



TYPE III HOUSES

IMPORTANT NOTE:

Variation to the guidelines may be permitted by the Garlington Architectural Review Committee (GARC) on the basis of Architectural merit.

The guidelines are a living document and changes and additions may be made from time to time. Please ensure that you familiarise yourself with all amendments, which may be obtained from GARC.

A TIMELESS ARCHITECTURE

The founders of Garlington have set out to re-discover the beauty of scale and proportion, as well as the feeling of permanence which belongs to the vernacular architecture, so admired in the Western Cape and old farmhouses of KwaZulu-Natal.

Their inspiration was derived from the surrounding area. After carefully researching the architecture of Hilton, it was decided that the dominant architectural statement was made by the Cape architecture of Hilton College. It seems even more appropriate that Garlington should derive its inspiration from Cape architecture when it was discovered that the original farmhouse built by Mr Otto in the shadows of Otto's Bluff had a Cape Dutch gable.

The ambience of Garlington is to be one of timelessness. To achieve this, it is necessary to not only focus on the architecture, but the public spaces, the streets and the connection between the houses and the streets.

The urban planning has taken into account the founders' objectives. In addition to the streets and the public spaces, the founders have attached importance to the open spaces and the views at Garlington.

The design has ensured that all those living at Garlington will have the opportunity to enjoy "the feeling of being in the country", as well as the magnificent views of Otto's Bluff (KwaQuela, as it was known by the local Zulu people)' Albert Falls Dam and the surrounding countryside.

The layout of the promenade is an acknowledgement of the importance of these views.

It has been positioned in such a manner that those living in the village will share the enjoyment of this special amenity with those who are fortunate enough to have properties with views over Otto's Bluff and Albert Falls Dam.

The individual homes will also contribute to the harmony and beauty of the whole. Each house should be seen as part of the greater picture. It is therefore important that all the homeowners join the founders in realising their vision.

In so many modern towns and cities, we find ourselves in a theatre, from which the scenery has been lost, leaving only a bare structure littered with billboards, cheap advertisements and incompatible buildings designed with cost as the main criterion, rather than beauty and quality.

In order to develop a timeless architecture - one that embodies simplicity, beauty and a relaxed atmosphere of community - all home owners must subscribe to the overall objective; they must subordinate their personal interest to the interests of the community as a whole.

Please note that the onus is on the architect to advise GARC in writing of any deviations/relaxations which are required.

BACKGROUND TO THE ARCHITECTURAL GUIDELINES

Garlington has been divided into four distinct zones. In the centre of Garlington is the heart of the development, where The Avenue and Garlick Avenue intersect.

Here, one finds the community buildings such as the gym, the coffee shop and other common amenities, as well as the denser, residential development. The architecture for this zone has been inspired by the old homes of de Waterkant and Bo Kaap in the Cape.

To the north and east of the central zone is the village component of Garlington. Here the architecture draws its roots from the vernacular architecture of Stellenbosch.

The first Stellenbosch houses were modest, single-storey thatched cottages. They were designed as simple rectangles on plan. These later evolved to what is commonly referred to as the "lettered Architecture". This is not only dominant in the Western Cape, but also in most of the old farm houses of the Midlands.

Major characteristics of Stellenbosch architecture are:

- strongly walled architecture;
- symmetry;
- pleasant proportions;
- narrow primary spaces.

These features will form the core of the architectural guidelines.

Surrounding the village to the north and east are the larger properties, which are divided into two categories. The first zone comprises properties which abut the village zone and vary in size from approximately 2 000m² to 5 000m².

The second zone contains those properties which have been laid out on the slopes facing KwaQuela and Albert Falls Dam. These are the large properties which form the connection between the village and the surrounding countryside. Here, the architectural inspiration is primarily the farmyards and rural architecture of the Midlands and the Western Cape. The architecture in this area allows for large verandahs,

wrapping around barn like structures where the primary building runs parallel to the contours.

In the case of the public buildings, the architects have been given freedom of expression so as to ensure that the buildings adhere to the principles of civic buildings in towns. These structures must respond to public spaces and create legible landmarks.

The guidelines encourage a fragmentation of buildings, or the traditional lettered architecture, with secondary spaces at right angles to the primary buildings. The majority of the farmhouses of KwaZulu-Natal were single-storey with a few making use of the roof spaces.

BACKGROUND TO TYPE III HOUSES:

Type III houses have drawn their inspiration from the old farmhouses of the Cape (**See Figures 35 & 36**) and the Midlands of KwaZulu-Natal (**See Figures 37 & 38**). The original farmhouse of Mr Otto, on the farm Upper Saxony in the shadows of Otto's Bluff, incorporated a florid gable. Initially, most of the houses were barn-like structures which often led to a collection (fragmentation) of buildings forming the farmyard.

Later, a regional vernacular developed in KwaZulu-Natal, in response to the climate and landscape. The original farmhouses were very simple; often a rectangular house of a few rooms. They were then added to and the roofs record the growth with the bell cast profile being prevalent and the main roof steeper than the lean-to roofs.

The overriding character of the farmhouses of KwaZulu-Natal is roof architecture, with sheltered walls and their openings playing a subservient, physical and visual role. This kind of architecture is sensible in climatic terms in the way it affords protection from sun, wind and rain.

The majority of the farmhouses were single-storey. A few used the roof space for bedrooms and storage, getting light through dormer windows but the houses generally remained single-storey in nature.

The lettered layout so prevalent in the Cape, comes through strongly in the architecture of the Midlands as well.

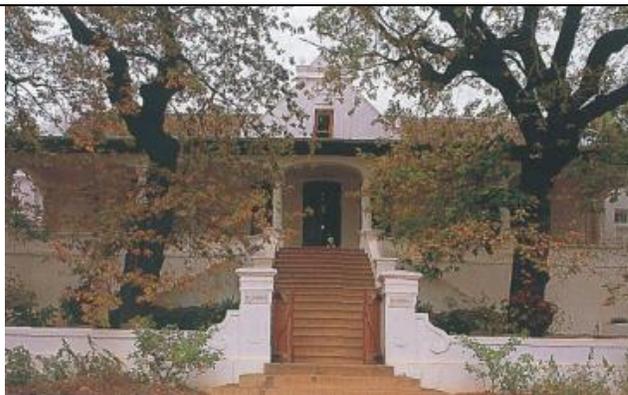


Fig 35

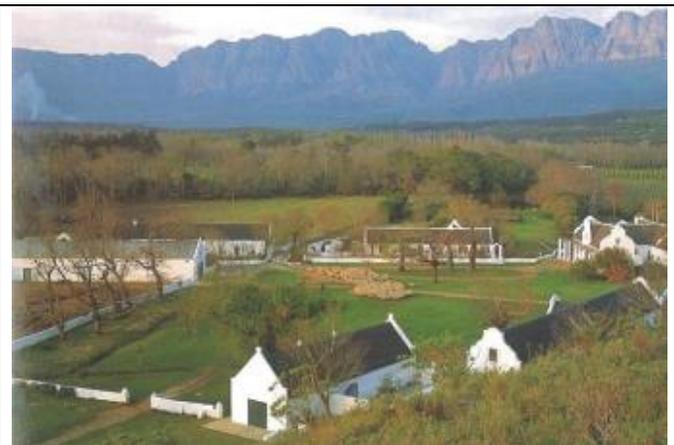


Fig 36



Fig 37



Fig 38

TYPE III HOUSES – ARCHITECTURAL GUIDELINES

INTRODUCTION:

The type III sites are the properties which vary in size from approximately 2 500m² to 4 000m² and are found on the perimeter of the village component of Garlington.

These are divided into three areas:

- **Type IIIA** - those properties facing onto Wedgewood;
- **Type IIIB** - those properties found on the eastern slopes facing towards the farm house;
- **Type IIIC and D** - those properties to the north of the Erf 38 (The Park).

1 FORM:

The houses in Type III categories must have a primary, or core space with a secondary "lean-to" space. The houses are to conform to the "letters of the Alphabet" architecture, variations of this, or alternatively, may be fragmented. **See Figure 41.**

In Type III houses, the primary space is to be placed parallel to the street boundaries, or at right angles to the street boundaries. Secondary buildings are to be subordinate to the main buildings, both in width and height.

Fragmentation of buildings is encouraged, and no monolithic structures, as determined by GARC, will be allowed. **See Figure 36.**

Primary spaces must comply with the following controls:

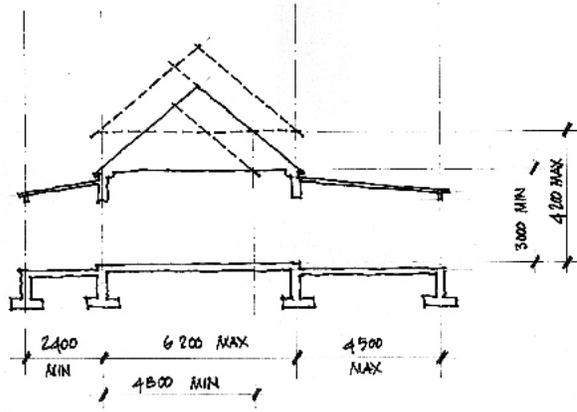
A minimum width of 4.2m and a maximum width of 6.2m. **See Figure 39.**

The width is to be measured to the exterior of the building.

Secondary or lean-to spaces shall have the following controls:

A minimum width of 2.4m and a maximum width of 4.5m. **See Figure 39.**

The width of the lean-to secondary spaces must be in proportion to the main primary space.



· TYPE III ·

Fig 39

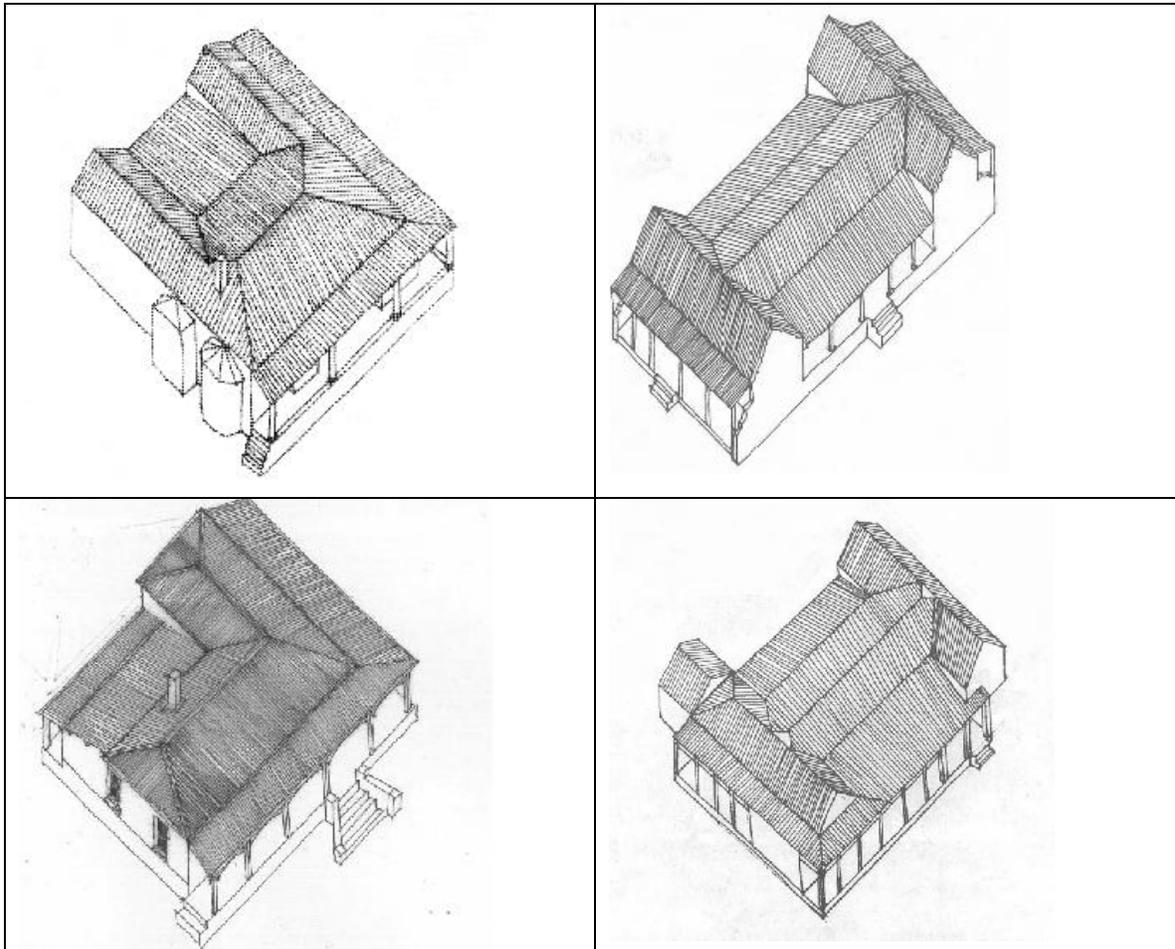


Fig 41

2 HEIGHT:

In the case of all buildings, the wall plate height shall be measured from finished floor level.

As a guide, the building committee will encourage buildings to be built not more than approximately 400mm above natural ground level. Each site shall be considered individually, taking into account the slope, and in particular the views of others and house design, as well as the overall height of buildings.

GARC is the sole arbitrator on any matter relating to the code and in particular will give careful consideration to the height above natural ground level when it impacts on views of the privacy of others.

The following height controls shall apply: **See Figure 39.**

- **Type IIIA** houses shall be single storey with a minimum roof plate height of 3m and a maximum roof plate height of 4.2m. Lofts will be allowed on the basis that the roof-line facing Wedgewood may not be broken and not more than two dormer windows will be allowed; subject to the condition that windows may be put in the gable and the consent of the Wedgewood HOA will be required for lofts.
- **Type IIIB** houses shall be single-storey, or single-story with lofts. There shall be a minimum roof plate height of 3m and a maximum roof plate height of 4.2m.

Notwithstanding the above, the ridge of the roof may not be more than 1m above the base of the promenade wall, and in the case of those properties below uMgenyane Road, the ridge of the roof may not exceed 1m above the centre of uMgenyane Road, measured at the highest point on the street boundary of the property.-

The owners of these properties may apply for relaxation if the contours result in the unreasonable positioning of the house. The decision of GARC shall be final in this regard.

In the case of all properties below the promenade, owners must arrange for a surveyor's certificate to be issued, confirming the height of the platform, before building commences.

In the case of all properties below the promenade and all properties which face onto the promenade, a landscaping plan must be tabled to the Building Committee, showing the position of all plants which may grow more than 1.5m high, so as to ensure that neighbour's views are not unreasonably impacted on.

- **Type IIIC** houses shall be single-storey, or single-storey with loft spaces, with a minimum wall plate height of 3m and a maximum wall plate height of 4.2m.
- **Type IIID** houses shall be single-storey, single-storey with loft spaces, or double-storey. The minimum roof plate height shall be 3m and the maximum wall plate height shall be 6m. In the case of double storey houses, the upper level is to be in proportion to the lower level ie there must

not be a top-heavy appearance. The hierarchy of the floors needs to be respected, with the first floor being of lesser proportion than the ground floor.

- **Loft Houses - Guidelines to lofts:**

In Cape and Natal architecture, from which the Garlington Code obtained its inspiration, lofts were generally single open spaces with openings in the gable ends or in a central gable or dormer.

The allowance of loft houses on properties at Garlington should not be interpreted as an opportunity to build "crimped" double storey houses. Traditional loft houses have gracious proportions and a quality that enhances the urban environment. The scale of the house is usually grander than in a normal single storey house.

GARC will interpret loft houses with the original intention of the founders, that being to allow lofts as an opportunity to enhance the urban quality of the development. The "squashed" double storey detracts from this intention, usually by lowering the ceiling height of the ground floor, so as to enable a second floor to be squeezed in - rather than increasing the scale of the house and thus enhancing the proportions. GARC will ensure that the loft house allowance is not abused and has prepared these guidelines to assist owners and their architects.

- Loft houses may have a wall plate height, measured from the finished floor level of the ground floor, of 4.4m. This is to enhance the proportion of the house. GARC will interpret the proportions on the basis that the loft wall – measured from the finished floor level of the loft, to the wall plate, shall not exceed 25% of the ground floor height, measured from the finished floor level of the ground floor, to the underside of the slab. This means that, in the case of a loft house with a wall plate height of 4.4m and a slab of 250mm thick, the wall of the loft space shall be a maximum of 830mm high and the wall on the ground floor shall be 3.320m high.
- No loft may have more than two dormers in any one façade and in the event of the façade being less than 10m in length, the dormers shall be limited to one. The size and position of dormers must acknowledge the scale and proportions of the house in which it is situate.
- Windows in the gable ends must acknowledge the proportions of the gable. It is generally accepted that windows in the loft space are of a lesser proportion than the windows on the ground floor, thus acknowledging the hierarchy of the ground floor.
- The total area of the loft space must be such that it complies with the FAR or the controls regarding the size of houses in the respective house types.
- Fenestration in the main walls of lofts is to be generally horizontal, or square, save for windows that may be in the dormers or front gable. Vertical windows can be allowed with the consent of GARC.

The above are merely guidelines, which shall be used by GARC to assist in ensuring that the appearance of loft houses is such that the houses read as lofts and not disguised double storeys.

See examples of loft houses - **Figures (a) to (l)** – from which the Guidelines have taken their inspiration.

We refer you to clause 1.5 of the guidelines for House Type II, where it refers to the scale and proportion of buildings. This is repeated below, for easy reference:

“Scale and proportion of buildings

Possibly, the most important feature of Stellenbosch is the scale and proportion of the buildings. All buildings in the core of Garlington must be well proportioned and well scaled.”

This comment applies to all loft houses, whatever house type they may be.

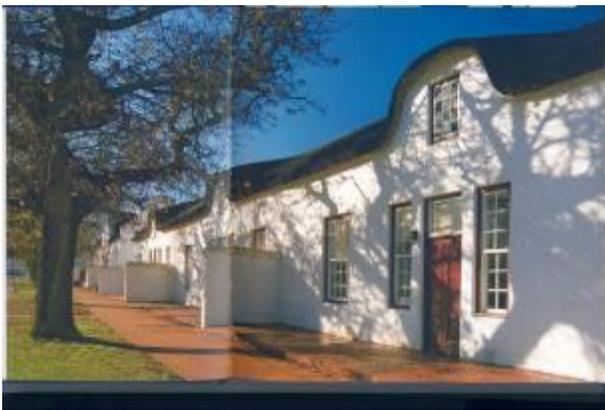


Fig (a)



Fig (b)



Fig (c)

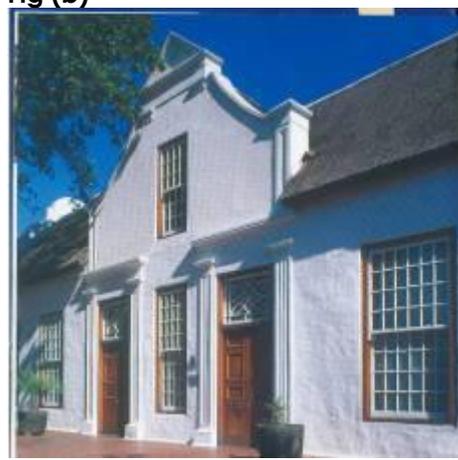


Fig (d)



Fig (e)

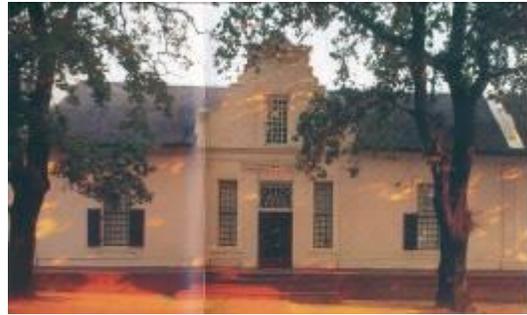


Fig (f)



Fig (g)

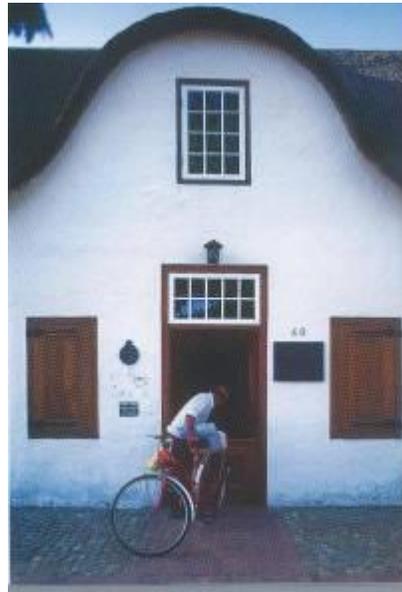


Fig (h)



Fig (i)

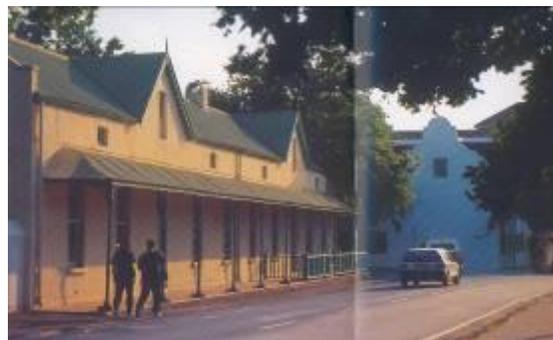


Fig (j)

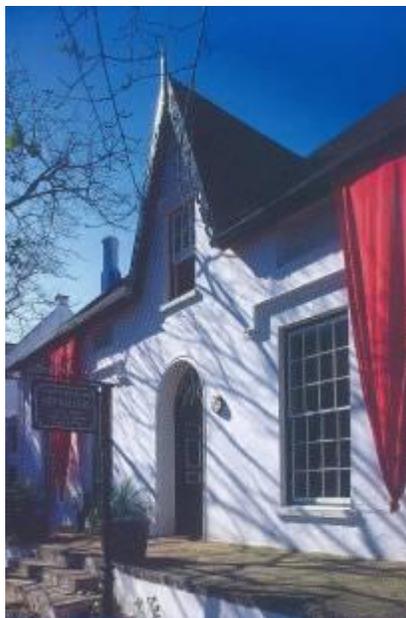


Fig (k)



Fig (l)

The above height restrictions are subject to the terms and conditions of the initial Agreements of Sale entered into between the developers and the original purchasers as set out below.

"The purchaser hereby agrees that one of the main amenities of "GARLINGTON" is the views and open spaces.

It is acknowledged that all buildings on properties which are situate below the proposed werfwall/promenade shall be placed on the property in such a manner as to ensure that the top of the roof is not above the top of the werfwall and if it protrudes above the bottom of the werfwall then in such a manner as is approved by the Building Committee.

All trees on the development property which may affect views of property owners may only be planted with the consent of the developer and the Building Committee. In the case of properties below the werfwall, special attention shall be given by the Building Committee to the views of people on the promenade and from properties above the werfwall.

Trees shall be planted so as to ensure that the views are not unreasonably impeded. The decision with regard to views and the position of trees shall be at the sole discretion of the developer and the Building Committee.

In the placement of all houses below the promenade then the Building Committee's decision shall be final and binding should there be any dispute as to the position of the property and the height of the buildings."

3 **COVERAGE:**

When calculating coverage, verandahs shall be excluded, but all outbuildings and garages are included. Where verandahs are enclosed with **frameless glass** these areas will be excluded from coverage. However, if framed glass is used verandahs will be included in the coverage calculation. No single building may, however, exceed 500m².

- **Type IIIA – 500m²**

- **Type IIIB** – The main dwelling shall not exceed 300m² subject, however, to the condition that should the main dwelling exceed 250m², then the roof shall be fragmented, with no single roof exceeding 250m². Buildings may be linked by a flat roof so as to accommodate this condition, which was contained in the original agreement of sale from the Developer. In addition to the 300m², 70m² shall be allowed for garages and outbuildings. The roof of the outbuildings may be used as loft space but no openings or dormer windows are allowed in the roof. A window or door may be placed in the gable ends. The loft space may not exceed 35% of the ground floor.
- **Type IIIC** – 500m².
- **Type IIID** – 500m², save in the case of double-storey houses where the coverage shall not exceed 400m² and the FAR shall not exceed 675m².

4 **PLACEMENT:**

Buildings must be positioned on the property in the building zone as shown on the placement plan of the Erf.

Houses shall have a maximum length of 30m and no building may be built closer than 10m to any side boundary. This is to ensure that from the promenade, people shall views between the houses.

5 **WALLS:**

5.1 **EXTERNAL HOUSE WALLS:**

External walls may be plastered, bag-washed, natural stone, or corrugated iron. In the case of special incidents such as chimneys, or plinths, stipple plaster or Tyrolean finish may be used to enhance the proportions of the buildings. Walls may be built of not more than 2 materials.

For the purpose of exterior paint colours, the following Type IIIC houses, situate on Erven 60, 61, 62 and 63, are classified as Type II houses.

The Type IIIA houses, namely Erven 104 to 116 and Erf 64, which are situate on the Wedgewood Estate boundary, will also be classified as Type II houses for the purposes of exterior paint colours.

External walls shall be painted one of the colours as per the approved colour list. In the case of Type III houses being painted a dark colour, there must be two houses of a light colour between each dark colour on the same side of the road.

5.2 **GARDEN WALLS:**

Garden walls may be plastered, bagwashed, or natural stone and shall be a minimum of 225mm thick with horizontal copings or "werfwall-type" cappings to them.

5.3 **RETAINING WALLS:**

Retaining walls shall be plastered, or natural stone. Loffelstein-type retaining walls may be used in cases where they are not easily visible from public spaces.

5.4 **BOUNDARY FENCES:**

- **Type IIIA** – Street boundary fences shall be a wire bonnox fence, or a 4 strand fence if the owner has no dogs. The fence shall be 1.2m high with

CCA treated gum poles (rough, unturned) spaced approximately 20m apart, with H standard every 5m.

- **Type IIIB** – The west fence, in the case of Erven 190 to 197 and the east fence in the case of Erven 198 to 205 shall be a wire fence as described above.

Side boundary fences shall be in accordance with the sub-paragraph above, or alternatively, fences plus hedges.

The street boundary fences shall be a low plastered wall, or a wall of natural stone with coping or capping.

The uMgenyane boundary shall be post and rail fencing, or a boundary wall which shall include posts. Posts shall be rough, unturned, CCA treated posts. If the boundary is not post and rail fencing, the design must first be approved by GARC.

- **Types IIIC and IIID** – The promenade and the boundary on Aston Avenue shall be a low plastered wall, painted the colour of the house, or be a natural stone wall in accordance with the specifications set out as in 5.2, above.

Side boundary fences may be the same as the street boundary, or alternatively walls, hedges, wire fences, or such other materials as may be approved by GARC.

No pre-cast concrete or palisade fences are allowed.

Boundary walls facing interblock lanes shall be low, or high, plastered walls, painted the same colour as the house.

All houses which border on Umgnyane Road are obliged to erect post and rail fences on the road boundary. Posts to be rough, unturned, CCA treated posts.

In the case of all other fences, they shall be wire fences with rough, unturned CCA treated posts, which may not exceed 1 400mm. These fences may be bonnox, four or five wire strands, or of such wire configuration as may be approved by GARC from time to time.

In the case of the fences on the road boundaries, variations to the fence shall be allowed but prior approval to any variation must first be obtained from GARC. Post and rail fencing as described above, must, however, be incorporated into any design of the road boundary fencing.

6 ROOFS:

6.1 MATERIALS:

Roofs shall be painted, corrugated iron, or chromodek, in the Victorian profile, or thatched roofs, or grey, natural slate tiles.

Colour on iron roofs shall be an approved shade of grey, dove grey, charcoal grey, dark dolphin, or light grey.

With the consent of GARC, clip-lock sheeting or brown built sheeting may be used where appropriate.

6.2 FORM AND PITCH:

Primary roofs shall be symmetrically gabled or hipped, with a slope of between 35° and 45°.

Secondary, lean-to roofs shall have a slope of between 4° and 18°.

Flat roofs may be used to link buildings when houses are fragmented. Flat roofs are also acceptable when they are accessible from an interior room.

See Figure 43.

After research, GARC notes that a large number of the old Cape Dutch Farm Houses, had a pitch of 47° to 52°.

GARC confirms that where views will not be impacted negatively, the pitch may be increased to 52°. This will, however, have to be done on the basis of architectural merit, so when submitting, GARC must be satisfied that the higher pitch improves the proportions of the building.

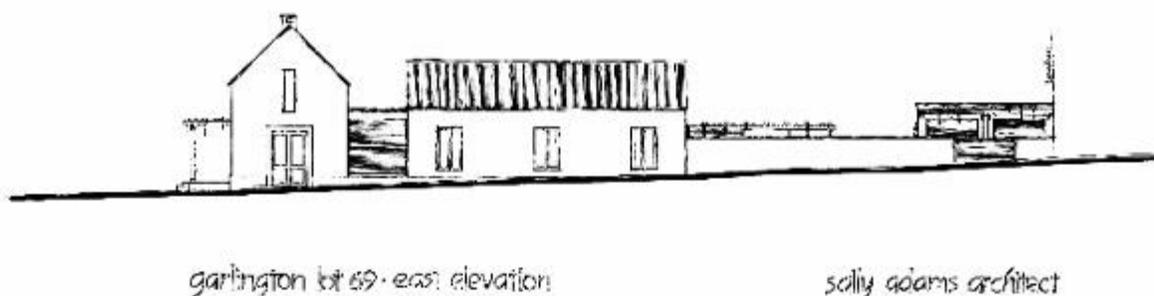


Fig 43

6.3 EAVES:

Eaves shall be clipped. Overhangs may be allowed, subject to detailed drawings being submitted to GARC for approval. Eaves with overhangs must have exposed rafters. In the case of Cape Farmhouses, roofs must have clipped or flushed eaves.

7 GUTTERS AND DOWNPIPES:

Gutters and down-pipes when used, shall be made of galvanized iron or aluminium. Only Ogee or Marley streamline gutters and down-pipes may be used. Down-pipes shall be white, or the colour of the wall to which they are fixed. Gutters shall be white, or a colour to match the roof.

8 FACIAS AND BARGES:

Barges shall be aluminium, or iron and carefully detailed so as to enhance the gable ends of the buildings. No asbestos barges are permitted. Exposed rafters are encouraged. If fascias are used, they must be timber or asbestos and well detailed.

9 **DORMERS:**

Dormers shall be habitable, placed not closer than 1.5m from a side wall and have a gable with a slope to match the principal structure.

10 **SKY LIGHTS:**

Sky lights shall be flat and shall be placed so as not to be easily from streets and public spaces. They shall be painted to match the colour of the roof.

11 **WINDOWS:**

Windows shall be made of wood, powder-coated aluminium, or U-PVC and shall be glazed with clear glass, or frosted glass in the case of bathrooms. Sandblasted windows are permitted in front doors. In the case of aluminium or U-PVC windows, the diameter sections are to have a profile of no less than 50mm.

Windows shall be rectangular, vertically proportioned and operable. Transoms may be horizontally orientated with panes of vertical proportions. Multiple windows in the same rough opening shall be separated by a post of not less than 100mm.

The proportions of windows shall be not less than 1:1.5. (The most common proportions in traditional Cape and Farmhouse architecture being 1:1.7, 1:2 or 1:3, or casement windows, where the main frame is approximately square - but the internal encasement windows must comply with the above proportions). In the case of contemporary homes, windows must complement the design and need not necessarily have vertical proportions.

Notwithstanding the above, in the case of farmhouses, clerestory/ventilator windows may be used where appropriate, but the width may not exceed 900mm and the vertical proportions may not exceed 600mm.

In the case of kitchen, bathroom and laundry windows, the proportions may be 1:1 but subject to the condition that the maximum size of any window may exceed 1.2 x 1.2.

Bay windows, **in the correct context**, shall be permitted.

In the case where the style of the house is modern, window proportions must be such so as to complement the design of the house. Horizontal windows will be allowed as well as windows of different proportions.

12 **SHUTTERS:**

Shutters shall be timber or powder coated aluminium. They shall be operable, sized and shaped to match the opening.

13 **EXTERNAL DOORS:**

External doors facing the street shall be timber and shall be painted or varnished with a natural varnish, giving a colour similar to teak. The introduction of colour on front doors and shutters is encouraged but natural colours, as opposed to synthetic colours, are to be used. On these elements, deviation from the approved list of colours is allowed but approval from GARC is to be obtained, prior to being painted. External, aluminium doors shall have a member with a

minimum dimension of 60mm and sliding, folding doors may only be allowed when opening onto a verandah.

Windows attached to external doors require specific approval from GARC.

Any external door, other than a front door which fills an opening of more than 1 750 mm, shall be placed behind a verandah or pergola.

Security doors and burglar bars must be approved by GARC. Garage doors to comply with condition 15, below.

14 **VERANDAHS AND STOEPS:**

Verandahs and stoeps are elements that are found on all the traditional Midlands and Western Cape farmhouses and houses should have generous stoeps or verandahs.

The minimum and maximum width of the verandahs are as per condition 1 above (FORM). **See Figures 38 & 39.**

Verandahs/stoeps must be in proportion to the primary space to which they attach. Stoeps shall be uncovered, or covered by a pergola.

Verandah columns may be square or cylindrical. They may be timber, concrete or plastered masonry.

Timber posts may not be less than 100mm x 100mm.

In the case of plastered columns, the finished dimensions may not be less than 360mm x 360mm. Where appropriate, bases and capitals are to be provided.

If pre-cast columns are to be used, only traditional style columns may be used. The shaft of the column must be tapered and have a smooth finish. The diameter at the top shall not be less than 220mm and not more than 330mm at the base. Only simple capitals will be permitted.

No "broekie lace" is permitted.

15 **GARAGES:**

Garage door openings may not exceed 2.7m. Double garages must consist of 2 doors and be separated by a brick column of not less than 220 mm wide. A third garage is permitted, but it must be built separately from the double garage. More than two garages will be allowed in the same building if the openings face into a private motor court, which is not easily visible from the road, nor from other properties.

If garage doors face onto a street, the doors must not be closer to the street boundary than 7m. A pergola or flat roof structure providing parking space in front of the garage doors, must be constructed. **See Figure 42.** No pressed doors are permitted.

Where a property has an inter-block lane across it, then access to the garages should be off the inter-block lane, save with specific consent from GARC.

In the case of Type III C houses, the regulations relating to garage doors on a Type II house, will apply.



Fig 42

15.1 TIMBER – GARAGE DOORS:

Timber garage doors must be painted in pure white, or a colour to match the wall in which they are mounted.

15.2 ALUMINIUM – GARAGE DOORS:

Aluminium garage doors shall be epoxy powder-coated in matt white finish, or the same colour as the roof.

16 CHIMNEYS:

Chimneys shall be finished with plastered masonry, clapboard or selected natural stone. Chimneys must be well proportioned and simple. Ornate are discouraged.

17 BALCONIES:

Balconies may be either concrete or wood and must be structurally supported by brackets.

18 BALUSTRADES:

Balustrades should be simple and complementary to the house design. No ornate balustrades will be permitted.

19 PLASTER BANDS, WINDOW SILLS:

Plaster bands and window sills must be painted white, or a colour to match the wall in which they are set.

20 GENERAL

20.1 DRIVEWAYS

No specific finishes are required for driveways.

20.2 SEPTIC TANKS

The preferred septic tank is a calcamite septic tank.

20.3 OWNER BUILDERS

Owner builders are allowed, as long as they abide by the rules as set out in the building guidelines.

21 SPECIAL CONTROLS

Special controls relating to Type IIIA properties in accordance with the DFA Approval and the agreement entered into between the Wedgewood Homeowners Association and the Developers prior to the approval of Garlington

- **Houses built on Erven 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 64, shall be single storey and there shall be no building within the 40m building line on the western boundaries.**
- **A double row of trees shall be planted, one row on either side of the boundary road.**
- **The boundary road shall be utilized for maintenance purposes and a gate shall be included at the end of the boundary road giving access to the open public spaces in the south west corner of the property.**
- **All properties shall gain access from the inter-block lane on the eastern side of the properties.**

Any security and/or streetlights facing onto Wedgewood shall be screened in such a manner so as to reduce the impact on Wedgewood

22 ACCENT COLOURS

When painted one of the light colours as per the approved list of colours, darker tones of that colour may be used as an accent colour. Prior approval of the usage of these colours, which may only be used on **minor elements**, must be obtained from GARC. In addition, these accent colours may not be used on plaster bands.

When painted one of the darker colours, the minor elements must be one of the shades of white.

GARC will also consider window and door colours in other colours. However, the colour to be used must first be submitted to and approved by GARC, before it may be used.

23 UMGENYANE ROAD – STORMWATER

When building above or below Umgenyane Road, owners must be conscious of stormwater drainage and must not interfere with the water flow. When making submissions to GARC, a stormwater plan must be submitted, as must a design of the access from the driveway to Umgenyane Road.

24 SWIMMING POOLS

- 24.1 Swimming pools shall be considered as part of the house design and should be located anywhere in the placement area for swimming pools. The design should be integrated and structural and privacy requirements will be considered when approving swimming pools.

- 24.2 If a pool is built less than 3m from a boundary, a high boundary wall is to be built.
- 24.3 Relaxations will be granted with the consent of neighbours, as long as the Review Committee considers the position to be reasonable.