

PURCHASER: _____

PROPERTY: Erf _____



GENERAL RESIDENTIAL DESIGN GUIDELINES

Guideline Document for the design of general residential properties situated in Phases 12, 13 and 14 Parklands in accordance with the Subdivisional Approval issued by the City of Cape Town dated 07/12/2007. Prepared by mlh architects & planners.

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1.0 FUNCTION AND IMPLEMENTATION OF THE GENERAL RESIDENTIAL DESIGN GUIDELINES

The guidelines are drawn up in support of the Parklands township development process, which are approved in terms of section 42(1) of Ordinance 15 of 1985 (LUPO), firstly at Development Framework level and secondly at subdivision level for individual phases.

The need for this general, overarching guideline document is to provide a more efficient tool to direct the design of individual G.R.4 erven, so as to remove the Site Development Plan (SDP) approval process at Council level. Previously the approval process rested with the Local Authority, which resulted in an unnecessary time consuming process.

Approval of this document by the Local Authority will grant the Milnerton Estates & the Aska Property Group Joint Venture (MEAJV) and the Parklands Homeowners Association (PHOA) the authority to access and approve G.R.4 SDP's where these developments are not situated along Parklands Main Road, Sandown Road or abutting the Fynbos Corridor. As a result, developers of these properties will only be required to submit building plans to the Local Authority, with a copy of the approved SDP attached. Where the developments about the aforementioned areas, the developer shall submit his SDP to the MEAJV and thereafter to the PHOA for their approval and stamping prior to submission to the Local Authority for their ultimate approval of the SDP's.

2.0 SITE DEVELOPMENT PLAN REQUIREMENTS

With the presentation of the Site Development Plan to the MEAJV and the PHOA for approval, the following elements must be included and clearly illustrated on a scaled plan.

- Presentation must be on A1 or A2 paper sheets at a workable scale of 1:200, 1:250, 1:500, 1:1000, 1:2000 or 1:2500 including a north point and scale bar.
- 5 copies of SDP drawing set to be submitted for final approval. Refer to **Figure 2** illustrating the typical information required to be presented on the SDP.
- Fully dimensioned and a co-ordinated site plan based on a land surveyors diagram. Adjacent erven and erf numbers to be indicated.
- Land Use table indicating no. units, no. of parking bays, break down of unit sizes, types, open space provision, refuse bay, etc.
- Locality Plan.
- Servitudes.
- Ground floor levels.
- Signage.
- Access points.
- Refuse room and refuse parking bay.
- Mailboxes.
- Parking and vehicular movement.
- Visitor parking, including a section in the table indicating the number of bays required & provided.
- Building lines.
- Footprints of housing units and other buildings.
- Sections and Elevations, specifically from the street.
- Roof pitches and material.
- Building specifications including doors and fenestration, wall finishes and detailing, paint colour.
- Private open space area per unit for Group Housing units.
- Communal Open Space extent, location and play equipment, including a section in the table indicating the communal space required & provided.
- Perimeter walling - design specifications and height.
- Landscaping details - hard and soft including plant species list.
- Lighting.
- Engineering details – sewer, water and stormwater.

3.0 DEFINITIONS

Attached unit blocks means two, three or four single residential dwellings attached on the common boundaries of the erven and creating a continuous block and developed with a common architectural theme.

Architectural themes means, inter alia, that where units are attached, they will have the same architectural design with regard to wall finishes, windows, doors, pergolas, roof structure, chimneys but exclude the use of the same paint colour for all the unit blocks. A “room in a roof” can be implemented for one or more of the units provided that the roof structure remains of the same architectural theme as for the other units.

Bagged brickwork means brickwork not covered by full layer of plaster, but involves rubbing cement over the joints, covering small holes leaving a rough-textured surface suitable for painting. Bagged brickwork may only be applied using brick with maximum dimensions of 230mm long by 115 high. This wall finish must be combined with plaster bands around door and window openings.

Building Footprint means the total extent of building works on the erf and includes the garage and other areas covered by a permanent roof structure.

Group Housing means a group of separate and/or linked and/or attached individual dwelling units on smaller than conventional erven and which is planned, designed and built as a harmonious architectural entity with a medium density character in which the structures vary between single and double storeys. A Group Housing development may not exceed a density of 45du/ha.

Plaster band means a continuous projection of plaster of a particular width around a window or door opening.

Room in a roof means the configuration of roof trusses of a pitched roof in order to establish a habitable living space. Such a space must be accessible from within the dwelling and could have a window or windows as part of the roof structure. Such spaces will not constitute a storey.

Semi-detached means two single residential dwellings attached on the common boundary of the two separate erven and developed with a common architectural theme.

Sectional Title means a development subject to the conditions as set out by the Sectional Title Act No.95 of 1986.

4.0 DEVELOPMENT CONTROLS

The erven zoned “General Residential R4” (G.R.4), which spatial distribution is illustrated on Figure 1, can accommodate three types of development, i.e. Group Housing, Sectional Title or Subdivision into high density single residential i.e. Village, Cottage or Terrace.

4.1 General

- Subdivision and rezoning of sites for residential purposes will only be permitted subject to approval by MEAJV and where the proposed residential erven conforms to the design guidelines of the proposed residential units.
- Erven may be developed up to the density indicated on **Figure 1**.
- Group Housing units may be developed as semi-detached units or row housing not exceeding 4 units.
- A home - owners association must be established as a management body for a Group Housing scheme.
- The density of a Group Housing Development may not exceed 45du/ha.
- Developments at densities of 46du/ha or higher shall be developed as Sectional Title.
- A Body Corporate must be established as a management body for the Sectional Title scheme.
- Consolidation of G.R.4 erven only permitted with consent of MEAJV.

4.2 Architectural Themes

- A single architectural theme, incl. roof type, style, walling & plastering & colour theme will apply to a G.R.4 development.

4.3 Walling and Edge Conditions

- Solid walling on the street boundary must be limited to 50% of the total edge (length of the boundary).
- Walling/fencing abutting public open space shall be visually permeable, save for the screening of kitchen yards, drying yards and patio or pool areas.
- Walling/fencing on the Fynbos Corridor to include a plinth, at minimum cast concrete, at a height of no more than 30% of the total height of the wall/fence.
- No pre-cast walling (typically pre-cast post & panels) or timber fencing shall be permitted on any street boundary or any boundary abutting Public Open Space.
- Screening of palisade fencing, except by means of natural vegetation, not permitted.
- Brickwork/blockwork to be plastered and painted white or the same colour or complimentary colour as the residential units.
- Boundary walling to be a maximum height of 2.1m.
- Introduction of design elements, such as flower boxes, is encouraged for walls along street boundaries.

4.4 Parking

- Parking ratio of 2.25 bays per unit where parking is provided at the unit (Generally Group Housing).
- Parking ratio of 1.75 bays per unit with a communal parking area (Generally Sectional Title).
- Internal communal parking areas to be centrally located and adjacent to the open space area such that these parking areas could be multifunctional in use.
- Garage units constructed from pre-cast materials are not permitted.
- 50% of visitors parking may be provided in the street adjacent to the G.R.4 site. The developer of the G.R.4 erf will be responsible for the implementation of these bays. It is strongly encouraged that these bays are paved rather than a standard tar surface.
- Refuse parking bay to be positioned parallel to the street.

4.5 Height

- Group Housing schemes are limited to two storeys.
- Where densities of 70du/ha are recorded against the erf indicated on **Figure 1**, a three-storey height restriction will apply to that property/erf.
- Where a Sectional Title scheme abuts, or is situated across a street from single residential units, the height is restricted to two storeys for the zone closest to the single residential units. Refer to **Figure 1**.
- G.R.4 development along Sandown Road with a density of 70du/ha may be developed up to a four-storey height.
- G.R.4 erven directly against the Fynbos Corridor, may not exceed three storeys in height.
- A "room in the roof" does not constitute a storey.
- All ground floor walls to have a minimum height of 2.5m above finished floor level before commencement of the roof structure.

4.6 Open Space

- A communal and dedicated recreational open space area has to be provided at a ratio of at least 20m² per unit. This area must be functionally integrated with the design of the scheme. A central location of the open space is encouraged.
- In addition to the communal open space requirement, a dedicated open space area of no less than 30m² at a ratio of at least 2:1 shall be provided as part of the unit design for Group Housing.

4.7 Brickwork and Plaster

- External walls to be plastered. No face brick construction to be allowed.
- Bagged brickwork finish permitted only if standard brick modules with maximum dimensions of 230mm long by 115mm high. This wall finish must be accompanied with a plaster band around door and window openings.

4.8 Roofing

- Consistent use of roofing materials on combined dwelling - and garage unit except where garage has a flat roof.
- No flat roof material to be visible from the street level of the property for garages constructed with flat or low inclined roof pitches.
- Appropriate roof materials for bay windows are acceptable.
- No mixing of gable end and hip end or other roof configurations on the same dwelling or Sectional Title apartment block.

4.9 Down Pipes and Plumbing

- Down pipes on Sectional Title buildings may not be positioned centrally on the façade of any length of wall facing a public street or public open space and must be positioned close to corners or recess of the nearest return wall.
- Plumbing stubstacks and any associated waste pipes may not be visible on external elevations for floors above ground floor.

4.10 Air Conditioning Units and Antennae

- Air-conditioning units may not be placed on the outside of the building or on the roof where visible from a public street or open space.
- Satellite dishes and antennae may not be placed on the outside façade of the building facing the street or on the roof.
- Conduits for telecommunication and television cabling must be implemented for each unit up to the internal roof space of which that unit forms a part.

4.11 Building Lines

- Different building line parameters apply depending on the GR site location. Refer to **Figure 1** for specific setback requirements.
- In general a 1.5m street set back apply, except where G.R units are situated against Sandown Road, in which case a setback of 3m apply. Refer to **Figure 1**
- Stepping of facades is encouraged, especially where large apartment blocks are proposed.
- Lateral and rear boundary setbacks are 1.5m in all instances, except for Group Housing where a 1m is applicable or 0m where a parapet gable end is implemented.
- A 1.5m building line is applicable against the Fynbos Corridor for buildings maximum 2 storeys high. Where buildings of three storeys abut the Fynbos Corridor, a 2m building line is applicable.
- Setback for development on Parklands Main Road is 0m, provided that building regulations in terms of windows and doors on such boundaries are met.

4.12 Coverage

- Group Housing - maximum 50%
- Sectional Title in the form of apartment blocks – maximum 30%. A higher coverage in this regard could be entertained if a centralised open space at adequate capacity is provided for in the design.

4.13 Building – Footprint and Façades

- Positioning of building footprints to create opportunities for centrally located open space and communal parking area encouraged.
- The positioning of buildings adjacent to public open spaces with façade design incorporating overlooking features onto the open space is encouraged.

4.14 Access

- Access points to a development will be according to the indications set out on **Figure 1** or as close as possible to the indicated point of access.
- Minimum access width to be 4.5m wide by 4.5m high.
- Where a controlled access condition or gate is implemented, such mechanism will be situated at least 5m from the street boundary.

4.15 Refuse Rooms

- Location to be positioned to be accessible at all times by a refuse truck.
- The refuse bay must be positioned next to the refuse room and parallel to the street.
- Refuse rooms must have the same architectural design as the overall scheme and must be roofed.

4.16 Landscaping

- The developer of a G.R.4 erf is responsible for landscaping the public verge adjacent to the property boundary. This includes the installation and maintenance of irrigation systems.
- Landscaping will include soft as well as hard elements such as paving and will be to the satisfaction of MEAJV and PHOA.
- The body corporate or home - owners association for that property will be responsible for the maintenance of the landscaping.
- Soft landscaping must be implemented according to the approved plant species list provided by MEAJV and PHOA.
- Where a G.R.4 unit abuts a road reserve, but which road infrastructure have not been implemented, the developer must provide the Body Corporate or Home Owners Association with the necessary funding to implement the landscaping once the road is implemented.

4.17 Paint Colours

- All external walls of Dwellings to be plastered and painted with colours chosen from the following list of colours taken from the Plascon range or matching colours from another range.

MEADOW YELLOW Y4-A2-2	PALE BLOSSOM Y1-C2-2	YELLOW MYSTERY Y4-B2-1	WHITE MAAS Y2-A2-2
FRESH LINEN Y3-E2-3	LEMON SPONGE CAKE Y3-A2-1	SUMMER WHEAT Y1-C1- 4	BANANA DESERT Y3-B1- 4
JULIA Y3-A2-2	RAIN SLICKER Y5-A2-2	TURKISH TART Y2-B1-3	STRAND OF GOLD O5-C1-4
OCEAN SALT Y3-B2-2	BLEACHED BAOBAB Y2-C2-2	SHEEPISH Y5-C2-3	GOLDEN SYRUP Y2-B1-2
THATCH Y3-B2-1	ALMOND BUTTER Y1-B2-2	ORGANDY Y3-C2-1	RESPLENDENT Y4-D2-3
CUTTLEFISH Y3-B2-3	CLOVER HONEY Y3-C1-4	SPRINGBOK CHEST Y3-C2-2	IVORY WHITE Y4-B2-3
HARVEST WREATH Y2-B2-2	ACACIA Y4-B2-2	DRY GOLD Y2-C2-1	AFTERNOON SHOWER Y4-C2-3
WHITE			

5.0 SPECIAL CONDITIONS

5.1 Parklands Main Road

- Further reference must be made to the Parklands Main Road Design Guidelines for residential development on Subdivisional Area land units.
- Where G.R.4 developments are proposed on “Subdivisional Area” zoned land units situated on Parklands Main Road, these can only be developed as Sectional Title at a density of not less than 70du/ha and not exceeding a 100du/ha.
- Refer to Figure 2 of Parklands Main Road Design Guidelines for specific height applications.

5.2 Fynbos Corridor

- Further reference should be made to the Parklands Fynbos Corridor Design Guidelines for residential development adjacent to this area.
- Particular interest should be given with regard to the interface of development adjacent to the corridor and buildings facades and balconies are encouraged to face towards the open space.

5.3 Affordable Housing Developments

- “Affordable Housing” in the Parklands context refers to a housing product developed and marketed to a select income group as defined by the Department of Housing and instituted in terms of an appropriate management structure.
- Apart from the density and parking provisions, all other design guidelines and development parameters apply to this development category. With the ongoing implementation of this housing product, MEAJV retain the right to apply to the City to exercise their discretion and apply to the City for certain departures from time to time.
- Developments in terms of this category could occur on any G.R.4 or Subdivisional area site where a density of 100du/ha or higher is permitted.
- Densities of 100du/ha - 125du/ha and parking ratios of minimum 1.25 bays per unit are permissible for “affordable housing units”.