

## **BUILDING MANUAL WITH SCHEDULE OF FINISHES**

**Made by the Trustee Committee of the Brandwacht on River Home Owners' Association  
under the Association's Constitution.**

**Adopted 12 August 2012**

**Revised March 2014**

### **GENERAL NOTES**

- (1) Brandwacht aan Rivier Homeowners' Association and its related subsidiary companies will be collecting personal information within its right and for the purpose intended as required by the Protection of Personal Information Act 4 of 2013 (POPI Act). The Security Company at that time and date will be collecting personal information through the scanning device for the sole purpose of safeguarding the Estate and all within their bounds.

All individuals and / or their vehicles entering Brandwacht aan Rivier Homeowners' Association and its related subsidiary companies information, will be captured. The information collected is strictly for security purposes. The personal information collected will vary depending on the circumstances but in all cases information collected is relevant to access to the premises entered.

The Brandwacht aan Rivier may collect:

- Vehicle registration details
- Individual's personal details (including name and surname)
- Identity number (either through ID Book / Card or driver's licence)
- Photo/s of vehicle or person, and
- Nature of business (reason for entering the premises).

All the information is collected through the scanning device. Should you refuse to cooperate in providing the required information Brandwacht aan Rivier Homeowners' Association and its related subsidiary companies has the right to deny the individual and/or its vehicle access on the premises

- (2) This **Manual** must be read in conjunction with the **Code of Conduct for Contractors**, which contains provisions aimed *inter alia* at regulating the conduct of contractors and their employees on the Estate, and which sets out the procedure for dealing with non-compliance with the approved building plans and the building directives contained herein, and the penalties for such non-compliance.
- (3) These Rules are subject to the provisions of applicable regulations and by-laws made by a competent authority. It is the responsibility of the person concerned to familiarize himself with any such provisions.

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## DESIGN THEME

The aim of the **Building Manual** is to foster compatible architecture and to create a unified design running through the different structures, in order to bond them into a harmonious entity.

The overall character of the development is to be timeless and contemporary, in a village atmosphere with predominantly dark grey and charcoal pitched roofs in combination with smaller sections such as garages with flat roofs with parapets. Windows are to be predominantly of vertical proportion as in the traditional Cape vernacular architecture, or large windows / sliding doors under low pitch lean-to roofs.

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### 1. Planning Controls

#### 1.1. Height:

- In order to mitigate the development's visual impact, buildings are not allowed higher than 8 metres from average natural ground level to roof pitch.

#### 1.2. Building Lines

The following building lines apply:

- Street building lines : 3 metres  
: 5 metres for garages or car ports
- Side boundary lines : 1,5 metres (internally)  
: 0 metre (internally) for garages or car ports
- Back boundary lines : 1,5 metres (internally)  
: 0 metre (internally) for garages or car ports

#### 1.3. Coverage

- Coverage (foot print) : 50% maximum

### 2. Architectural Elements and Materials

#### 2.1. Roofs

##### 2.1.1. Houses

- Corrugated "Victorian profile" sheet metal, brown built klip-lok roofing sheets, slate tiles or concrete tiles.
- Dark grey to charcoal.
- Roof pitch = 10° – 45°.
- The following are specifically prohibited: thatch, metal roof tiles, profiled roof tiles.

##### 2.1.2. Roof Lights

- When roof lights are to be used, these must be set into the plane of the roof. Roof lights must have the same size when used in the same plane of an elevation. Roof lights must be charcoal or similar approved dark greys.

##### 2.1.3. Dormer Windows

- Dormer windows may be used in the major roof plane and have to line up with the windows and / or doors in the wall below the roof structure. The gable end of a dormer window must be glazed.

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#### 2.1.4. **Carport / Garages**

- Pitch roof as described above.
- Alternative: profile sheet metal flat roof hidden behind parapets.

#### 2.1.5. **Fascias / Barge Boards**

- 150mm x 15mm pressed fibre cement or timber (painted or natural).
- Colour: as per colour code.

#### 2.1.6. **Eaves**

- Gable flush, hipped: overhang max 450mm (measured from wall to fascia).
- Colour: as per colour code.

#### 2.1.7. **Gutters and Rainwater Downpipes**

- Gutters: Only pre-painted aluminium extruded “ogee” gutters.
- Downpipes: Round aluminium or PVC.
- Colour: Downpipes: same colour as house as per colour code; Gutters: charcoal.
- The following rainwater goods are prohibited: natural finish PVC.

### 2.2. **Walls**

#### 2.2.1. **Wall Finishes**

- Smooth plaster and paint (to colour code).
- Limited use of stone (no imitation stone is allowed).
- No face brick is 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**

- Only plastered brick walls with plastered copings similar to the Kaapse werf walls (at the traffic squares) are allowed.
- Service yards should be screened in a similar manner (prescribed height = 1,8 metres).
- Palisade fencing of simple vertical pattern steel sections is permissible in other areas.
- No concrete prefabricated panel walls are allowed.
- Side boundary walls may be a maximum of 1,8 metres high, except for the first 5 metres from the street boundary, which may be a maximum of 1,05 metres high.
- Street boundary walls may not be higher than 1,05 metres.

### 2.3. **Windows & Doors**

- Window must be predominantly in vertical proportion (1:1,6).
- Hardwood windows / doors in natural colour (varnished or oiled) or painted per colour code.
- Aluminium windows / doors: pre-painted (per colour code).
- No external burglar bars will be permitted. Any steel bars must be internally mounted in a simple orthogonal grid pattern and purpose made to suite window proportions and mullion positions. No expanding metal security door / window (eg. trellidoors) will be allowed on the street front. If security measures are required, designs should be simple with no elaborate decorations and should be incorporated into the overall design of the house.

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#### 2.4. **Garage Doors**

- Must be hardwood timber or aluminium doors.
- Pattern: horizontal or vertical lines.
- Colour: as per colour code.

### 3. **General Design Items and Restrictions**

#### 3.1. **Handrails**

Colour must be natural (timber), charcoal or same colour to match windows and doors.

No precast concrete, French, Victorian or Tuscan designs will be allowed.

#### 3.2. **Columns and Pillars**

All columns are to be square section pillars with stepped capitals and bases, square sections without capitals and bases or combinations of these. Fancy capitals and bases of a Corinthian or figurative type, columns or pillars with fluted shafts and any straight sided rounded section columns are excluded.

#### 3.3. **Plaster Mouldings**

Window surrounds will be permitted. The use of figurative mouldings or curvilinear moulding elements is excluded.

#### 3.4. **Pergolas**

Natural timber structures are preferred. No covering will be allowed over or under pergolas, except glass.

#### 3.5. **Chimneys**

Plastered and painted masonry or stone cladded chimneys will be allowed. If not cladded with stone, the chimney colour must match that of the house. No decorative west coast type chimneys are allowed.

#### 3.6. **External Lighting**

In order to mitigate the development's visual impact, the external lighting on the erf must be unobtrusive.

#### 3.7. **General 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 Association and of all the neighbours.
- Staff accommodation and kitchen areas should preferably open onto screened yards or patios.
- Drive through garages to allow tandem parking are encouraged. No shade netting may be exposed along its edges. Alternate means of shading must be used.

### 3.8. **House Numbers**

All house numbers must be clearly visible. Maximum size 200mm. All lettering must be spaced horizontally in line. Any modern font type must be approved by Association. Colour: dark or stainless steel. Ceramic numbering, italic lettering and free form lettering are excluded.

### 3.9. **Water Features**

The use of water features to enhance the design will be encouraged. The use of concrete ornamental designed water features, bird baths or garden ornaments on street facing gardens is excluded.

### 3.10. **Trees**

- Trees must be deciduous.
- The planting of indigenous trees, such as the white stinkwood (*Celtis Africana*) and the coral tree (*Erythrina*), is encouraged.
- Evergreen trees are, however, permitted if they are not taller than six (6) metres.

## 4. **Parking**

At least one visitor's parking bay must be provided on the erf in front of the garage or carport, or elsewhere on the erf. Paving on driveways and visitors' parking areas must match the paving used by the developer.

## 5. **Water Saving Measures**

The following water saving measures must be installed:

- Underground tanks to capture gutter and rain water.
- Dual flush toilets.
- Low flow shower heads.

## 6. **Electricity Saving Measures**

The following areas will be addressed to ensure energy efficiency in the Brandwacht project. This section is split into two parts. The first will be enforced in terms of this **Building Manual** and will be implemented when the units are built. The second will involve promotions amongst members of the Association to motivate them into an energy saving lifestyle. Each member will also be responsible to arrange for the purchase, installation and maintenance of his / her own electricity pre-paid meter.

### 6.1. **Enforced Energy Saving Measures**

The following energy saving measures will be enforced by the developers by including it in the architectural guidelines. All members will have to abide by these. The electrical design was also done with these measures in mind, limiting excessive power usage.

- **Lighting:** Use compact fluorescent lamps (CFL) instead of incandescent lamps. Use low-energy lamps for exterior lighting. Control street lighting from photocells.
- **Hot water cylinder (HWC):** Prescribe solar heating systems. The combination storage heat exchangers (solar and electric) will be introduced to the members.
- **Efficient Building Design:** Insulate the ceiling and seal air gaps in the buildings. Make use of the building material (such as concrete, brick and tiles) to adjust temperatures instead of using a heater or cooling appliance.

- **Electric network:** Limit the capacity to 80A single phase and allow 3 phase as an exception in the residential development. Install load limiting relays to switch HWC off when the stove is switched on. Install pre-payment meters (standard with Stellenbosch Municipality).

## 6.2. Informative Energy Saving Measures

The following will be given to the members making them aware of the methods to save energy. Where to save energy:

- **Efficient Lighting:** Introduce LED lamps. Limit the number of lights on a single switch.
- **Hot water cylinder (HWC):** Install a geyser blanket and insulate at least the first 1,5m of hot water outlet pipes. Turn down the thermostat to 50 – 60 degrees C. To reduce hot water consumption one can make use of water conserving showerheads, self-closing hot water taps or mixing valves and flow restrictors and aerators in sink taps.
- **Building Design:** Install blinds, shade hangovers, etc. to reduce fenestration penetration of sunlight through windows in the summer and increase fenestration penetration in the winter to heat the room. An optimization between sunlight and electrical light has to be made to get the best overall electricity consumption.
- **Efficient Appliances and Efficient Use:**
  - **Electric stove:** Use a pressure cooker when preparing foods that take a long time to cook. Buy a stove with a convection oven.
  - **Heaters:** Infrared heaters are more efficient. An oil filled heater is the safest type of heater.
  - **Small appliances:** Use toasters, electric grills and skillets, slow cookers, electric pots and bottle warmers which usually require less energy than the stove.
  - **Tumble dryers:** Install those with an electronic humidity control that are the most efficient. Use correct temperature settings to minimize the amount of electricity used.
  - **Ironing:** Use a thermostatically controlled iron. Iron low temperature fabrics first to reduce warm-up time. Turn the iron off when you are not using it. Switch the iron off once it has reached the correct temperature and complete the ironing on stored energy.
  - **Kettle:** Use an electric kettle to boil water, not a saucepan or microwave oven. Don't fill the kettle – boil only enough water according to your need.

## 7. Colour Specifications

In order to mitigate the development's visual impact, only the following colours (or their equivalent) may be used:

### 7.1. Paint Colours

#### 7.1.1. White

- Plascon: White

#### 7.1.2. Earth Colours

- Plascon: Country Mushroom (Y1-D2-2)
- Plascon: Cream of Wheat (07-E2-1)
- Plascon: Light Anthill (07-E2-2)
- Plascon: Artist's Canvas (Y2-E2-3)
- Plascon: Twinkle Toes (O5-D2-3)

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- Plascon: Starburst (O5-D2-2)
  - Plascon: Rich Glow (O5-D2-1)
  - Plascon: Autumn Wind (O5-D1-4)

7.1.3. **Greys**

- Plascon: Crete Shore (GR-Y13)
- Plascon: Canterbury Hills (GR-Y12)

(Lighter or darker shades of the above will be allowed, subject to HOA approval.)

7.2. **Aluminium Window and Door Colours**

(Interpon 'D' 1000 Series colours)

- Gloss White (AND 71001)
- Matt Grey White (AND 39002)
- Gloss Stone Grey (ANP 17030)
- Matt Stone Grey (ANP 37030)
- Matt DK Umber Grey (VP 7112)
- Matt Graphite Grey (ITC 37024)
- Matt White Aluminium (ANP 39006)

**8. Sketch Design Drawings and Building Plans**

- 8.1. Sketch design drawings and building plans are required for the construction of a new building, or for any alteration, modification or renovation to an existing building that will affect its exterior aesthetic appearance, or for the erection of a pergola, fence or boundary or retaining wall.
- 8.2. Prior to the commencement of construction of any structure on any erf –
- sketch design drawings for the structure must be approved by the Trustee Committee; and thereafter –
  - working drawings for the structure must be approved by the Trustee Committee as set forth hereunder.
- 8.3. All sketch design drawings and building plans must be prepared by an architect registered with the Institute of South African Architects.
- 8.4. Sketch design drawings must be submitted to the Trustee Committee. The Trustee Committee will refer them to the assessing architect. The assessing architect will be a registered architect, to be appointed by the Trustee Committee from time to time.
- 8.5. The assessing architect must evaluate the drawings and report on them to the Trustee Committee. The Trustee Committee may then, if the drawings are acceptable to it, endorse its approval on the drawings.
- 8.6. If the drawings are not acceptable to the Trustee Committee, the member will be informed forthwith, and given full reasons why the drawings are not acceptable. Both the assessing architect and the Trustee Committee may suggest amendments to the drawings.
- 8.7. If the drawings were found to be unacceptable, the member may thereupon submit amended drawings to the Trustee Committee. The amended drawings will then be considered *mutatis mutandis* as set forth in paras 8.4 and 8.5 above.
- 8.8. After approval of the sketch design drawings by the Trustee Committee, full building plans must be submitted to the Trustee Committee. The Trustee Committee will refer them to the assessing architect.
- 8.9. The assessing architect will evaluate the building plans and report on them to the Trustee Committee. The Trustee Committee may then endorse its approval on the plans, or reject them. If



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rejected, the member must be informed forthwith and given full reasons for the rejection. The assessing architect may suggest amends to the working drawings. The member may thereupon submit amended building plans to the Trustee Committee. The amended building plans will then be considered, *mutatis mutandis* as set forth above.

- 8.10. After the approval of the Trustee Committee has been endorsed on the sketch design drawings (or amended drawings), the drawings must be submitted to the Stellenbosch Municipality for approval in terms of the applicable legal provisions.
- 8.11. Building plans may not be submitted to the Stellenbosch Municipality for approval before the same have been approved and endorsed as contemplated herein.
- 8.12. If the member intends to vary from the approved building plan, he must in advance submit to the Trustee Committee a copy of the adjusted plan: Provided that –
  - 8.12.1. the Trustee Committee may in his sole discretion concur with the Assessing Architect, in which case a fee for re-assessing may be required;
  - 8.12.2. it is the responsibility of the member to determine whether the approval of the Municipality is also required, and if so, to obtain such approval;
  - 8.12.3. no variation may be effected before the Trustee Committee has endorsed the adjusted building plan.
- 8.13. Notwithstanding that the building plans may comply with all applicable restrictions, zoning, regulations and by-laws of the Stellenbosch Municipality and any other competent authority, the Trustee Committee, after consultation with the Assessing Architect and the Municipality, as deemed necessary, may withhold endorsement if in their opinion the plans do not comply with the prescribed architectural guidelines.

**FIGURE 1 : BUILDING PLAN APPROVAL PROCESS**