Process

The following outlines the approval process. Home Owners are required to notify the Building and Design Committee (hereafter BADC) of all intended landscaping, pools construction, and building works of whatever nature. The notification is to be made in writing to the Estate Office. Plan approval is a prerequisite to submission to Local Authority. The HOA, assisted by an independent architect, is responsible for the approval of all building and major landscaping work of whatever nature carried out on the Estate or, where necessary, to adjudicate in any interpretation of the Design Guidelines.

9.1. Appointment of Architect

- 9.1.1. The law requires the employment of competent persons to be employed to oversee, with registered professional competence, all building developments. The estate guidelines are written to encourage design excellence and it is therefore the strong recommendation of the BADC that a Professional Architect is employed to carry out the design of the houses on the estate..
- 9.1.2. The homeowner is to appoint a SACAP registered Professional Architect, Professional Architectural Draughtsperson, Professional Architectural Technologist or Professional Senior Architectural Technologist for any alteration, renovation, addition and new build on their erven. This appointment is to be a full professional service for the work and is to include the Building and Design Committee's approval process outlined below. A letter of appointment, confirming that that the registered professional is appointed for a full service will be required upon building plan submission to the HOA. A full service includes inception, concept design, design development, documentation for local authority, documentation for construction, construction administration as well as close out. The architectural

professional is to provide the HOA with an occupation certificate before the house may be occupied.

9.2. Cost of Approval

9.2.1. Professional Fees

- 9.2.1.1. The proposed building plans must be submitted to the Managing Agent of the HOA for approval.
- 9.2.1.2. The HOA will make use of the BADC to evaluate the proposed building plans according to the stipulated architectural guidelines. The BADC review team will sit during the last week of every month.
- 9.2.1.3. Cost of the design review by the BADC and signature thereof will be R6 000.00. This fee will include one revision on the design should there be items deemed not acceptable for this Estate.
- 9.2.1.4. The cost for reviewing the initial comments made by the BADC will be included in the cost above.
- 9.2.1.5. Should the BADC have to return the application a second time with revisions, the cost of re-submission thereafter will be R6 000.00 per submission.

9.3. Sketch Design

- 9.3.1. Two copies of Sketch Design drawings should be submitted by the homeowner's architect to the HOA.
- 9.3.2. The Committee will consider the drawings and notify the architect of its approval, or of any suggested amendments, as soon as possible after submission of the plans. The time allowed for this is twelve (12) working days after the monthly estate architects meeting.
- 9.3.3. Should the Committee suggest any amendment to the drawings, then the Architect must submit amended drawings to the Committee who shall confirm, within ten (10) working days of submission, whether the amendments are accepted.
- 9.3.4. Draft sketch proposals submitted for scrutiny must include a comprehensive specification, as well as any structural and civil drawings relevant to the submission. Information contained in the "Building Submission Checklist" (Annex. F). and clearly shown on the drawing submission.
- 9.3.5. Draft sketch proposals to be printed and submitted, together with an electronic copy (in the latest version of AutoCad (in .dwg format and in PDF format), to the Building and Design Committee (hereafter BADC), together with the completed "Building Submission Checklist" (Annex. F). Where possible the application is encouraged to be supported by 3D images – this may be called for to assist the BADC with their assessment.
- 9.3.6. Draft sketch proposals should include the total coverage area, square meter calculations for all floors, hatched areas for alterations & additions, together with relevant floor plans, elevations and any further external concept visuals. Materials, colours and finishes are to be clearly labelled on elevations to allow for efficient scrutiny.
- 9.3.7. Should the sketch design proposal require any municipal departures and consents, approval is to be furnished in writing from all immediate neighbours. This is only valid for the BADC's referral and the regulatory local authority application process will take precedent.
- 9.3.8. Draft sketch proposals should also include all trees on site and on the verge (i.e. landscape plan). Plans can be submitted to the BADC at the Estate office and will be logged on receipt i.e. date stamped.

- 9.3.9. The draft sketch proposals will be scrutinised for building lines, coverage, bulk and general compliance with the Welgegund Design Manual, by the Estate. If deemed necessary, this may be followed up with a site visit by Estate Architect. A report on this review will be forwarded to the Homeowner.
- 9.3.10. Letters to the neighbouring erven, will be sent out by the HOA, advising draft plans to have been submitted and can be viewed at the Estate Office.
- 9.3.11. If the draft sketch proposals submitted do not comply with initial review, necessary amendments must be made, and a revised draft sketch proposal submitted to the BADC. This process will repeat until the draft sketch proposal submission complies with the Design Manual. The BADC will then advise the architect to proceed with the Final Plan Proposal which will be submitted to local authority SPM.

9.4. Local Authority Approval

- 9.4.1. In terms of National Building Regulations and Building Standards Act 103 of 1977, Spatial Planning and Land Use Management Act 2013 (Act 16 of 2013), the Land Use Planning Act (Act 3 of 2014) and the City of Cape Town municipal by-law (2015) defined building work requires municipal approval via their application process – this can be viewed on their website (<http://www.capetown.gov.za/>).
- 9.4.2. The Final Plan Proposal is to be submitted, together with the "Building Submission Checklist" (Annex. F), fully completed. Three copies of the submission drawings, including vector drawings and a digital copy in AutoCad in .dwg format, along with PDF versions of the drawings, are to be supplied, all signed by the Home owner and SACAP registered Architect, showing alterations in standard SANS compliant format and all annotations to be clear and succinct - with full clarification as to detailing in window surrounds, coping, mouldings, etc. should it be applicable and full specifications. This submission is to be in strict keeping with the previously approved Sketch Design submission. Twelve (12) working days are allowed for this assessment and approval process. Only once plans have been signed by the BADC, can submission be made to the SPM.
- 9.4.3. Formal approval will be recorded in the minutes of the relevant Board meeting and a letter will be sent to the Homeowner advising him/her that the plans have been approved, the "Building Levy" due and further requirements. The Homeowner is responsible to submit these approved plans to the Local Authority for approval.
- 9.4.4. The Committee may recommend waivers of any mandatory specifications under special conditions where waivers are considered justifiable. The approval of such recommendations shall rest with the Local Authority.
- 9.4.5. Should any amendments to the Council Submission Drawing application be required, the BADC is to review and approve these before submission.
- 9.4.6. One paper copy of the local authority submission and a digital version, indicating the full Local Authority approval, must be submitted to the BADC for record. Should the Local Authority approval vary in any way to the previous BADC's approvals no access will be granted to contractors and the submission process will start from the beginning, all fees and building levies will be forfeited and recalculated for the new submission.

- 9.4.7. Once all approvals have been obtained and verified by the BADC, the Homeowner's ERF will now be reclassified as a building site, and construction may begin.

9.5. Design Changes

- 9.5.1. Once the Home Owners Association has approved and initialled the architectural plans, no alterations or additions of any kind may be made without the prior consent of the BADC. Ryder plans to be submitted to Development Committee prior to the commencement of any construction. Plans will not be signed after construction has begun.
- 9.5.2. Any deviations from the BADC approved submission (aligned with the local authority submission) must be submitted to the BADC for approval and a R4 000.00 fee will be charged to review the plans. The proposed changes are to be motivated in writing and substantial changes submitted with Rider Plan drawings. Building work deviations are not to commence until approval is granted by the BADC and proof of local authority approval submitted as per the respective municipal bylaws.

9.6. Completion

- 9.6.1. It is the responsibility of the home owner and their architect to ensure that the above process is followed and that the as-built plan, submitted on completion of the project is the same as the original approved plan including any agreed upon changes.
- 9.6.2. A "Completion Certificate" will form part of the required documentation, for issue of Consent to Transfer, which will be issued when the completed building complies with the BADC approved planning submission, relevant approved Rider Plans and the required municipal occupation certificate.
- 9.6.3. If the completed building, does not comply with the BADC approved submission and relevant Rider Plans, the "Completion Certificate" will not be issued, until such time that the deviation/s have been rectified, in agreement with the BADC.
- 9.6.4. The BADC reserve the right to employ the services of a Surveyor to address any concerns they may have during the building process, with relevance to compliance with the BADC approvals. If deviations from the BADC approved submission or relevant Rider Plans are confirmed, the cost of the survey will be for the home owners account.
- 9.6.5. Any penalties applicable will cease once the BADC has approved the completed work and approved all related documentation.

10. Annexures:

10.1. Annexure A:

10.1.1. Paint Colours and Finishes

Exterior:

Masonry Walls

Dwelling Walls

Schedule of approved colours are available from the HOA. Darker shades of the approved colours may be used for accent walls.

Boundary Walls

Schedule of approved colours are available from the HOA.

Architectural Features

Timber Pergolas

Pergolas to be painted to colours listed in specification
Hardwood pergolas could be left untreated to age and grey naturally.

Metal Pergolas

All metal pergolas to be painted to colours listed in specification sheet.

Security Gates

All metal gates to be painted to colours listed in specification sheet.

Doors and Windows

Timber Doors & Windows

Timber doors and windows to be painted in accent colour as indicated in
1435 specification sheet

Aluminium Doors & Windows

Aluminium powder coating colours are limited to the colours indicated in
specification sheet

Steel Doors & Windows

All metal doors and windows to be painted to colours listed in specification
sheet.

Front Door

Hardwood timber front doors may be left untreated to age naturally or
stained grey and preserved with matt/invisible clear sealants or preserving oil.

Paving and Exterior surfaces

Paving

Only paving matching paving used on roads and elsewhere in estate may be
used.

Exposed Aggregate

Only exposed aggregate matching similar used on roads and elsewhere in
estate may be used.

Kerbs

Only kerbs matching similar used on roads and elsewhere in estate may be used.

Stormwater and Services

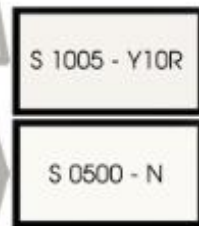
All visible to be cast-iron with simple design.

This includes;

Grates, Manhole Covers,
Inspection and Rodding Eyes,
Catch pits,
Stormwater channels and grates,

Finish could be left natural or painted to metalwork colours listed in specification sheet.

Highlight Colours



Specified Colours



Accent Colours



Powder Coat Colours Doors and Windows



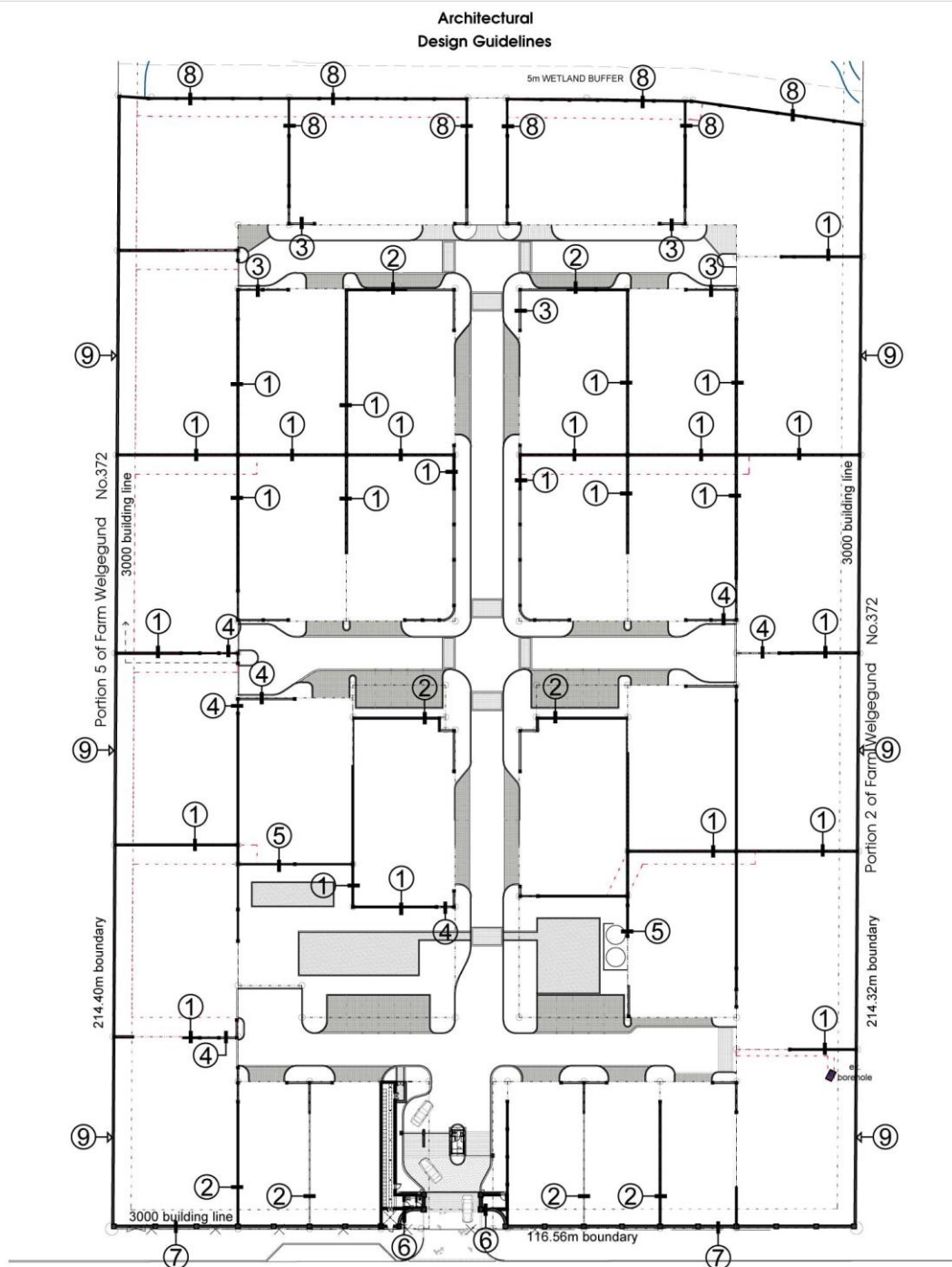
Metalwork Colours

Paint Colour Schedule

10.2. Annexure B:

10.2.1. Boundary Wall Design and Details

Refer drawings. No deviations allowed.



project:
Welgegund Domaine Privé

SITE PLAN

drawing:
Annexure B

scale:
nts

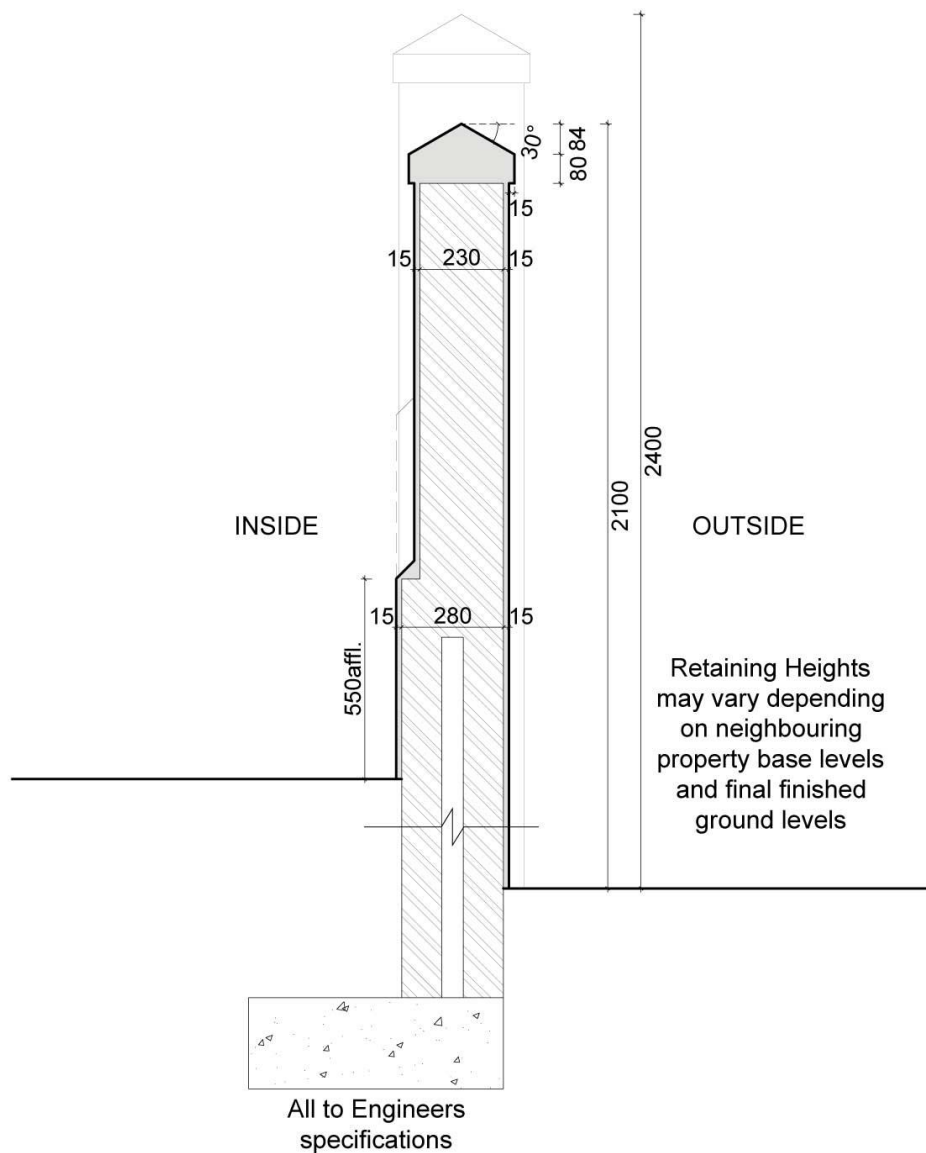
Boundary Wall
Design and Details

revision:
R1

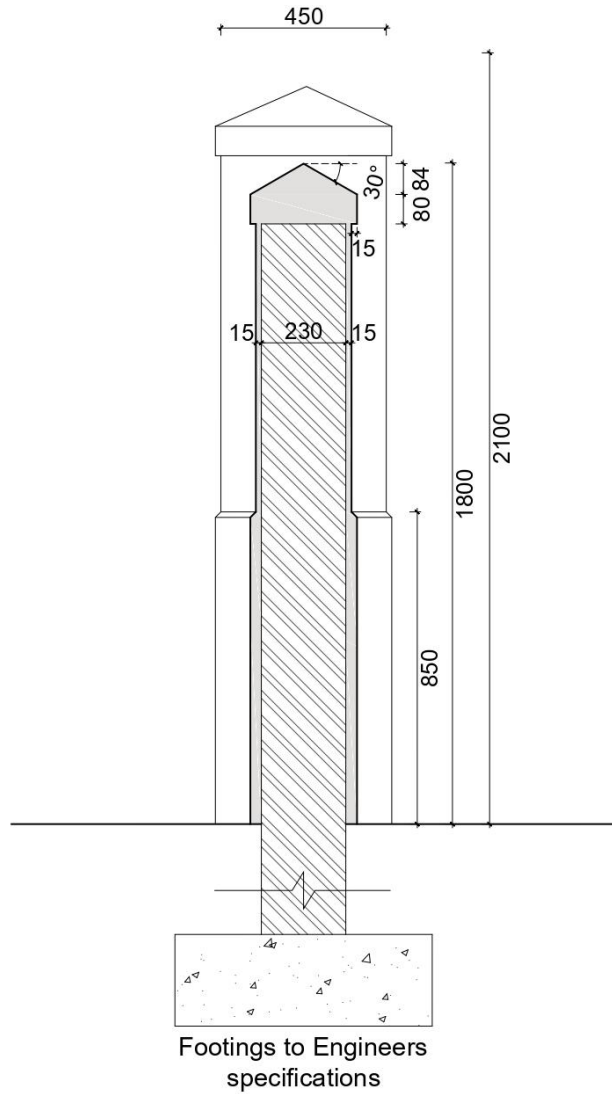
date:
August 2019

WDP
WELGEGUND
DOMAINE PRIVÉ

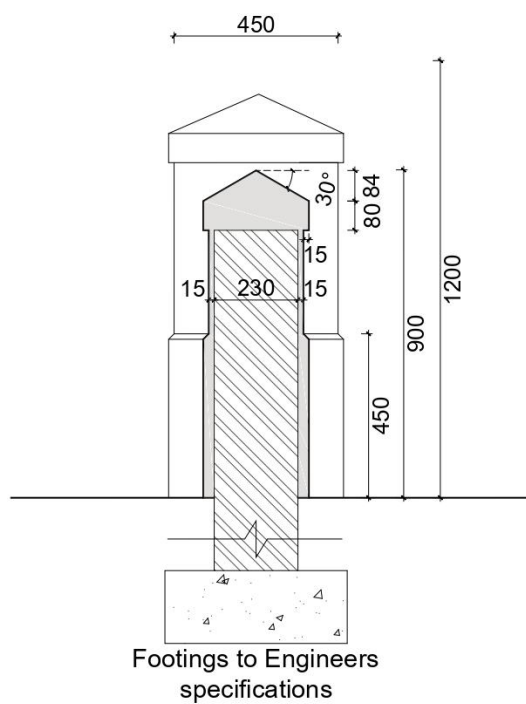
**Architectural
Design Guidelines**



project: Welgegund Domaine Privé	WALL TYPE 1	
drawing: Annexure B	scale: nts	
Boundary Wall Design and Details	revision: R1	
	date: August 2019	



project: Welgegund Domaine Privé	WALL TYPE 2	
drawing: Annexure B	scale: nts	
Boundary Wall Design and Details	revision: R2	
	date: June 2021	



project:
Welgegund Domaine Privé

WALL TYPE 3

drawing:
Annexure B

scale:
nts

Boundary Wall
Design and Details

revision:
R2

date:
June 2021



Technical drawing of a chimney cross-section showing internal and external dimensions.

INSIDE dimensions:

- Top section height: 1000
- Top section width: 230
- Bottom section height: 120
- Bottom section width: 280

OUTSIDE dimensions:

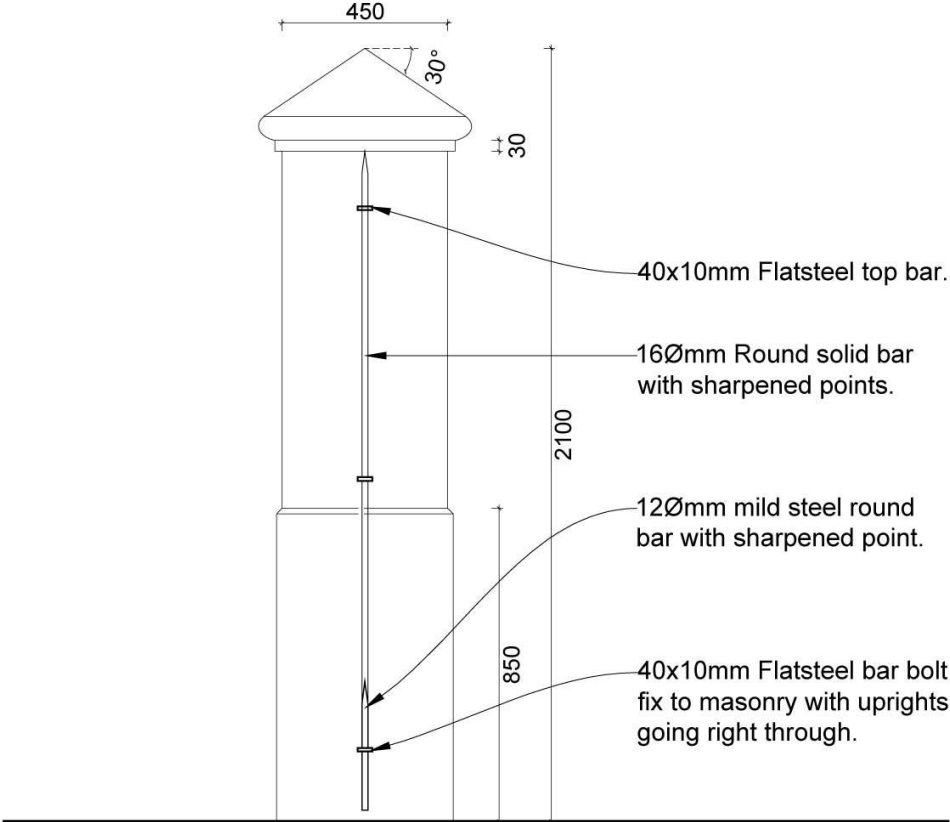
- Top section height: 80
- Top section width: 84
- Bottom section height: 1300
- Bottom section width: 2400

Roof slope: 30°

Height will vary with slope

Footings to Engineers specifications

project: Welgegund Domaine Privé	WALL TYPE 4	
drawing: Annexure B	scale: nts	
Boundary Wall Design and Details	revision: R1	
	date: August 2019	



project:
Welgegund Domaine Privé

WALL TYPE 5

drawing:
Annexure B

scale:
nts

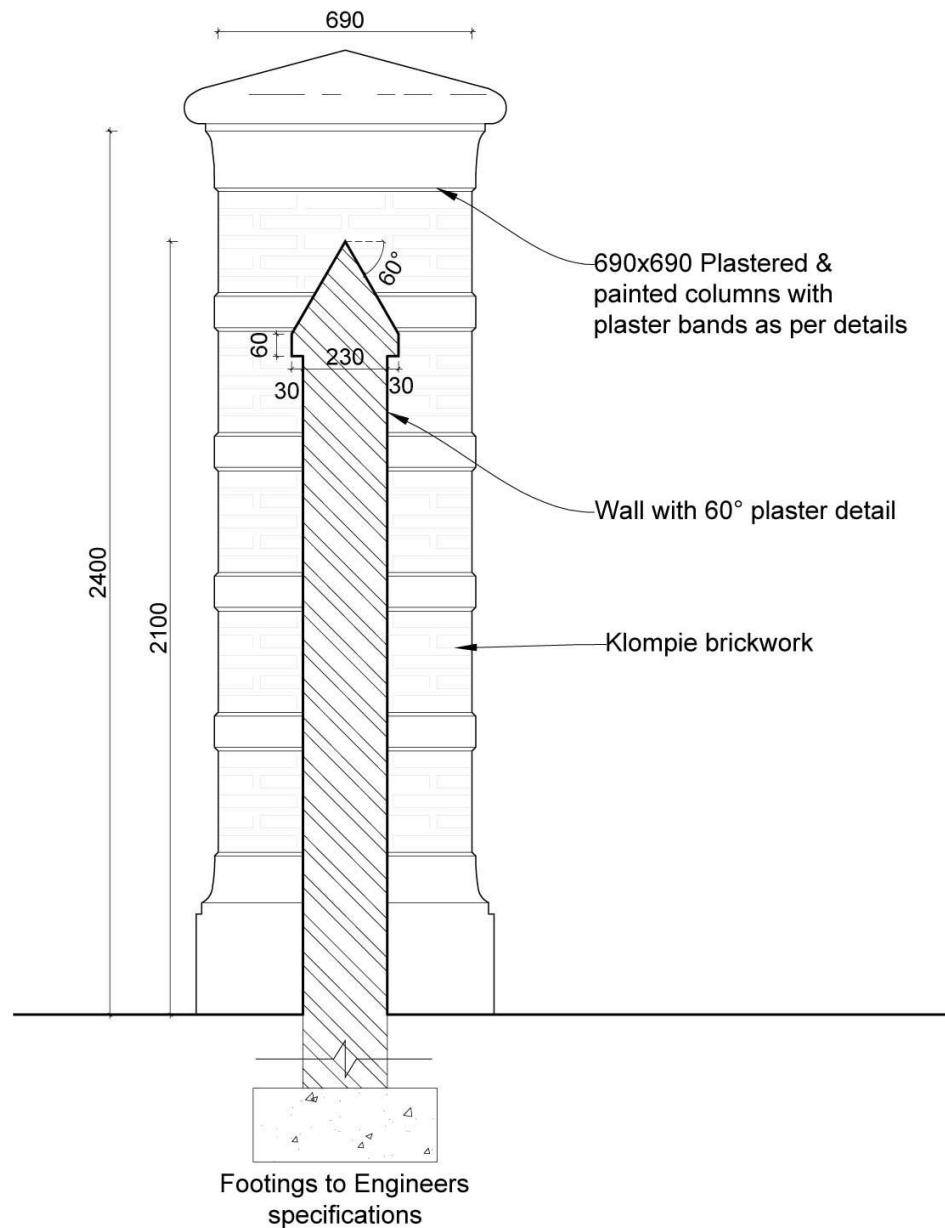
Boundary Wall
Design and Details

revision:
R1

date:
August 2019



**Architectural
Design Guidelines**



project:
Welgegund Domaine Privé

WALL TYPE 6

drawing:
Annexure B

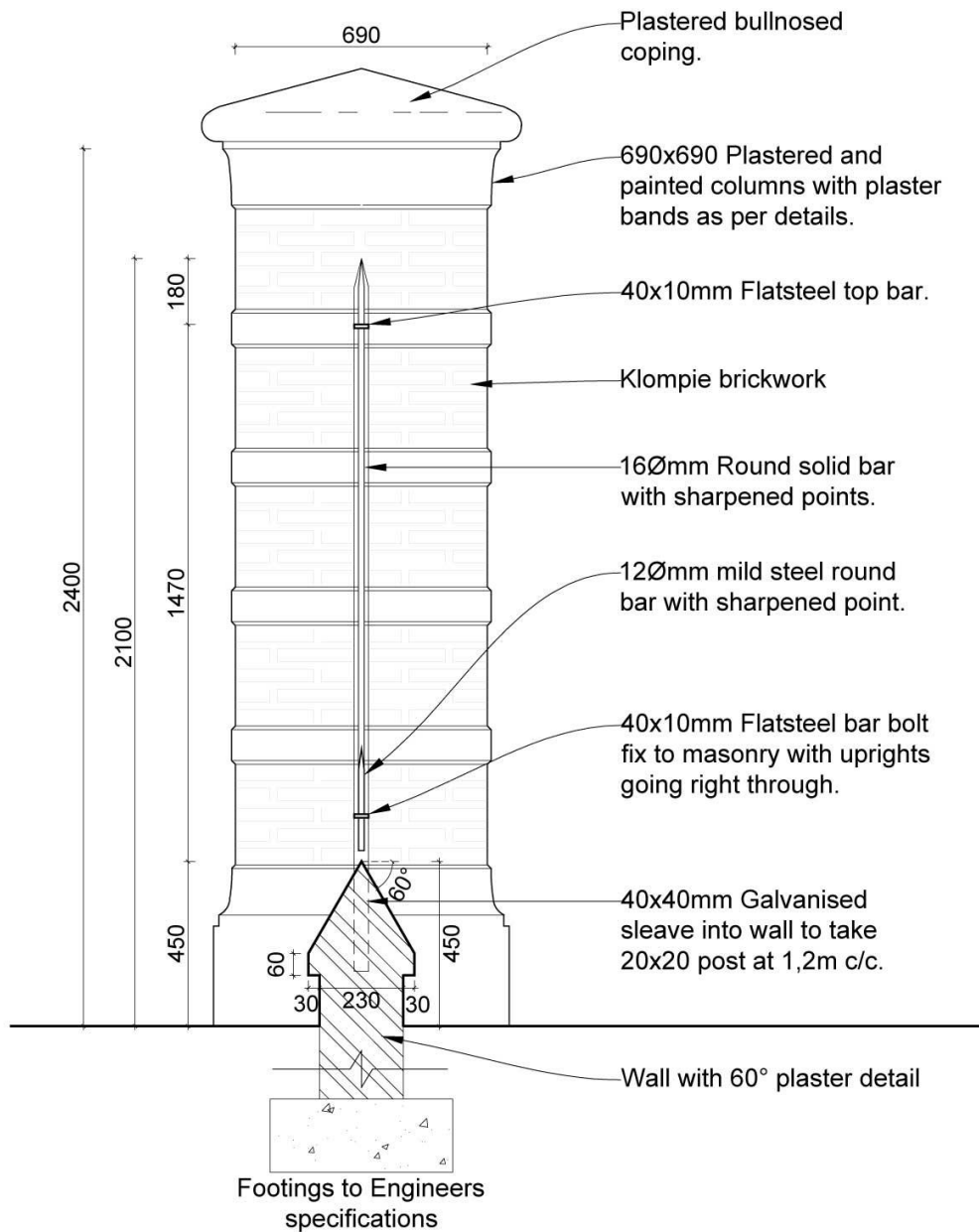
scale:
nts

Boundary Wall
Design and Details

revision:
R1

date:
August 2019


WELGEGUND
 DOMAINE PRIVÉ



project:
Welgegund Domaine Privé

WALL TYPE 7

drawing:
Annexure B

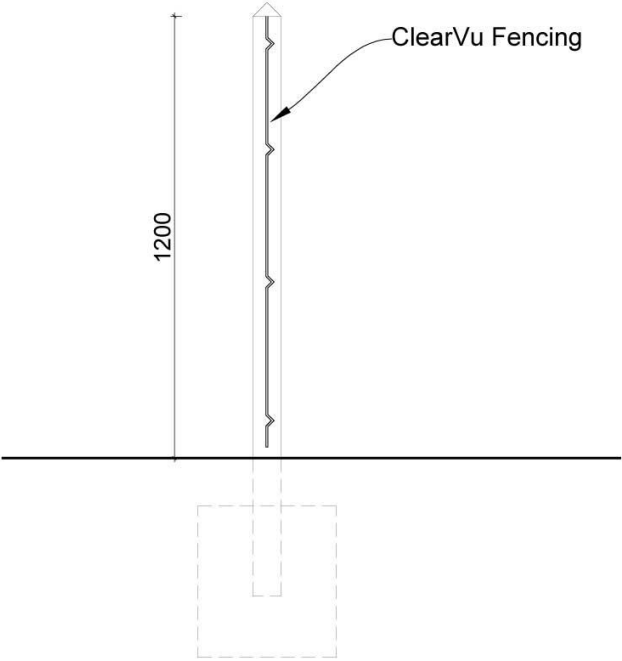
scale:
nts

Boundary Wall
Design and Details

revision:
R1

date:
August 2019

WELGEGUND
DOMAINE PRIVÉ



project:
Welgegund Domaine Privé

WALL TYPE 8

drawing:
Annexure B

scale:
nts

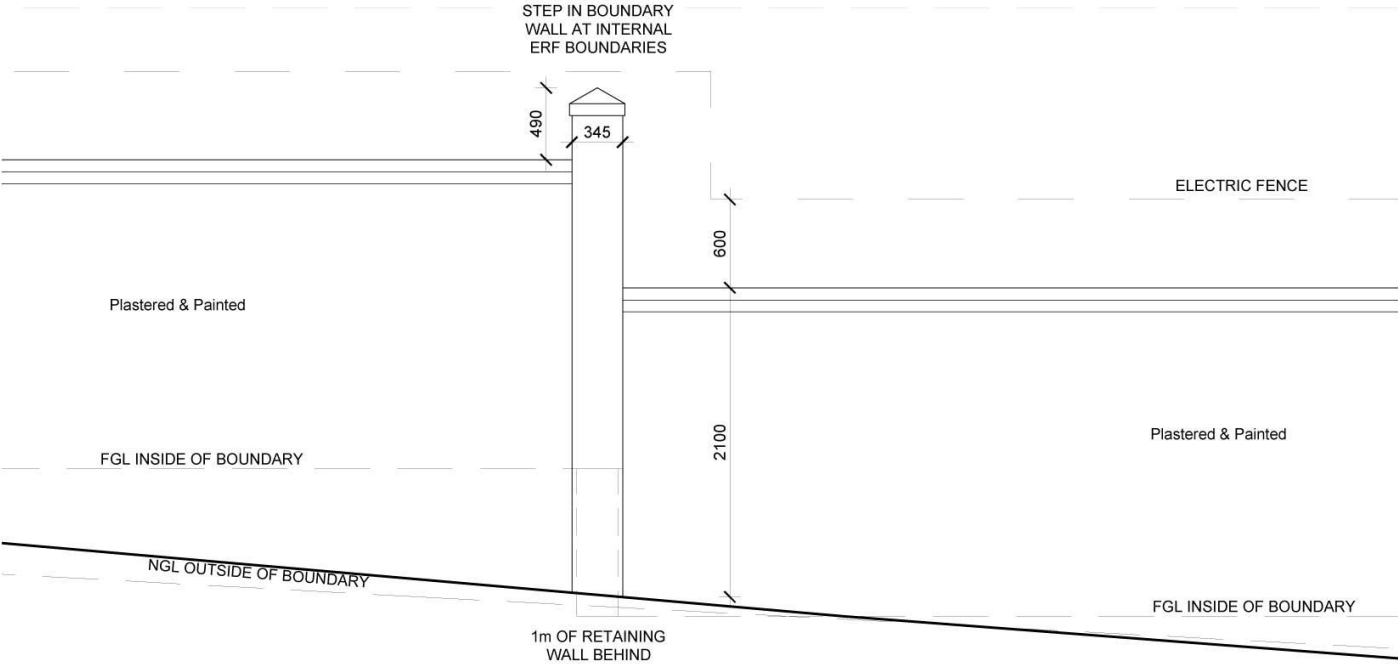
Boundary Wall
Design and Details

revision:
R1

date:
August 2019



Architectural
Design Guidelines



project:
Welgegund Domaine Privé

WALL TYPE 9

drawing:
Annexure B

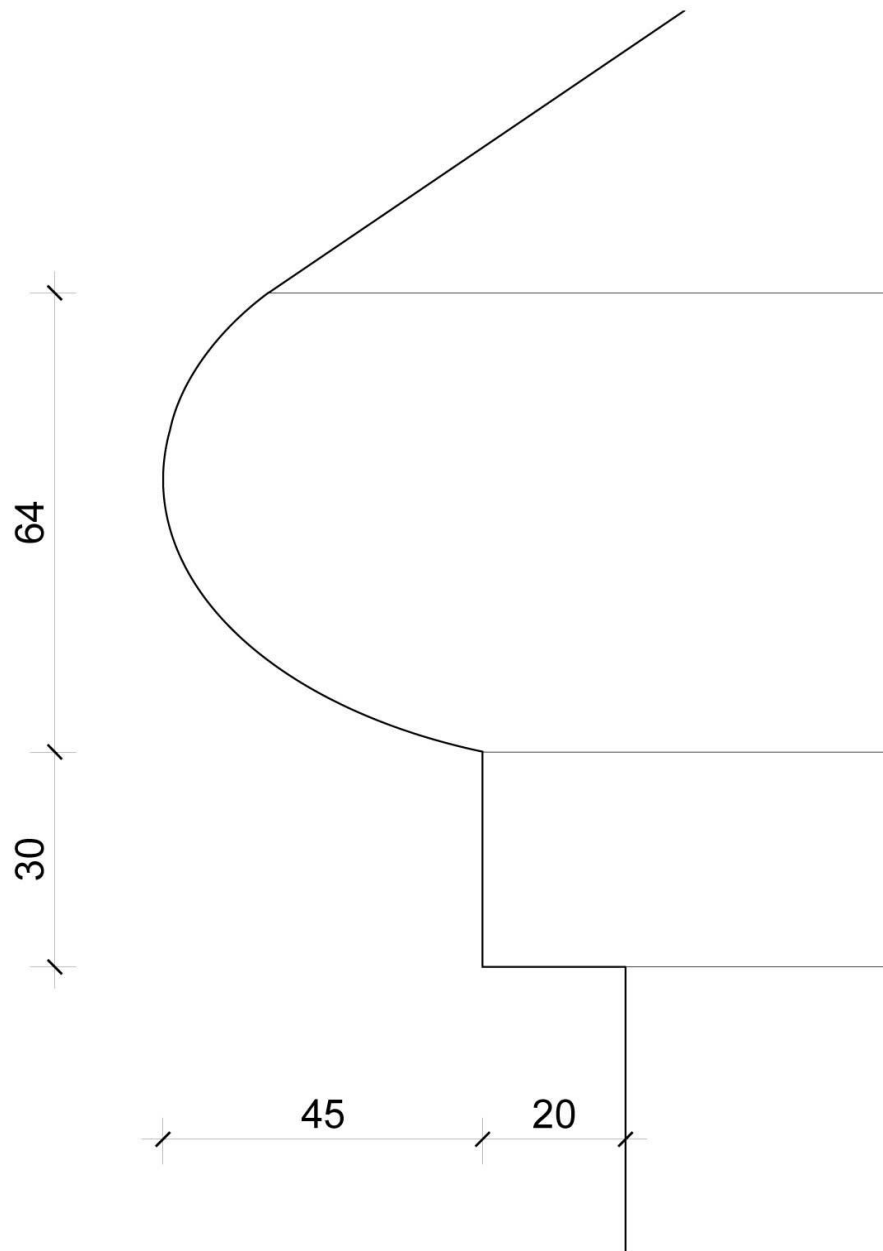
scale:
1:50

Boundary Wall
Design and Details

revision:
R1

date:
August 2019





project:
Welgegund Domaine Privé

DETAILS

drawing:
Annexure B

scale:
nts

Boundary Wall
Design and Details

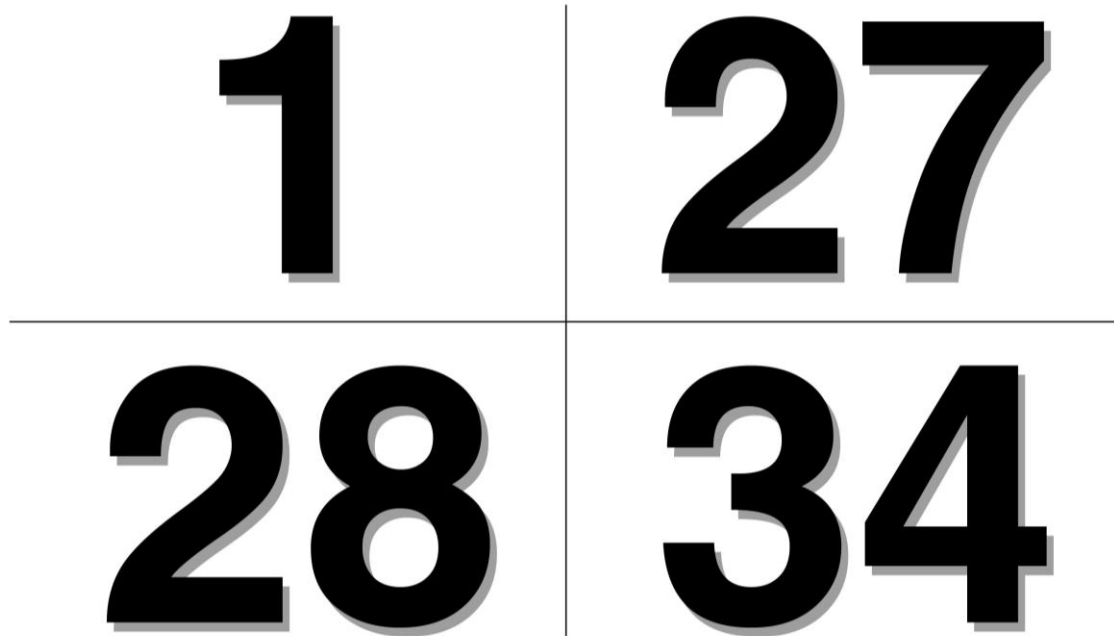
revision:
R1

date:
August 2019



10.3. Annexure C:
10.3.1. House Numbers

House Numbers
examples



Helvetica Bold - 150mm High
Aluminium plate minimum 3mm thick spaced 8mm away from wall on pins. All powdercoated Antracite Matt as per Paint Specification

10.4. Annexure D:

10.4.1. External Lighting

To limit light pollution, the following guides will apply to all dwellings.

Only low-level lights (300 lumen intensity per light) will be allowed at the property entrance as well as on the wall at the front door, garages and other entrances. These lights could be wall mounted footlights, bollard lights or garden spike lights.

Close spacing (less than 3m) should be avoided in order to avoid a concentration of light. External light circuits are to be placed on timers to avoid lights staying on all night. Exceptions will be made for essential lights at front door and entrance columns.

Lighting in gardens must be of a low intensity (300 lumen light intensity max per light) spaced no closer than 5 meters apart and mounted at heights not exceeding 1 meter. Once again footlights, bollard lights and garden spike lights will be allowed.

Wall lights will be allowed on boundary walls where they are not visible from the street but will be restricted to 1.5m above ground level.

All external lights to be shielded and light to be aimed downwards to minimize glare from light source. No up lights or lights washing against walls are allowed.

Security spotlights to be connected to alarm to trigger in emergencies, no motion sensor floodlights will be allowed. Flood lights to be placed in such a manner that they do not cause a disturbance to neighbouring properties.

10.5. Annexure E:

10.5.1. Landscaping Plant List

Trees

(proposed size: 200l, min. size: 100l)

Erythrina spp.
Nuxia floribunda
Olea europaea subsp africana
Platanus acerifolia
Populus 'simonii'
Podocarpus falcatus
Quercus nigra
Sideroxylon inerme
Syzygium guineense

Shrubs & ground covers

(min. Size 6-packs) @ 3-5/m²

Agapanthus spp.
Aristea spp.
Asparagus spp.
Barleria spp.
Carissa macrocarpa spp.
Coleonema spp.
Dietes grandiflora
Felicia spp.
Freylinia tropica
Lampranthus spp.
Limonium spp.
Osteospermum spp.
Plumbago auriculata
Pelargonium spp.
Plectranthus spp.
Searsia crenata
Tulbaghia spp.
Viburnum spp.
Watsonia spp.

Wet pond edges

Restios and sedges

(min. Size 6 packs) @ 3-5/m²

Carex clavata
Cyperus spp.
Elegia nudum
Elegia tectorum
Isolepis prolifera
Juncus accutus
Juncus effusus
Restio festuciformis
Scirpus nodosus
Wachendorfia spp.

Marginal and aquatic plants

(min size 6-packs) @ 3-5/m²

Nymphaea capensis
"blue"/nouchali
Schoenoplectus littoralis /
scirpoides
Zantedeschia aethiopica

Climbers:

(min. Size 4l)

Trachelospermum jasminoides
Vitis vinifera

Lawn:

Cynodon dactylon
Stenotaphrum secundatum

10.6. Annexure F:

Welgegund Domaine Prive Building Submission Checklist

Shaded columns - to be completed by the BADC team only

PARTICULARS OF APPLICANT - OWNER TO COMPLETE

Home Owner	
Erf no.	
Address	
Phone	
Email	
Confirm architect's appointment for full service	

REGISTERED ARCHITECT TO COMPLETE

Registered Architect's SACAP no.	
Name of practice	
Contact person	
Cellphone no.	
Email address	

1 INTRODUCTION INFORMATION

Site	WELGEGUND DOMAINE PRIVE
Erf No	
Erf Area	
Site survey (Option)	

2 SUBMISSION HISTORY

SKETCH DESIGN - HOA SUBMISSION		NOTES FROM BUILDING & DESIGN COMMITTEE (BADC)
Date drawings were received	/ /	
Date returned to applicant	/ /	
COUNCIL SUBMISSION		NOTES FROM BUILDING & DESIGN COMMITTEE (BADC)
Date drawings were received	/ /	
Date returned to applicant	/ /	

SKETCH DESIGN - HOA SUBMISSION

				For Office use		For Office use	
3	DRAWINGS TO BE PROVIDED - Homeowners Architect to complete:	Information Required	Submission Notes if Required	✓	Compliance X ✓	Note by Estate Architect	Re-submission
1	1:100 Site Plan	✓					
2	1:100 Floor Plans	✓					
3	1:100 External Works & Finishes Drawing include Storm Water Drawings		Optional				
4	1:100 Roof Plan & All Roof Services & Details	✓	To explain design only				
5	1:100 Elevations - Main House	✓					
6	1:100 Boundary Wall Sections & Elevations	✓					
7	1:100 Street Boundary Wall Plan & Elevation with Typical Section	✓					
8	1:100 Common Boundary Wall Plan & Elevation with Typical Section	✓	Indicate wall on plan only				
9	1:100 Service & Laundry Yards Wall Plan & Elevation with Typical Section.	✓					
10	1:100 Section through all Retaining Walls	✓	Principle only				
11	1:100/50 Sections - 2 sections of main house	✓	Show 2 Design sections				
12	1:100 Door & Window Schedule	✓	Elevation should be fine				
13	3D "Sketch Up" 3D to motivate design concept	✓	3D Required				
14	1:50/25 Details - Decks, Pergolas, Plaster, Specialist Steelwork, Roof Edge Detail as Required.	✓	3D or freehand detail to show concept and intent				
15	Heat Pump Location - Specifications & Screen	✓	Indicate on plan only				
16	Water Storage & Screening	✓	Indicate on plan only				
17	Landscaping plan 1:100 indicating plant species & general layout.	✓					

		SKETCH DESIGN - HOA SUBMISSION					
					For Office use	For Office use	
4	PLANNING CONTROLS	Information Required	Submission Notes if Required	✓	Compliance X ✓	Note by Estate Architect	Re-submission
	Information to be shown on drawings						
	Site Plan (SP) Plans (P) Sections (S)						
	1 Height controls - sections provided	✓					
	2 Maximum height - Sections provided	✓					
	3 1:200 Diagram showing coverage	✓					
	4 1:200 Diagram showing bulk	✓					
	5 Ground floor area (under cover)	✓					
	6 First floor area (under cover)	✓					
	7 Estate street building lines indicated	✓					
	8 Estate servitudes shown	✓					
	Estate street setback indicated for garage and						
	9 home.	✓					
	10 Estate authority lateral & rear setbacks show						
	on plan.	✓					
	11 North Point	✓					

5 THE FOLLOWING DETAIL DRAWINGS TO ACCOMPANY THE DRAWINGS		SKETCH DESIGN - HOA SUBMISSION					
					For Office use	For Office use	
		Information Required	Submission Notes if Required	✓	Compliance X ✓	Note by Estate Architect	Re-submission
Materials							
1	Roof finishes - Notes with roof edge details	✓					
2	External wall finishes - Notes	✓					
3	Windows and doors - Specifications	✓					
4	Shading devices - Details and finishes						
5	Balconies - Details, design and finishes	✓					
6	Stoops, Terraces, Verandahs Details and finishes	✓					
7	Balustrades - Design and finish	✓					
8	External timber elements - Detail and finishes	✓					
9	External steel elements - Detail and finishes	✓					
Colours							
1	Roofs - Specify	✓					
2	External walls - Schedule on drawings.	✓					
3	Windows and doors and gates - On schedule	✓					
4	Shading devices - Detail drawing notes	✓					
5	External balustrading - Add to detail drawings	✓					
Decorative Detail							
1	Pergolas - Detail and finishes	✓					
2	Doors types - Provide section and details						
3	Roof/sky lights - Locations and design details	✓					
4	Solar hot water - Indicate on roof plan and notes	✓					
5	Photo voltaic panels - Indicate on roof plan	✓					
6	Satellite dish - Indicate on roof plan	✓					

Sketch Design Submission:

The more details and notes you give the estate architects at Sketch Design stage, the better. Even freehand drawings to scale will be acceptable.

Controlling architects will return drawings with notes once assessed to assist in understanding the comments and recommendations.