



DESIGN GUIDELINES
NOVEMBER 2023

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SITE CONTROLS

NOTE: The following estate controls differ from the Local Authority LUMs and take precedent to the standard LUMS controls.

1.0 MAXIMUM PERMISSIBLE SITE CONSTRAINTS

PHASE 2-4

COVERAGE: 70%
F.A.R.: N/A
HEIGHT: Single storey for single residential sites

PHASE 5&6

COVERAGE: 70%
F.A.R.: 0.55
HEIGHT : Single storey for single residential sites

PHASE 8

COVERAGE 75%
F.A.R. 0.55
HEIGHT: Single storey for single residential sites

2.0 BUILDING LINES

PHASE 2-4

FRONT / STREET SET BACK 2m
SIDE SETBACKS 1.5m with one boundary reduced to nil
REAR SETBACK 1.5m

PHASE 5&6

FRONT /STREET SETBACK 2m
SIDE SET BACKS 1.5m
REAR SET BACK 1.5m

PHASE 8

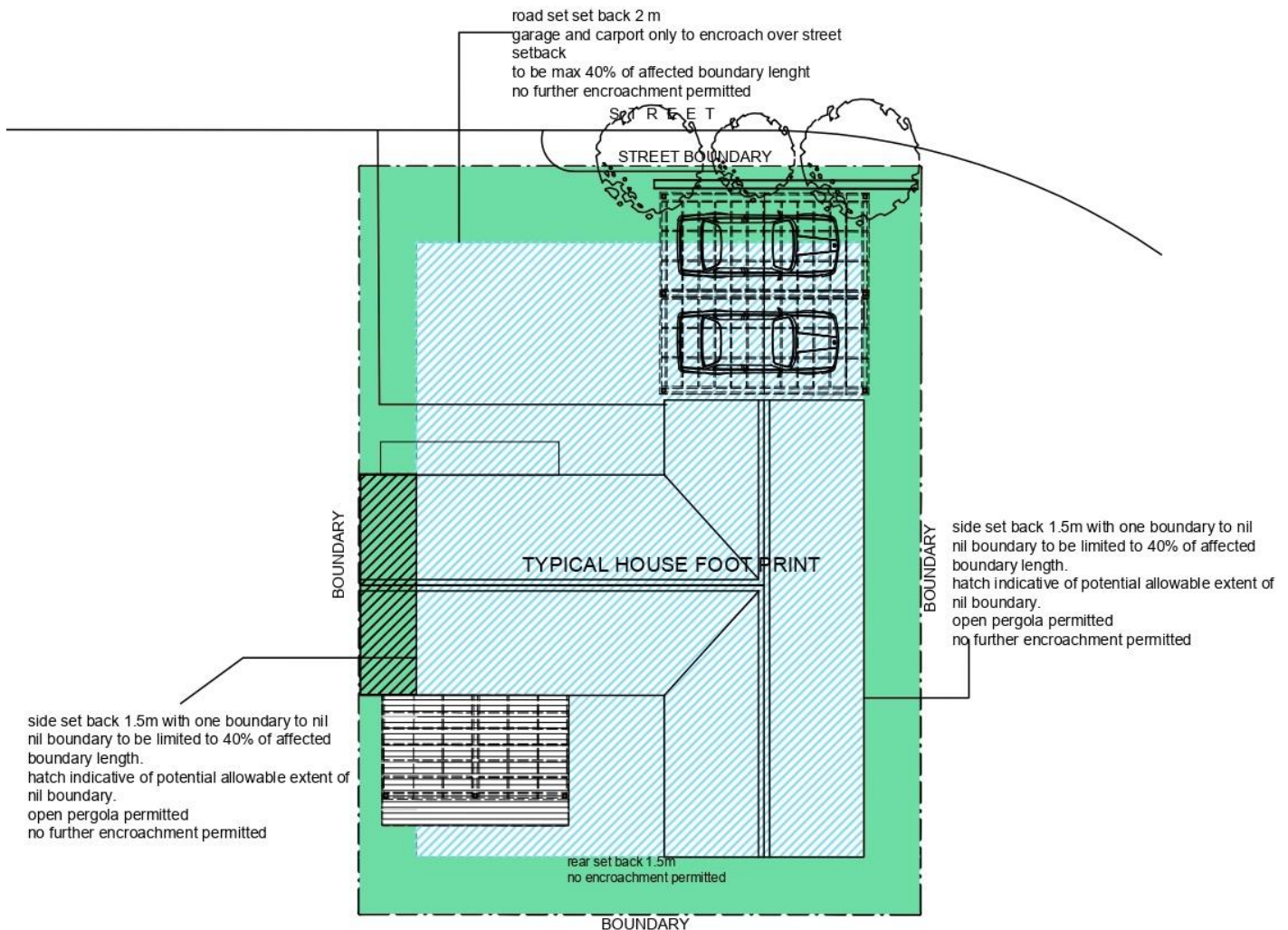
FRONT / STREET SET BACK 3m
SIDE SETBACKS 1.5m
REAR SETBACK 1.5M

- Walls and dwellings on the boundary may not have any openings or services on these walls
- R.W.D.Ps and gutters may not encroach over any boundaries and must be contained and controlled within the affected erf.
- All roof eaves to be clipped with max fascia offset of 50mm.
- Where an adjacent dwelling has a nil building line the 1.5m set back will apply. That is to say no 2 properties to have a common nil side space.

- Garages and carports (non habitable spaces) including screens and roofed elements may encroach into 2m street setback.
- Encroachment may not exceed 40% of the total length of the street frontage.
- This only applies to neighbourhood / secondary roads.
- No relaxation of street frontages onto primary roads will be permitted.
- No relaxation of rear building lines for habitable spaces will be allowed. Swimming pools may encroach to a max of 500mm at the discretion of the DRC.

Setback Principles Phases 2-4

- On phase 2-4 side spaces to be 1.5m with one boundary to nil but subject to a maximum built mass as set out below.
- Nil side spaces to be limited to 45% of that boundary length. This is applicable to the main dwelling, covered verandas, carports and garages. I: e all roofed elements.
- Open pergolas are excluded from 45% but must have a solid “wall” or screen element to ensure privacy between neighbours.



SETBACK PRINCIPLES FOR TYPICAL SINGLE RESIDENTIAL SITE

3.0 HEIGHT RESTRICTIONS

- All buildings on single residential sites shall be restricted to a single storey
- Wall plates to be set a max of 3.3m off F.F.L..
- Habitable loft space is permitted but must be contained within the roof envelope.

4.0 PARKING

- Each property is to provide off street parking for a min of 2 cars within the boundary of the ERF.
- Where garages are at right angles to roads they are to be set outside of the 2m building line. This is to ensure there is sufficient manoeuvring space to exit garages or carports.
- No off street parking will be permitted.

5.0 BOUNDARY WALLS, FENCING AND PRIVACY

- Outdoor living is encouraged. The placement of buildings in relation to each other must be carefully considered to ensure the privacy of adjacent homes is in no way compromised.
- Boundary walls and fences are permitted and will need to comply with a set of criteria.
- Open “clearvu” - Bonox type fencing (as per show house) may be placed on the entire perimeter of the property. Solid walls either in the form of timber or brickwork may not exceed 2m in height on the external face.
- Solid walls will be restricted to 60% of the boundary onto which they are placed. This to be read in conjunction with the with the restraints in terms of built forms placed on the boundary. These will make up part of the 60% solid element.
- No solid boundary walls will be permitted on street boundaries.
- Street boundaries may have a wall to 600mm high with an open timber or Bonox type fence over. This is to encourage community engagement and enhance visual security,





Low Street boundary will enhance the feeling of community and openness

6.0 SERVICES

- All services must be hidden from sight and placed so as not to cause a disturbance either in terms of noise or visually to adjoining properties.
- Solar panels for both water and energy generation is encouraged but must be approved by DRC prior to installation and are to be laid flat.
- No generators will be allowed.
-

Water harvesting is encouraged and tanks may be placed over building setbacks provided overflows don't discharge onto adjoining properties.

7.0 BUILT FORM

Homes are envisaged read as free standing within a planted neighbourhood setting

- Homes to be simple forms with pitched roofs and gable ends.
- No hipped roofs will be permitted.
- Eaves to be clipped and detailed to a set of standard edge conditions
- Openings to read as punched openings of vertical proportion.



Homes to have a domestic scale and re to enhance a sense of community living whilst ensuring privacy.

8.0 ROOF FORMS

- Roof forms to be simple double pitched roofs with gable ends.
- Roof pitches to be a min of 30deg may not exceed 45deg
- Dormer windows of any configuration are not permitted.





- Roofing materials to be limited to concrete roof tiles either Marley Modern or Homestead, Kliplok/Saflok, and S profile corrugated sheeting.
- Eaves to be clipped or max 350mm overhang.
- No overhangs will be permitted where buildings are set on the nil building line.
- clear/white based polycarbonate sheeting as skylights or veranda coverings
- on application. Sheeting profiles limited to those as per primary roof.
- Skylights (same pitch as roof). frames to be matt black.

No other roof materials will be entertained.



Garage roofs especially onto street frontages may be low pitched but contained within parapet walls.

- Gutters - powder coated to match roof colour (concealed gutters preferred)
- Concealed downpipes encouraged

-
- Rainwater goods to match roof colour and to be considered on elevations. Bends and goose necking are discouraged.

Verandas and pergolas are to read as secondary element and clipped on lean to's.

- no min pitch is prescribed
- Pergolas to be timber and can be either smooth or rough cut timber.
- Timber to be painted to compliment the house, stained dark or left to weather naturally.
- Planted pergolas are encouraged.
- Light weight steel pergola's will be considered on their merit.

The following are **excluded** when it comes to the treatment of verandas, decks and patios.

- Decoration or stylised columns of any description
- Precast concrete columns
- Rustic log or gumpole construction
- Shade cloth
- "Intingus" or latte
- yellow or red tinted stains
- any excessive adornment

No veranda's or patios will be permitted to be enclosed in any manner except by means of an openable timber screen or roll down blind.

Any roof form or material not listed above will be excluded. No mansard or Gambrel roof forms.

NOTE: All roofs to comply with SANS 10400_L & SANS XA

9.0 WALLS

Walls to be either

- Smooth plaster and paint
- Bagged plaster and paint
- Painted raw bwk.
- Brick details or contrasting plaster "lintol" details over openings are encouraged.
- No ornamentation or detailing that is not of a functional nature will be permitted.
- A soft neutral pallet of off whites and greys will be specified for all homes.
- Greys may only be used as highlight colours and boundary walls or out buildings and will limited to 10% of any elevation of the main house.

The following are **excluded in any form** from external surfaces

- Artificial stone cladding
- Corner quoins, crenulations & russification
- Arches
- Facebrick/exposed brickwork
- Highly reflective surfaces
- Ornate mouldings, surrounds or bands around openings
- Plaster or paint techniques
- Stylized columns
- imitation off-shutter concrete finish
- off-shutter concrete panels

10.0 DOORS AND WINDOWS

Doors and windows to be

- Aluminium and compliant with all SANS10400 codes.
- All openings to be square or rectangular in proportion.
- Rectangular openings of a vertical proportion are preferred.
- Colours of doors and window will be limited to matt black charcoal or matt silk grey.
- No tinted or reflective glazing will be permitted.

Garage doors to be horizontal slatted aluminium, fibreglass or timber finished to match the aluminium door colour or to match the adjacent wall colour.

Front doors can be timber and painted a primary or highlight colour as a feature.

No other material or shape will be permitted.

11.0 NATURAL BANKS

All banks to be clearly indicated on architectural & landscaping drawings.

Landscaped natural banks (26 degrees) are preferred over built retaining structures
All cut banks constructed are to comply with NBR & NHBRC regulations as well as good engineering practice (to be indicated on all drawings)

12.0 RETAINING WALLS

Retaining walls are discouraged but where required these are to be kept to a minimum and not to exceed 1.5m with stepping back min of 600mm to allow for planting. The following will be considered,

- Dry stack retaining walls (natural rock)
- Terraced retaining walls with planting
- Planted hollow dry stack retaining wall
- Gabion walls (use of locally sourced rock)
-

All retaining structures to be considered in conjunction with Landscaping design
retaining wall balustrades/barriers to be submitted for approval

13.0 SWIMMING POOLS & WATER FEATURES

Swimming pools & water features are acceptable with the provisions that:
they are constructed below ground level or terrace level.

swimming pools & filtration plants/pumps to be housed within building lines
& clearly indicated on drawings

Discharge pipes from swimming pools must discharge water directly, via a piped system, into the regulated sewer system.

Any site which contains a swimming pool shall be fenced and secured in compliance with SANS10400
Extent of fence to be clearly indicated on all drawings

Type & colour of fence to be clearly annotated for approval

(black & greys allowed)

14.0 SIGNAGE

All sites must have a lot/erf number displayed during pre-construction and construction phases.

All sites must have a street address number displayed which must be clearly visible and readable from the road

All street numbers and signage details **MUST** comply with the signage design of the Estate (no signage on buildings is permitted)

In the case of a Medium Density Residential Development (MDR), the approved name of the complex & street address number must be displayed at the entrance to the complex, & each individual unit must have a unit number displayed at each entrance to such unit.

NOTE: The Estate's approved signage design & related information can be obtained from the Association Office.

15.0 COLOURS

EXTERNAL WALLS

DULUX

- QUITE HIDEAWAY
- SONG PORCELAIN
- WINTER WASH

MIDAS _ EARTHCOTE

- ARNISTON WHITE
- STARDUST
- SOMEWHERE INBETWEEN
- ALMOST THERE
- MAGIC MUSHROOM

HIGHLIGHT COLOURS

Limited to boundary walls, garages, carports and pergolas or 5% of any elevation.

DULUX

- DARK SHORE
- PEBBLE BLACK
- FORREST BLACK
- OBSIDIUM GLASS

ALUMINIUM

- MATT LIGHT GREY
- MATT SILK GREY

-
- MATT STONE GREY
 - MATT BLACK

Garage doors and any solid timber external doors and frames to match to match the colour of the aluminium doors and windows.

ROOF TILES

- CHARCOAL OR GREY

ROOF SHEETING

- COLORPLUS: SLATE
- COLORBOND: CAPE CHARCOAL
- CHROMADEK: DARK DOLPHIN
- HULAMIN: STORM GREY

16.0 SUBMISSION PROCEDURE

The review procedure consists of two formal stages.

STAGE ONE - CONCEPTUAL REVIEW SUBMISSION)

A digital version of the submission to be emailed 7 days prior to the scheduled meeting date.

A3 format bound review submission document (format template to be obtained from the Association Office) 1 hardcopy copies for records. Document to contain the following:

- Locality plan - google earth image with SDP overlay showing Erf location & site access from
- municipal road as well as all relevant cadastral, owner & architect's information
- Mood board/precedent - inspiration, colours & materials
- Site layout/analysis (current / as built survey drawing from a registered Land Surveyor reflecting the contours of the site, boundary pegs & levels, as well as adjacent building where possible)
- & road, building footprint, 30% soft surfaces, hard surfaces, driveway, retaining walls, earthworks/banks, orientation & prevailing weather etc.
- Retaining structures (position & type of retaining system), platform levels, natural embankments etc.
- NOTE: a 3D computer massing model of development compulsory for MDR sites
- minimum of two 3D renders - illustrating true colours, materials & massing of adjoining sites (include existing buildings if present)
- 1:100 drawings illustrating at least the following:
 - Floorplan (include neighbouring building plans)
 - Elevations (streetscape elevation crucial including neighbouring buildings)
 - Sections (basic) through both directions of the site

STAGE TWO - FINAL REVIEW SUBMISSION

Local Authority submission plans (A1/A0 Format)

May NOT deviate from Stage One approved submission

Comprehensive plans for the Estate shall include the following:

- A site development plan 1:200/1:100
- The site plan is to record amongst the normal details any servitudes, LA & Estate constraints
- including Estate road names. The site plan is to also show the proposed contractors yards, storage facilities & access proposal to the site etc.
- One set of comprehensive building plans of all levels, sections & elevations
- (min.1:100) as required for Local Authority Submission. Elevations are to be in full colour,
- indicative of the colours selected and the materials to be used. Sections are to indicate ceiling &
- roof levels as well as window and door descriptions etc.
- All drawings are to indicate/annotate all materials used (TYPE & FINISH) &
- colours (BRAND & CODE SPECIFIC) must be selected from the Estate's Colour Palette.

Plans are to be in detail rather than being marked “as to clients/architects approval”. Plans CANNOT be approved where detail is not provided.

Storm Water Management Plan (SWMP), to be approved by the consulting engineers to the Association and the Local Authority prior to any construction activity occurring on site. Each SWMP must be in accordance with the estate’s SW Policy.
Existing Estate Engineering Services running mid-block and on roads must be clearly indicated & annotated on drawings submitted for review

A landscaping plan at 1:100

The landscaping design MUST include a complete list of suggested plants divided into categories of indigenous trees, shrubs, ground covers, grasses and lawn types, all of which must compliment the site and comply with list of approved plants and guidelines within the Landscape Code provided. Please note that the Environmental Management Plan (EMP) for the Estate is to be adhered to in it’s entirety. A copy of the EMP is available from the Association Office. (The plan will be checked by a landscaper on the Design Review Committee).

17.0 REVIEW SUBMISSION FEES

SINGLE RESIDENTIAL UNITS (standalone one off homes)

STAGE 1 submission fee **R 3500.00** (includes 2 referrals)

STAGE 2 submission fee **R 5000.00**

MEDIUM DENSITY SITES AND DEVELOPER CLUSTERS (MIN 5 units)

STAGE 1 submission fee is **R 9000.00** (includes 2 referrals)

SDP APPLICATION if required **R 7 500.00**

STAGE 2 MDR submission fee **R 15 000.00 + R 1 000.00** per unit type.
Developer Clusters submission fee **R 2500.00** per unit type.

Other fees payable

CONSTRUCTION DEPOSITS.

Single Residential (one off homes): Refundable construction deposited **R 10 000.00**

Medium Density & Developer Clusters: refundable construction deposit **R 25 000.00**

SR LANDSCAPING submission review fee **R 2000.00**

MDR LANDSCAPING submission review fee **R 5000.00 + R 500** per unit type

SR CONSTRUCTION LEVY **R 1 000.00** per month

MDR CONSTRUCTION LEVY **R 4 000.00** per month

AMENDMENTS AND DEVIATIONS FROM APPROVED PLANS

Any deviation **R 2500.00** per submission

As Built Submissions **R 2500.00** includes as built inspection.

MDR as Built submission fee **R 3 000.00 + R 500.00** per unit inspection.

Developer Clusters submission fee **R 1 250.00** per unit inspection.

Note: all fees are to be paid in full before any review taking place.

Account Name: TRAFALGAR PROPERTY MANAGEMENT
Account Number: 270 739 335
Held at: STANDARD BANK
Branch code: 020 909 (contact Trafalgar for a code)

Proof of payment to be emailed to: estatemanager@lalelaestate.com

18.0 RULES APPLICABLE TO ALL DESIGNERS WORKING ON THE ESTATE

It is solely the responsibility of the Owner to enquire as to the status of the practitioner prior to commissioning them. They MUST persons registered with the Institute of Architects of South Africa (SACAP).

The Designer MUST be engaged for a minimum service of design, Local Authority submission drawings and construction drawings (Stages 1 - 4.2 as classified by SACAP). Should the Individual be appointed for a limited service - the Owner will not deviate from the approved plans without prior input from his architect, and that deviation plans will be submitted to the Design Review Committee for approval before the work is implemented on site. The Owner takes full responsibility for the changes undertaken during construction.

All Individuals accepting a commission on the Estate will be required to sign a document with the Association prior to the commencement of the commission. The conditions will require acceptance of the following:

- the Designer accepts the current rules pertaining to all architects on the Estate;
- the Designer accepts that the Estate's review submission procedures and documentation requirements will be strictly adhered to, failing which the architect will pay a financial penalty, the amount of which will be determined by the Design Review Committee;
- the Designer accepts that should plans be submitted more than three times for review, that a re-submission fee of R3000 per submission will be charged;
- Individuals not producing buildings of consistently high calibre may at the sole discretion of the Association not be permitted to undergo further work on the Estate.
- The Estate MUST be notified of the intention to deviate from the approved design
- & such deviations to be submitted for approval by the DRC prior to implementation.
- The Association will inspect progress on site & sign off the buildings upon completion, thereby certifying that they have been built in accordance with the approved plans



