

ANNEXURE “C”

(to be read together with
C-1, C-2 and C-4)



**SINGLE RESIDENTIAL
ARCHITECTURAL DESIGN
CONTROLS FOR
SANDALWOOD,**

July 2025

Revision	Description	Date
A	Par 3. Duplication of unit designs.	June 2026

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ANNEXURES:

Annexure C-1: Diagram recording the residential types (“large”, “medium” and “small” erven)

Annexure C-2: Sandalwood Colour Chart

Annexure C-4: Approved Landscaping Plant list

This document should be read together with the City of Cape Town’s applicable regulations and the National Building Regulations.

For the convenience of the **PURCHASER**, the following documents and extracts have been loaded on www.sandown.me

This document together with its Sub-Annexures C-1, C-2 and C-4,

C1: Comparative erf sizes

C2: Color Chart – which is the same as for the Sandown Design Guidelines

C4: City approved Sandown Plant Species list

1.0 Introduction and Vision

1.1 Sandalwood Precinct Overview

Sandalwood is a residential precinct of Sandown and follows on the implementation of Sagewood and Sandown. It is specifically positioned to serve the security estate market, offering a high-quality, lifestyle-oriented residential environment.

The urban layout of Sandalwood—featuring defined pockets of open space and its proximity to the Fynbos Corridor—strongly influences the overall architectural vision for the precinct. These elements encourage an architectural response that is sensitive to the natural surroundings while maintaining a distinctly contemporary character.

The precinct's setting and spatial planning are intended to promote a modern, cohesive, and environmentally conscious community, aligned with broader urban design objectives for Sandown.

1.2 Architectural Theme: Contemporary

The architectural theme for Sandalwood is Contemporary. This reflects design principles that emphasize innovation, clean lines, and the creative use of space, form, and materials. Buildings should incorporate new or advanced materials, or demonstrate an innovative application of existing materials, showcasing originality and forward-thinking design.

While contemporary architecture may draw inspiration from historical or traditional forms, these should be subtle references only, not dominant elements. Architectural styles that are predominantly period-based or revivalist (such as Victorian, Tuscan, or Cape Dutch) are not permitted.

The aim is to foster a visually cohesive yet diverse environment that embodies modern lifestyle values, sustainability, and aesthetic clarity, allowing for architectural individuality within a shared contemporary vision.

In recognition of local context, owners and designers are encouraged to use appropriate and relevant architectural precedents as the departure point for their designs and initial presentation to the Design Review Committee.

Designs from neighbouring developments such as Sandown and Sagewood may serve as inspiration, but should not be directly replicated in Sandalwood. All designs must be adapted to reflect Sandalwood's unique contemporary architectural theme and contextual character.

1.3 Form, Massing, and Landscape Integration

Building plan forms within Sandalwood should be **small and fragmented**, composed of a composition of **major and minor rectilinear elements**, rather than large, monolithic masses. This encourages a more dynamic, human-scaled architectural language that aligns with the estate's contemporary vision.

It is envisioned that **primary building forms** (major forms) will be complemented by a range of **articulated secondary elements** (minor forms), including:

- Varied and fragmented roofscapes (including double- and mono-pitched roofs as well as parapet roofing and overhangs)
- A mix of single- and double-storey heights
- Outdoor features such as stoeps, pergolas, verandas, and decks and selected cladding

These elements help to break up building mass, provide visual interest, and enhance spatial diversity across the estate.

Private landscaping—particularly along the external boundaries of properties—should extend and reinforce the design language established in **public parks and streetscapes**, contributing positively to the broader character and cohesive aesthetic of Sandalwood.

2.0 Function and Implementation of Architectural Controls

Single Residential erven in Sandalwood are zoned “*Single Residential Zone 1 (SR1) Conventional Housing*” in terms of the City’s By-law. As such, this document must be read together with the By-law. Similarly, the National Building Regulations apply.

The Architectural Controls do not override any potential consents or departures required in terms of the By-law, such as a second dwelling.

2.1 Governance and Lifespan of the Design Guidelines

The Sandalwood Design Guidelines serve a dual purpose with two distinct lifespans:

1. **Short-Term** – a short-term Design Review process by the **Design Review Committee (DRC)**
2. **Long-Term** – Ongoing building and design management by the **Home Owners Association (HOA)**, ensuring the estate’s architectural integrity is maintained over time.

These guidelines form part of the overarching control framework for administering architectural design standards across all single residential property types within the Sandown township. The document has been approved in terms of the Constitution of the Sandown Property Owners Association.

With a stamp of approval from the Sandown Property Owners Association or its appointed Design Review Committee, building plans may be submitted to the local authority for statutory approval.

Please note:

These Architectural Guidelines **govern design-related aspects only**. All properties and developments remain subject to applicable **City by-laws and development parameters** as prescribed by the local authority.

2.2 Typical Plan Approval Process (SDP)

To ensure architectural consistency and design integrity within Sandalwood, all building designs must follow the prescribed approval process:

1. Preliminary Design Presentation:

All proposed building designs must be submitted in **sketch form** to the **Sandown Design Review Committee (SDRC)** for initial review and feedback.

2. Preparation of Submission Drawings:

Once conceptual agreement is obtained, prepare **building plan submission drawings** and submit to the SDRC for **formal endorsement**.

3. Municipal Submission:

Upon receiving **SDRC approval and endorsement**, applicants may proceed to **submit endorsed plans to the City** for statutory building plan approval.

Any changes that require re-submission to the City for approval, must first be submitted to the Design Review Committee for endorsement.

Note: The Architectural Controls will be subject to periodical revision at the discretion of the Design Review Committee. Where the Committee permits variations, these are in respect of certain unique site conditions and should not be considered as permanent amendments to the controls.

3.0 Definitions

In addition to the definitions of the By-law, the following definitions apply to certain terms in the Sandown Single Residential Architectural Controls.

Attached unit blocks means two single residential dwellings attached on the common boundaries of the erven with a common architectural theme, but not replicated. **Replication of a unit street façade design through the estate not permitted.**

Architectural themes means, inter alia, that where dwelling units are attached, they will have the same physical design with regard to wall finishes, windows, doors, pergolas, roof structure, chimneys. Where units are semi-detached, these must have the same external paint colour/combination of paint colours. A “room in a roof” can be implemented for one or more of the units provided that the roof structure remains the same as for the other units.

Bagged brickwork means brickwork not covered by a 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 bricks with maximum dimensions of 230mm long by 115 high. This wall finish must be combined with plaster bands around door and window openings.

Balcony means a floor projecting outwards from a building at a level higher than ground floor, enclosed only by low walls or railings or by the walls of abutting rooms. The balcony can be roofed.

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.

Deck means a timber floor external to the main building; raised off the ground, projecting beyond the building footprint. It may be enclosed by railing and floor level maximum 500mm above ground. If the deck is constructed of a solid base, then restrictions to verandahs are applicable.

Free Standing dwelling means a dwelling not attached to any other dwellings on adjacent erven.

Garden Area means an open space or play area including a patio, braai or pool area intended for private recreational use within the boundaries of a property and shall be typically square or rectangular in proportion. Where the property is irregular in shape, such area need not be square or rectangular and of no particular ratio.

Major Plan Forms refer to the main building/s (including roof) and include linking elements with balconies, pergolas and verandahs.

Minor Plan Forms refer to elements attached to the main building and include connecting walls, stoeps, pergolas and verandahs and decks.

Plaster band means a continuous projection of plaster of a particular width (not less than 100mm) around a window or door opening.

Row Housing means attached units of two units.

Semi-detached means two single residential dwellings attached on the common boundary of the two separate erven and developed with a common architectural theme, but not replicated.

Verandah as per the City’s by-law definition means a covered area (not being an area which is part of a yard or parking area) or projecting floor outside and immediately adjoining a building at or below the level of the ground floor thereof; and includes both such area or floor and the roof or other feature covering it, as well as any low walls or railings enclosing such paved area or floor.

Residential types:

The various styles of single residential units in Sandown are supported by the provisions of the Single Residential Zone of the IZS, except where specific controls in this document apply.

“**Standard**” Residential erven are generally 450m² and larger;

“**Medium**” Residential erven are generally between 301m² - 449m².

“**Small**” Residential are generally between 160m² - 300m².

4.0 Overview of the Architectural Controls

Apart from the City's By-law development controls, the following additional controls apply to all the single residential types in Sandown.

4.1 Building Footprint

- “Standard” residential unit can only be developed as free – standing units.
- “Medium” residential unit can be developed as stand-alone or semi-detached units.
- “Small” residential can be developed as semi-detached.

4.2 Minimum House Size

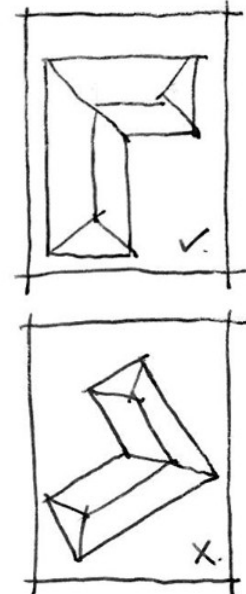
- Not less than 170m² where a “*standard*” type erf, including garage;
- Not less than 125m² for a “*medium*” type erf including garage
- Not less than 100m² for a “*small*” type erf including garage;

4.3 Architectural Themes

- **Contemporary architecture** is the **primary design theme** for Sandalwood. (*Refer to “Introduction and Vision” for further detail.*)
- Revivalist or period architectural styles are not permitted. Designs must avoid imitation of historical or stylistic eras as dominant design expressions.
- The design departure point should be drawn from the most successful and well-articulated contemporary examples found in Sandown and Sagewood.
- Proposals that reflect the **Parkland Design Guidelines** or **weaker contemporary precedents** from Sandown **will not be accepted**.

4.4 Built Form and Architectural Articulation

- **Built form** must consist of **singular or composite rectangular forms**. Major roof forms are to be aligned **parallel or perpendicular** to other major building forms and the **street boundary**. Roofs may be offset at any angle **only** in relation to lateral or rear property boundaries.
- The incorporation of **pergolas, decks, verandahs, and eaves** is strongly encouraged to articulate street facades and enhance architectural interest.
- **Garages** may be constructed as **separate structures**, but must be **visually connected** to the main dwelling through minor architectural elements, such as linking walls, verandahs, or pergolas.
- Buildings must be designed to optimally utilise the developable area of the property while fostering a **positive and engaging relationship with the street**. This includes thoughtful placement, massing, and the use of outdoor transitional spaces.



4.5 Façade Fragmentation

- Façade fragmentation is encouraged as a key design tool to reduce visual bulk, create architectural interest, and enhance shading.
- To be effective, **articulated steps or recesses** in the façade must be greater than a standard wall thickness (minimum 90mm). This ensures that the fragmentation provides **meaningful depth and shadow**, rather than appearing as superficial surface treatment.

4.6 Building Height

- Maximum 2-storeys (ground plus 1)
- The height of a single storey building shall be limited to 6.5m, including the roof
- A **first floor or mezzanine level is encouraged** to be accommodated

within the roof space to maintain an appropriate scale and roofline. However, no mezzanine levels will be permitted above the first floor—that is, 2½-storey configurations are not allowed.

4.7 Building Orientation

- Buildings must be **carefully positioned** within the site boundaries to respond appropriately to **site orientation, natural light, prevailing winds, and views**. Designs should **maximise usable open space**, incorporate **sheltered courtyards** (particularly in response to prevailing winds such as the south-easter), and present a **positive, articulated façade toward the street**.
- On properties that **abut public open spaces**, the design of façades facing these areas must be given special attention.
Where possible, incorporate **overlooking elements** such as:

- Balconies
- Verandas
- Patios
- Colonnades
- Doors and windows

These features enhance **passive surveillance, visual engagement, and public-private interface** quality.

Please note:

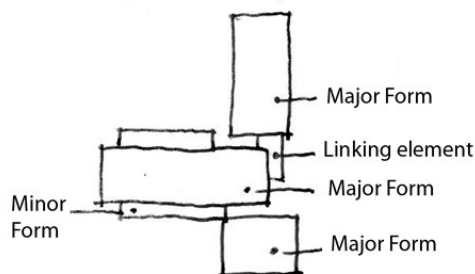
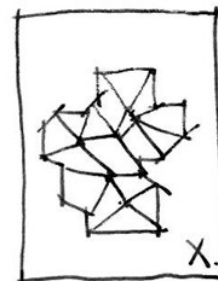
Certain erven, as listed in **Annexure A**, are **required to be developed as double-storey buildings** to ensure appropriate scale and urban form across the estate.

4.8 Roofing

4.8.1 Major Roof Forms

To support the modern, contemporary architectural language envisaged for Sandalwood, a variety of major roof forms are permitted to encourage architectural creativity, subject to the following provisions:

- **Symmetrical pitched roofs:**
 - Roof pitch between **17° and 35°**
 - Maximum roof span of **9 meters**
- **Simple mono-pitched roofs:**
 - Roof pitch between **3° and 17° (typically 3°, 5°, 8° & 11°)**
 - When positioned adjacent to a street boundary, the **vertical face height may not exceed 5.5 meters**
 - Low degree roofs not to be visible from the street
- **Material consistency:**
 - Roofing materials for major roof forms on combined house and garage units must be consistent, **except where the garage features a flat roof**
- **Flat roofs:**
 - Flat roof materials **must not be visible from street level** on garages with flat or low-pitched roofs
- **Roof typology:**
 - The use of both gable-end and hip-end roofs on the same dwelling is discouraged
- **Hipped roofs on rectangular forms:**
 - Pitch range of **25° to 35°**
 - All major roof elements on the building should share the **same pitch**
- **Prohibited roof types:**
 - Tiled hipped roofs are not permitted
 - Dormer window in roof
- **Roof composition:**
 - Major roof forms are encouraged to be **roofed individually** and connected by **minor linking**



elements, such as lean-tos or concrete flat roofs, to reinforce architectural articulation.

4.8.2 Minor Roof Forms: Lean-to, Veranda, Balcony & Timber Deck

Minor architectural roof forms—such as lean-tos, pergolas, verandas, and balcony coverings—are encouraged to provide visual interest and spatial variety. These must adhere to the following guidelines:

- **Lean-to, Pergola, and Veranda Roofs:**
 - Roof pitch must be between **5° and 15°**
 - Must **abut the vertical walls** of major building forms
 - Designs must be simple, with no imitation of revivalist or period styles
- **Balcony Roofs (Lean-to over balconies):**
 - Permitted on **common-boundary-facing elevations** at first-floor level
 - **Not permitted** on **street-facing elevations** at first-floor level
- **Balconies on Small Residential Erven:**
 - **Not allowed** on **common boundaries**
 - May be permitted on **street-facing** and **public open space-facing boundaries**
- **Balcony Enclosures:**
 - May be enclosed with **glass sliding doors**
 - Enclosures must be full height, centered within the balcony area encourage, and aligned with vertical supports, however, if beneficial to overall design image, enclosures can be off-set from centre.
- **Timber Decks:**
 - Maximum height is **1.2 meters above finished ground level**
 - Deck supports may be timber, steel posts, or natural stone piers

4.8.3 Eaves

- Clipped eaves are permitted, but large eaves are generally recommended to provide shade over large glass sections. In this instance the eave should extend over the walls by at least 500mm.

4.9 Windows & Shading Devices

To maintain architectural consistency and support passive design principles, the following guidelines apply to windows and shading elements:

- **Prohibited Window Frame Materials:**
 - Precast concrete frames (e.g. Winblock)
 - PVC frames
 - Reflective or mirrored glass
- **Prohibited Glazing Types:**
 - Splayed windows
 - Cottage-style (small pane) glazing modules
- **Shading Devices:**
 - **Shading elements and overhangs** are **strongly encouraged** above large areas of glazing to reduce solar gain and enhance façade articulation
 - **Fabric awnings** are **not permitted** over doors, windows, or verandahs **on street-facing elevations**
- **Window Design Consistency:**
 - **Consistent window proportions** are encouraged throughout each dwelling to promote a coherent architectural language
 - Only **one window frame colour** is permitted per house—**mixing of frame colours** is not allowed
- **Feature windows**, eg. either vertical (showcasing a staircase) or horizontal windows at longer dimensions than other windows can be considered.

4.10 Doors

To maintain architectural consistency and support the contemporary character of Sandalwood, all door designs must adhere to the following guidelines:

- **Form & Proportion:**
 - All external door openings must have **rectilinear proportions**
 - **Half-round or fully arched doors** are **not permitted**
 - **Shallow arches** may be used as subtle **external architectural features only**, not for the door openings themselves
- **Prohibited Door Types:**
 - Ornate or carved doors
 - Doors with cottage pane (multi-pane) glazing modules
- **Garage Doors:**
 - Must be of the **horizontal slatted type**
 - Allowed materials:
 - Timber (natural or painted)
 - Aluminium (epoxy coated or anodized)
 - Steel

4.11 Fireplace Chimneys

- Chimneys must be designed as **integral architectural elements** and kept **proportional to the building form**.
- No chimney are to protrude more than 1.5 metres above the roof ridge line.

4.12 Shutters

- The use of **functional shutters** is **encouraged** as both a practical and aesthetic element.
- Non-functional (decorative only) shutters **are not permitted**.
- Shutters must be constructed from materials and finished in colours that **match or complement the doors and windows** of the dwelling to ensure a consistent architectural language.

4.13 Burglar Bars

- Burglar bar designs must be simple and unobtrusive, limited to **horizontal or vertical configurations** with **no ornate or decorative detailing**.
- **External burglar bars** are **not permitted** on:
 - Street-facing elevations
 - Any windows visible from the street
- **Lattice-type security gates or doors** (e.g., **Trellidor**) are also **not permitted** on:
 - Street-facing elevations
 - Windows visible from the street
- **American shutters** or similar are permitted as external features

4.14 Antennae & Satellite Dishes

- Antennas and satellite dishes must be **discreetly located** and **concealed from the street-facing façade** as far as possible.
- These elements must **not protrude above the roofline** and should be positioned to **minimise visual impact** on both the street and neighbouring properties.

4.15 External Works: Waste Pipes, Rainwater Goods, Stormwater / Drainage

To preserve the clean lines and contemporary aesthetic of buildings, all external works must be treated with discretion and design sensitivity:

- **Waste & Drainage Pipes:**
 - All drainage waste pipes must be **concealed** within walls
 - **Low-level stub stacks** are excluded from this requirement
 - Exposed pipes are only permitted **within concealed courtyards**
- **Rainwater Goods:**
 - **Downpipes** must be positioned **sensitively** to minimise visual impact
 - **Colour variation** in rainwater goods **is permitted, but** must be tonally sympathetic to the background wall colour. High-contrast combinations, such as white downpipes on dark walls, are

not permitted

- **Gutters:**
 - Use of **seamless aluminium gutters** is encouraged
 - If **PVC gutters** are used, they must be of the **concealed fixing type only**
- Gutters on the property boundary not permitted

4.16 External Lighting

- External lighting should be **minimised** to reduce visual clutter and light pollution.
- Where external lighting is installed, fixtures must be:
 - **Downward-oriented** to avoid glare and light spill
 - **Fixed to walls or columns**
 - **Concealed as far as possible** within architectural elements
- Security floodlights must:
 - Be **downward-oriented**
 - Operate via **motion sensor activation** to limit unnecessary illumination

4.17 Solar Paneling and Hot Water Systems

To maintain the clean, contemporary appearance of Sandalwood's streetscapes, the following controls apply to mechanical equipment and solar installations:

- **Placement Restrictions:**
 - **No mechanical equipment**—including **air conditioning units, hot water systems, antennae, satellite dishes, solar panels, or wind turbines**—may be installed on any building façade facing a street boundary.
- **Air Conditioning Units:**
 - Condenser units must be placed on the **ground level**
 - Must be **screened from view** using walling or landscaping
 - Screening must **fully conceal** the unit but avoid solid boxes; instead, use designs featuring **cut-out patterns** that complement the building's contemporary style
 - Screen paint must match the **wall colour or a closely related hue**, with **no contrasting colours**
- **Antennae and Satellite Dishes:**
 - Must be installed at the **side or rear of buildings** or in locations **least visible from the street or any street boundary**
- **Solar Panels:**
 - Should be **flush-mounted with the roof**
 - Associated storage and heating cylinders must be accommodated **within the roof space, below the roof, or fully concealed within the building design**
 - Panels on flat or low-pitched roofs must be **screened from street level**
 - All associated pipework must be **concealed or internalised**
- **Surface Wall-Mounted Air Conditioning Units:**
 - Allowed only if **flush-mounted** with external facing grills finished to **match the external paintwork or window frame colours**

4.18 Braai Facilities

- Where a **built braai facility** is constructed as a **separate structure** from the main dwelling, the following conditions apply:
 - The structure must meet **minimum building regulations and standards**.
 - Maximum allowable dimensions are:
 - **Width/Length:** 2400 mm
 - **Depth:** 1000 mm
 - These dimensions correspond to the typical size of a "**West Coast braai**".
- **Brick or block-built chimneys** are **not permitted** on separate braai structures.

4.19 Signage

- **Illuminated signage is not permitted**
- All signage must comply with the **City's Outdoor Advertising & Signage By-laws**.
- **All signage proposals require prior approval** by the **Sandown Property Owners Association** before installation.

4.20 Carports

- Carports must **comply with all applicable municipal by-law requirements**, including building lines and setbacks.
- Construction should consist of a **light steel frame structure**.
- **Walls are not to be enclosed**; open design is mandatory.
- **Roof sheeting**:
 - **Unpainted galvanised or any reflective roof sheeting is not permitted**.
 - Roof sheeting must be finished in **light to dark grey tones**.
- **Shade cloth coverings in grey shades** are permitted as an alternative roofing option.

5.0 Building Materials

5.1 Brickwork, Plaster & Cladding

- All **external walls** must be finished by one of the following methods:
 - Plastered or bagged finish
 - External cladding with **Nutec fibre cement board** (or equivalent)
 - Hardwood timber cladding with boards laid **horizontally or vertical**
- **Stonework cladding is not permitted**, except for discreet use of (**concrete tiles as cladding feature** Eg. Float / Revelstone)
- Cladding may be used only as a **design feature** and must not exceed **20% of any given elevation**.
- **Bagged brickwork finish** is permitted **only** if clay bricks with maximum dimensions of **230 mm (length) by 115 mm (height)** are used.
- When a bagged finish is applied, **all external door and window openings must have plastered lintels and/or plasterbands**
- Face brick construction is not permitted.
- All exterior finishes must be **painted**, except where **bagged brickwork is used as a design feature**.

5.2 Walling and Fencing

- **Palisade walling/fencing is encouraged** as the preferred boundary treatment.
- **Screen walling** limitations:
 - May not exceed **6 m in length** for kitchen and/or drying yards
 - May not exceed **8 m in length** for braai patios or pool areas
- **Palisade walling/fencing construction details**:
 - Comprise of **brick piers** approximately **400–450 mm wide and deep**, up to **1900 mm high** above natural ground level
 - Piers finished with **plaster** or **moulded pyramid cappings** not exceeding **200 mm** in height
 - Total height of piers: **maximum 2100 mm** above natural ground level
 - On **street boundaries**, palisade fence height must **not exceed 1800 mm**
 - Lateral walling may reach up to **2100 mm** in height
- **Kicker walls**:
 - **200 mm wide** kicker walls at the base of palisade fencing must not exceed **600 mm** in height above natural ground level
- **Fence infill**:
 - Vertically positioned **metal components** or horizontally planked fencing with **appropriately sized gaps** between planks (**Betance (or similar) permitted**)
 - Planks must be **low maintenance materials** (e.g., Nutec fibre cement or equivalent)
 - **Timber, plastic, or precast concrete panels are not permitted** in palisade fencing
- **Finish and colour**:
 - All metal components must be **powder-coated, epoxy-finished, or painted in white, grey, or charcoal**
 - Boundary walls on street-facing boundaries must be **plastered and painted in colours matching the dwelling (or contrasting color** Eg. Charcoal)
- **Screening and restrictions**:
 - Palisade fencing may be screened **only with natural vegetation**
 - Wooden boundary walls are not permitted
 - Laundry and refuse yards must be **fully screened from view**
 - **No glass elements** of any kind are permitted within boundary walls

5.3 Roofing

- **Unfinished or unpainted metal roofing is not permitted**, including galvanized roofing.
- Roof colours must be **sympathetic and complementary** to the building design and the established colour palette of existing buildings.
- Bright or vivid roof colours are not permitted.

5.4 re-cast Concrete

- The use of pre-cast concrete for walling, fencing, or garage units is strictly prohibited.

5.5 Electrical Fencing

- Electrical fencing is **not permitted unless expressly approved** by both the Home Owners Association (HOA) and the Design Review Committee.
- The design must **discreetly accommodate all electrical wiring and fixings**, ensuring a seamless and aesthetically consistent appearance.

5.6 Paint Colours

- All paint colours, including white and off-white shades, should flow into **warm earth tones** as specified in the *Sandown 2014 Residential Colour Charts*.
- The **lighter hue** of the selected colour palette is to be used as the **predominant colour**.
- **Darker tones and hues** may be used as **accent features**.
- Brighter and darker hues within the same colour range may be considered as contrasting colours for **prominent architectural features**, except for roofs, which must maintain a **single predominant colour**.
- Contrasting colours should be limited to **small areas** (less than 20% of the wall area on a given elevation) and used **only as accents**.
- Roof colours must be **sympathetic and complementary** to the building design and established tones of existing buildings. Charcoal roof colours encouraged

5.7 Driveways and Carriageway Crossings

- All driveways and pathways along the road frontage must be finished with clay or concrete pavers to compliment the finishes and colours used in the roads and parks.
- Accentuated edges may be created by using the alternative type of paver from the one used on the main driveway surface.
- No 'Stamped Concrete' surfaces (Imprinting patterns and textures onto freshly poured concrete).

5.8 Building parameters: height, coverage, building lines, setbacks; parking, permissible uses, consent uses

All building parameters are controlled in terms of the City's By-law, save for the additional restrictions below which shall apply notwithstanding any greater rights to the contrary in any applicable zoning scheme, law or by-law from time to time.

No owner shall without the prior written consent of The Milnerton Estates Limited (hereinafter called the Developer), open and/or register a sectional title scheme on a single residential zoning erf.

No owner shall without the prior written consent of the Developer erect more than 1 (one) dwelling unit per single residential zoning.

An owner shall not use its property for any purpose other than residential use without the prior written consent of the Developer.

An owner shall not erect any temporary structure and/or backyard dwelling, without the prior written consent of the Developer.

The Developer may in its absolute discretion withhold its consent in terms of clauses 6.1.1 to 6.1.4 without assigning any reason therefore and, if it elects to grant consent, it may impose such conditions

attaching thereto as it in its absolute discretion deems fit.

6.0 Landscaping (by the PURCHASER)

6.1 Landscape Character

The intention of the landscape design is to emulate the unique qualities of the diverse West Coast Strandveld Fynbos biome. It is characterized by its openness, smooth rolling dune landforms with the dense matrix of vegetation of extraordinary variety.

6.2 Plant Species Not Permitted

- Any form of exotic plant not indigenous to the area.
- Any declared invasive alien plants
- Palm trees
- Any species of Eucalyptus
- Any species Bottlebrush
- Any species of Agave
- Any species of Cactus, except indigenous succulents.

6.3 Selected Plant Species

Only plants selected from the approved Sandown Estate Plat list may be used. Refer to Annexure 4 for the list.

6.4 Vegetables, Fruit & Herbs

Homeowners are encouraged to cultivate fruit trees, vegetables, and herbs within their gardens to promote sustainable and productive landscaping.

Only sterile or ornamental grape vines (*Vitis coignetiae*) are permitted within individual erven.

6.5 Hard Landscaping

- Covered under driveways

6.6 Street Tree Planting and Verge Landscaping Guidelines

- It is recommended that street trees, selected from the approved plant list, should be planted on verges at approximately **7.5-meter centers**.
- No brown or grey crusher stone surfaces will be permitted on the road facing verges.
- It is recommended to install a black 75mm diameter PVC pipe from the surface down to the root zone at the time of planting to facilitate direct water infiltration to the roots.
- When planting, it is recommended to mix a **water-absorbent polymer** (available at nurseries) into the backfill soil to retain and slowly release moisture to the root zone, add 150g **Bonemeal** and 150g **organic fertilizer** per tree. Tree holes to be +/- 1m x 1m x 0,8m, adding a **30dm bag of compost** to per tree.
- It is encouraged to use **harvested rainwater or other non-potable water sources** for watering gardens.
- Leave openings approximately **1m x 1m** around verge trees that occur in paved areas.
- These openings and basins must be covered with a thick layer of mulch to conserve moisture.
- Overall, paving shall not cover more than **25% of each erf's area**, with a minimum of **25% of the erf reserved for soft landscaping**.

7.0 Building line restrictions

Aside from departure granted as described under par 9, the City's By-law building line controls apply.

Given the orientation of the properties, the house can either be placed close to or further away from the street, providing wind protection to prevailing wind direction.

8.0 Landscaping (by the SELLER)

Subject to the approval by the City of Cape Town, The **SELLER** undertakes to provide “hard landscaping” and “street furniture” as indicated on the Annexure C - 3 (where applicable).

After sufficient dwellings have been completed within the “woonerf” area, the **SELLER** undertakes to landscape such area in accordance with Annexure C - 3, subject to any conditions imposed by the City of Cape Town’s relevant department.

8.2 Double Storey Dwellings

- Double storey dwellings (ground & first storey) are encouraged and **for certain erven, double storey dwellings are a mandatory requirement.**

8.3 Free Standing Storage Units

- External, free-standing storage units **must not be visible from the street.** Visibility to neighbouring properties should be **minimised.**
- The structure may not exceed a **maximum height of 1.8m**, measured from the floor level to the top of the roof.
- The floor must **not be of a permanent material** (e.g. concrete), and roof water runoff must be directed **away from neighbouring properties.**
- Any unit **larger than 3m²** requires **building plan approval** from the City of Cape Town and **prior approval** from the **Design Review Committee** before submission to the municipality.
- Where approval is required, the unit must reflect the architectural character of the main building in terms of **colour and exterior finishes** (e.g., cladding).

9.0 Departure

A Departure from the City’s Development Management Scheme for erven marked “X” on Annexure A, allows for the construction of a double-storey building on a 0m common building line beyond the 12m street boundary subject to the following conditions:

- A maximum building height of **9m to the top of the wall plate** and **11m to the top of the roof** is permitted;
- This height is permitted **along and within the 3m lateral common building lines**, and **up to 3m from the rear boundary**;
- A **significant portion** of the building façade must still be oriented as close as possible to the street boundary, as allowed by the DMS;
- The street-facing façade must feature **strong fenestration and architectural articulation**, such as a **balcony**;
- A typical example includes placing **a room with a balcony above the garage**, enhancing the street interface.