



Milnerton Civic Centre
 87 Pienaar Road
 Milnerton 7441
 P O Box 35
 Milnerton 7435
Ask for M Smit
 Tel no: 021-444-0565
 Fax no:
 Website: <http://www.capetown.gov.za>
 Application no: 231718

Milnerton Civic Centre
 87 Pienaar Road
 Milnerton 7441
 P O Box 35
 MILNERTON 7435
Cela: J M Smit
 Umnxeba: 021 444-0565
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 Faks no :
 Aansoek nr: 231718

STRATEGY & PLANNING
Department: Planning & Building Development Management

9 April 2014

MLH Architects and Planners
 P.O.Box 15002
 Vlaeberg
 8018

Dear Sir

APPLICATION FOR APPROVAL OF SANDOWN COMMERCIAL DESIGN GUIDELINES AS REQUIRED IN TERMS OF THE CONDITIONS OF APPROVAL

I refer to your application for the proposed Sandown Commercial Design Guidelines dated 26 June 2013. The proposed design guidelines contain the following documents:

Drawing	Rev. No.:	Dated
Urban Design Guidelines	Revision B	April 2014

The proposed Sandown Commercial Guidelines submitted, complies with the conditions of approval.

The delegated authority on 9-04-2014 **approves** in terms of Condition 17 of the approval for the subdivision dated 10 June 2010 with application no 169722 the Sandown Commercial Design Guidelines which bears Council's stamp dated 09-04-2014.

It must be clearly understood that work must not commence until such time as working drawings have been submitted to and approved by the Council, and furthermore that nothing in this letter is to be understood as departing from any legal provisions which the Design Guidelines may contravene.

Yours faithfully


 D Smit
DISTRICT MANAGER: DISTRICT B
 for **DIRECTOR: PLANNING & BUILDING DEVELOPMENT MANAGEMENT**

CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Application no 231718

This ~~Site development / landscaping plan~~ ^{Design Guidelines} has been approved, subject to conditions as per decision letter dated 9/4/2014, file reference L.C. 100.19.25 attached hereto.

Plan no(s)

Delegatee Date 9/4/2014

SANDOWN

SANDOWN PROPERTY OWNER'S ASSOCIATION

URBAN DESIGN GUIDELINES FOR THE COMMERCIAL PRECINCT

(For those properties falling within the defined boundaries as illustrated in Figure 2 herein)

APRIL 2014

Revision B

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Application no ... 231718
 This ~~Site development / landscaping~~ ^{Design Guidelines} plan has
 been approved, subject to conditions as per
 decision letter dated ... 9/4/2014 ... , file reference
LC.10094.PK. attached hereto.

Plan no(s)
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 Date 9/4/2014

**SANDOWN
 COMMERCIAL PRECINCT
 DESIGN GUIDELINES
 Revisions**

Revision	Description	Date
A	Various sections	October 2013
B	Development Controls section omitted. Reference to Tall Building Policy and Urban Design Policy incorporated	April 2014

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Application no. 231718
 This ~~Site development / landscaping plan~~ Design Guidelines has
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 decision letter dated 9/4/2014, file reference
LC 10099 PK attached hereto.

Plan no(s)

.....
 Delegate Date 9/4/2014

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Application no 231718
This ~~Site development / landscaping plan~~ *Design Guidelines* has been approved, subject to conditions as per decision letter dated 9/4/2014 file reference *LC 1002904* attached hereto.

Plan no(s)

Delegated:

Date: *9/4/2014*

DEFINITIONS

In this document, the following words and expressions are defined as follows:

Association:	Sandown Property Owners' Association. (SPOA)
Bulk:	Means "Rentable Area" as defined by SAPOA in the 2005 Edition of its publication (Method for measuring floor areas in buildings).
Character Area	Localities where particular urban design attention should be given so as to create prominent areas of interest.
Commercial:	A development consisting primarily of retail and office floor space. In all instances the relevant commercial site development parameters will apply.
Design Guidelines:	The guidelines stipulated in the Sandown Commercial Precinct Design Guidelines and not in terms of the parameters of the underlying zoning scheme. The term "Design Guidelines" refers to both Urban Design and Architectural Design guidelines.
Urban Design Guidelines	Urban Design Guidelines refer to how development should interact with contextual informants, such as response to streets, important intersections, pedestrian movement systems, open spaces, market areas, etc.
Architectural Design Guidelines	Architectural Design Guidelines refer to actual building design features, their response to urban design guidelines, and to technical development controls.
Development Controls:	The controls or measures stipulated in the Design Guidelines with regard to Bulk, building lines, height, parking, loading bay and landscaping requirements.
Local Authority – (LA):	The City of Cape Town – Blaauwberg District.
Landscaping:	Means soft landscaping, inclusive of lawns and planting.
ME or the Seller:	The Milnerton Estates Limited (Co. Reg. No. 1897/000196/06), of 9 Church Square, Cape Town. (Fax 021 461 7492).
NMT	Non-motorised transport
Property:	The immoveable property forming the subject matter as contemplated herein, being vacant land (an undeveloped site) to be developed in terms of the use rights afforded to the Property and in accordance with the Design Guidelines and Development Controls. The use rights afforded to each property will be recorded in the Agreement of Sale for that property.
Purchaser:	The party who contracts with the Seller for the purchase of the property in terms of an Agreement of Sale.
Sandown Commercial Precinct – (SCP)	All properties falling within the extent of the boundary as illustrated in Figure 2.
Stormwater Management:	Stormwater Management entails the holistic approach to treat runoff from impervious areas on a developed site so as to improve the quality and control the quantity of the final discharge to the Municipal storm water system in accordance with the requirements of The City of Cape Town's "Management of Urban Storm Water Impacts Policy" (27 May 2009).
Review Committee:	Sandown Commercial Precinct Design Review Committee.

CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Application no. 231718
 This ~~Site development~~ Design Guidelines landscaping plan has been approved, subject to conditions as per decision letter dated 9/4/2014, file reference LC 10011/14, attached hereto.

Plan no(s)

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Date 9/4/2014

1.0 INTRODUCTION

The Design Guidelines outline the envisaged character for the development of the Sandown Commercial Precinct – (SCP). The purpose of the Design Guidelines is to ensure that the incremental development of the SCP creates a harmonious and functional urban environment along Sandown Road, as part of the Sandown Development.

The overall Sandown Development will be defined by a number of precincts, each with a variety of land uses, including residential, educational, conservation, recreational and mixed use commercial. While high density residential is permitted in the SCP, the primary focus will be on buildings accommodating mixed use commercial, i.e. office, retail, service stations, cafes, restaurants, associated business premises and supporting facilities.

The development form in Sandown is controlled by two sets of documents, both of which must be adhered to in the design process of new buildings, i.e. the Design Guidelines and the Architectural Development Controls. The Design Guidelines document has statutory status by means of the approval by the City, whereas the Architectural Development Controls document is enforced by the POA.

At a technical design level, developers and designers must also take cognisance of the City’s zoning scheme parameters, as well as the applicable policy documents, such as the Walling and Fencing Policy. At an urban design level, the overall Commercial Precinct is guided by City policy documents including the Stormwater Management, Tall Building and Urban Design Policies.

This Design Guidelines document sets out the development parameters of the overall urban design framework for the Commercial Precinct.

2.0 DESIGN PHILOSOPHY AND SPATIAL DEVELOPMENT INFORMANTS

In order to ensure that this high intensity development has a positive impact on the surrounding urban environment, the design guidelines have been prepared to direct the design and development of a balanced mix of office, commercial and residential buildings within a pleasing and “soft” green environment. Thus the buildings, streets and open spaces share aspects of a common language in terms of architectural design, roof materials, colour, landscaping, access, parking areas, perimeter walls, and street furniture.

Whilst the guidelines envisage a harmoniously built environment through the establishment of a minimum set of design parameters, it also encourages individual architectural expression so as to create subtle variations and an interesting urban landscape.

Adherence to the Design Guidelines is a condition of sale, to ensure the development of the envisaged character and quality of the SCP.

The design guidelines will be managed by the Review Committee that is to be established by the Sandown Property Owners’ Association (SPOA), of which all Sandown property owners are, and will be, members, as provided for in the SPOA’s Constitution.

The strategic location of the Commercial Precinct adjacent to Sandown Road, which will become an important metropolitan route, requires consistent adherence to the design guidelines so as to ensure that the development of the SCP responds appropriately to the area’s highly visible location.

The Sandown Development rights exist within the legal framework of the approved Sandown Development Framework, and the Phase 1 Subdivision Plan, as well as the City of Cape Town’s Spatial Development Framework. see **Figure 3**: Extract from City’s SDF.

CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Application no. 231719

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Plan no(s)

Delegatee Date 9/4/2014

3.0 SANDOWN COMMERCIAL PRECINCT

See **Figures 1 to 3** for the location and context of Sandown, and the extent of the SCP. The extent of the SCP is subject to change, and all such changes will be managed by The Milnerton Estates as Developer, and the City of Cape Town, as the approving Local Authority (LA).

3.1 Sandown Property Owners Association (SPOA)

All property owners in the Sandown Development will be required to be members of the SPOA, and the Association's mandate and responsibilities are set out in the constitution of the SPOA.

3.2 Permissible Land Uses

A number of different land uses may exist on an individual site, provided that they are compatible, and each conforms to its relevant zoning, urban design and development requirements, in particularly parking.

While there are no specific spatial designations for particular land uses within the boundaries of the SCP, special consideration should to be given to the requirements of each of the *Character Areas*. Refer to **Figures 2 & 4**.

3.3 Bulk

The distribution of the total bulk pool that has been approved by the LA for development in the SCP is allocated to each property by The Milnerton Estates, who will maintain a bulk rights register. The register will record the total square meters of bulk rights that has been allocated to each property within the SCP, which rights will be recorded in the Agreement of Sale for each property.

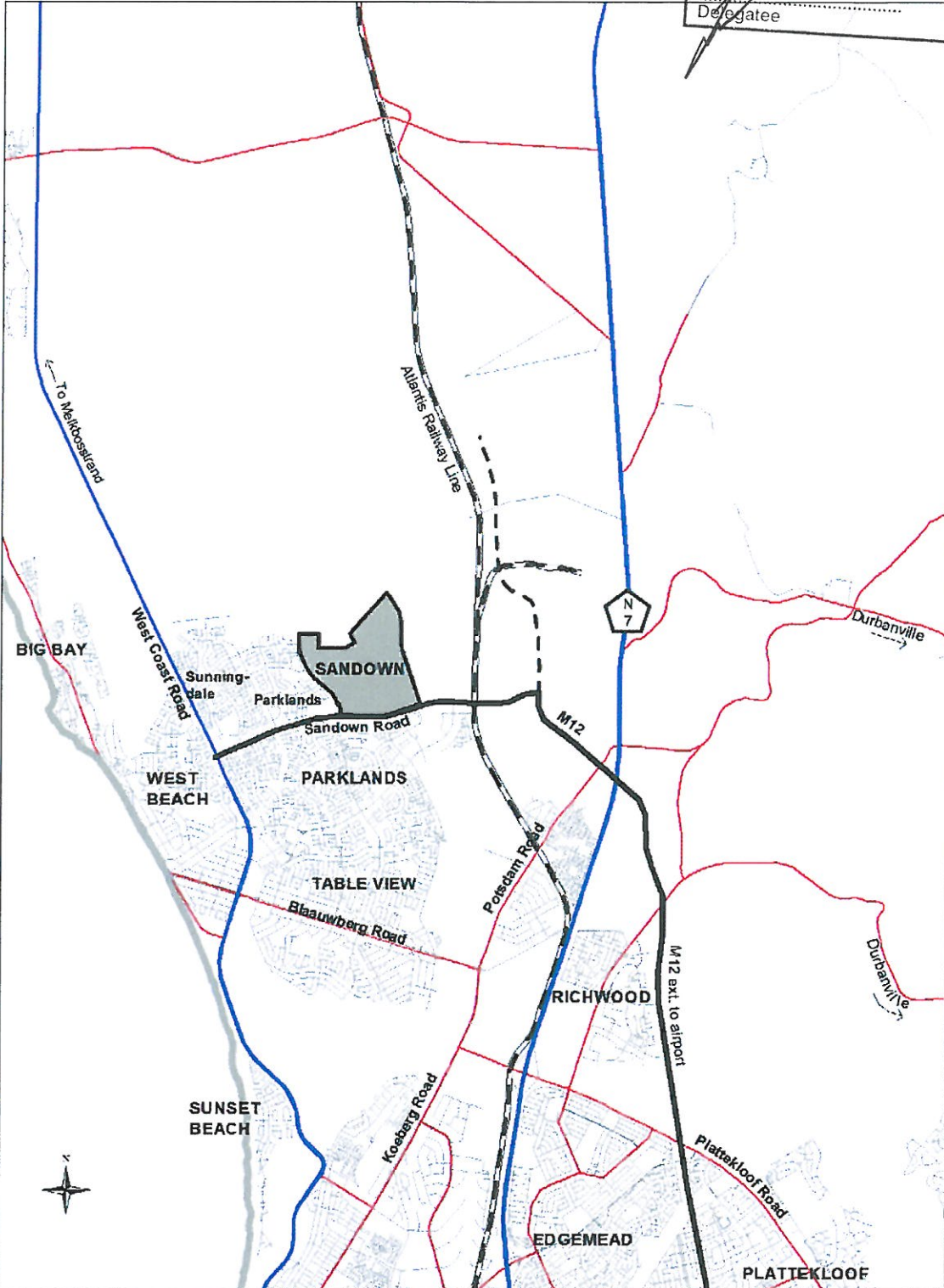
Additional square meters of bulk may be purchased from The Milnerton Estates if the Purchaser, or the successor-in-title, wishes to increase the bulk afforded to an individual property, after the conclusion of the original Agreement of Sale. Such additional bulk will be extracted from the bulk pool until such time as the bulk pool has been depleted.

While it is a design requirement to limit open parking areas to no more than 60% of the site area, this figure can be negotiated where the visual impact of expansive parking areas is mitigated by way of the overall site planning and soft landscaping.

The form of the development on a site will be agreed with The Milnerton Estates and the Review Committee in consultation with the Local Authority in the interpretation of technical development parameters.

Application no. 231718
 This Site development Design Guidelines plan has
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 decision letter dated 9/4/2014, file reference
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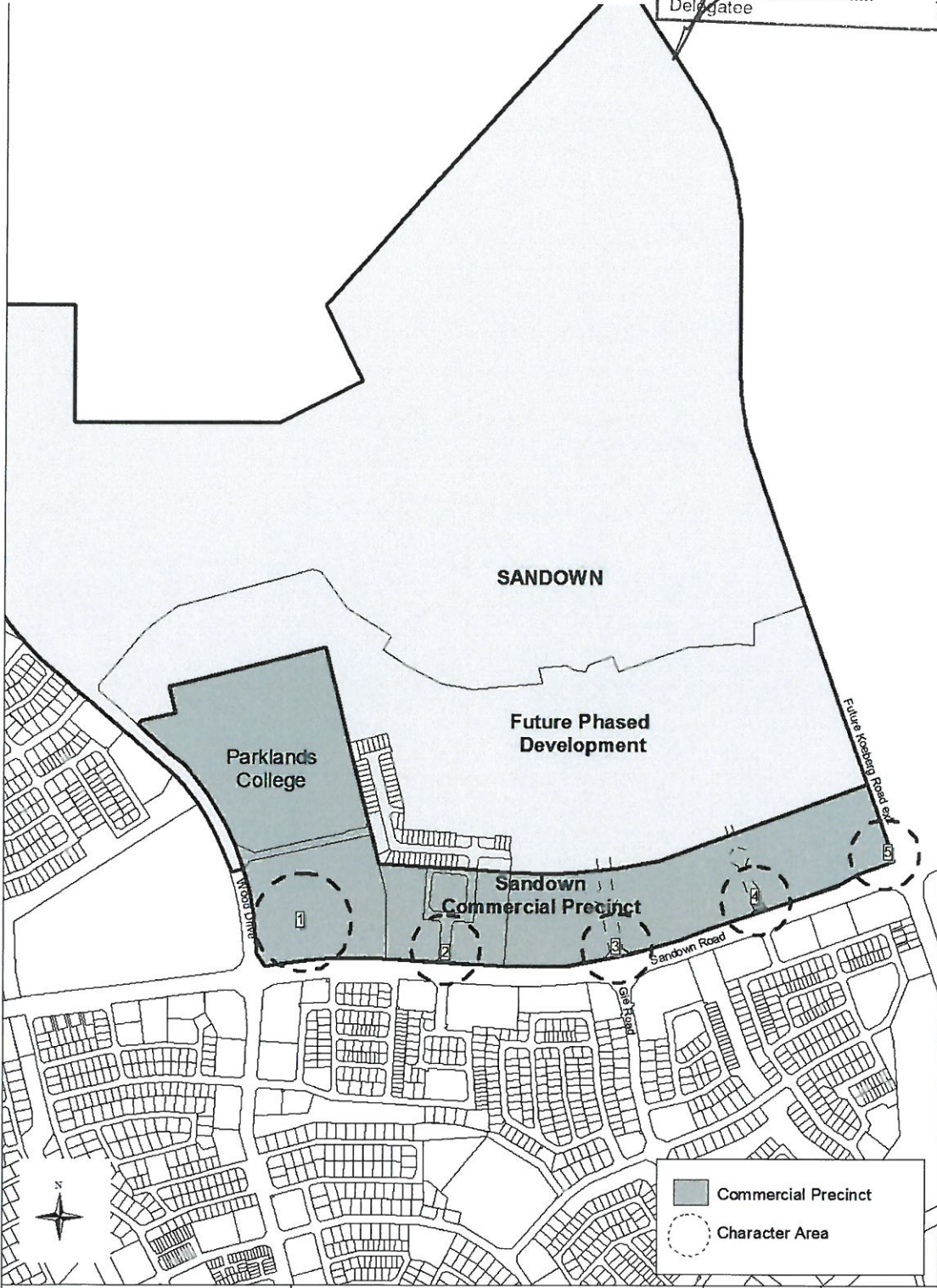
Plan no(s) 1
 Delegatee [Signature]
 Date 9/4/2014



 mlh architects & planners <small>24th FLOOR, 101, 102 STREET SANDOWN, PO BOX 1100, LAKESIDE 7801 TEL: 021 461 1011 FAX: 021 461 1010 www.mlh.co.za</small>	Project	SANDOWN	Proj No	2008 506	Source	MLH CoCT SG
	Drawing	Regional Context		Date	February 2013	Figure

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 decision letter dated 9/4/2014. file reference
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Plan no(s)
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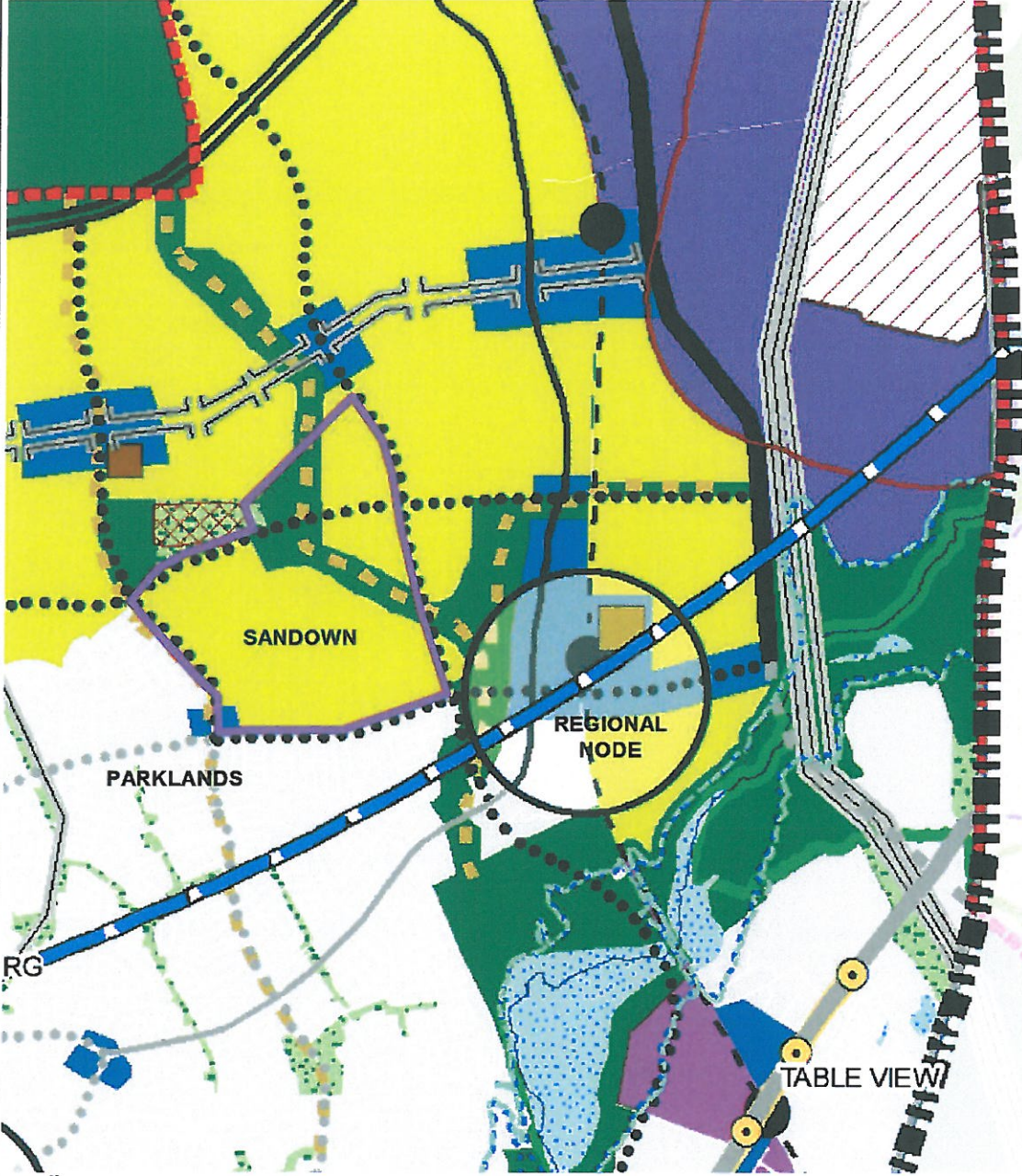
GRAPHIC CENTRE 191 JOOP STREET, CAPE TOWN. PO BOX 11002, V.A. BERG 8013
 TELEPHONE: 021 4243210 FAX: 021 4247110
 EMAIL: info@mlh.co.za

Project	SANDOWN COMMERCIAL PRECINCT
Drawing	EXTENT OF COMMERCIAL PRECINCT

Proj. No.	2008 506	Source:	MLH CoCT SG
Date	February 2013	Figure:	2

Application no. 2,31718
 This ~~Site development / landscaping~~ Design Guidelines plan has
 been approved, subject to conditions as per
 decision letter dated 2/4/2014, file reference
LC 16097 PK, attached hereto.

Plan no(s) _____
 Delegate _____ Date 2/4/2014



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GRAPHIC CENTRE 199 LOOP STREET, CAPE TOWN, PO BOX 11092, VLAARBOEG 8013
 TEL: 021 462 1021, 021 462 1010 FAX: 021 462 1650
 EMAIL: info@mlh.co.za

Project	SANDOWN COMMERCIAL PRECINCT
Drawing	EXTRACT FROM THE BLAAUWBERG SPATIAL DEVELOPMENT FRAMEWORK

Proj. No.	2008 506	Source:	MLH CoCT SG
Date	February 2013	Figure:	3

CITY OF CAPE TOWN PLANNING & BUILDING DEVELOPMENT MANAGEMENT	
Application no	231718
This Site development / landscaping plan has been approved, subject to conditions as per decision letter dated 9/4/2014, file reference LC.10099/PK attached hereto.	
Plan no(s)	
Delegate	
Date	9/4/2014

4.0 URBAN DESIGN GUIDELINES AND CHARACTER AREAS

In order to direct development in the Commercial Precinct, a number of Character Areas have been identified, where careful urban design attention should be brought to bear. The Character Areas are identified by a number of factors, including location, land use, movement routes and access. (See Figures 2 & 4)

In addition to the requirements of this document, the City's *Urban Design* and *Tall Building* Policies are particularly relevant to the Commercial Precinct and must be referred to in preparation of development proposals. Refer to section 6.0 as well as Annexures A & B to this document.

4.1 Principle Design Requirements

This section reflects consideration of the *Urban Design* and *Tall Building* Policies in terms of height control and locational aspects of prominent buildings.

When designing buildings in these Character Areas consideration should be taken of the local context, so as to incorporate the appropriate spatial and urban design elements, as are set out in these Guidelines, into each building project, so as to ensure the enhancement of the local street environment.

Buildings should be clear in the way they address the hierarchy of streets and shared spaces, their orientation, the local micro-climatic conditions, and their specific impact on the precinct as a whole. Buildings should be consistent within themselves, with regards to their architectural style, and to their use of materials.

No building should be 'attention-seeking', but should rather be subtle in its expression, and blend in with its neighbours, so as to achieve a coherent overall urban design and street environment.

4.2 Project Edge Definitions

The Commercial Precinct has a number of important edge conditions which require specific design and implementation considerations. These include the Sandown Road edge, public streets running through the precinct, the interface with the general and single residential areas on the perimeters, the two large public open spaces, the storm water detention facilities, the private vehicular and pedestrian movement system, and the common landscaped system throughout the precinct.

Buildings situated along Sandown Road should be designed so as to ensure an active and articulated facade. Multi-storeyed buildings are strongly encouraged.

Interface zones between adjacent precincts with different land uses, should be treated with care, so as to protect the character and property values of both areas. Building height and design within the interface zone should avoid overlooking features that would affect the privacy of the adjacent land uses. Thus while attractive facades are important, overlooking features, such as balconies, should face onto abutting streets and public opens spaces and/or stormwater management ponds.

The three access streets that cut the precinct into four distinct portions will be appropriately landscaped. Developments adjacent to these streets should adopt complimentary landscaping design principles.

The storm water detention ponds will be similarly landscaped as functional open spaces, and will become central elements to the overall landscape and park theme of the SCP. Developments adjacent to all open spaces should respond appropriately to the pedestrian usage of these facilities, by incorporating overlooking features into the building design that will provide an active and visual surveillance function. These could include the use of balconies, canopies and colonnades.

Similar design principles apply to properties abutting the open space system and movement routes traversing the Precinct. The philosophy of an open, common and limited walled environment is promoted so as to establish a pedestrian friendly precinct, which is a necessary requirement to stimulate activity in this mixed use environment. This will allow for the incremental development of an internal movement system parallel to Sandown Road with a strong emphasis on NMT usage.

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT

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The design of Sandown Road makes specific provision for the later introduction of the City's Integrated Rapid Transport system. Bus stops will be located at the major access roads so providing easy public transport and pedestrian access to the SCP. All internal pedestrian routes will relate to these bus stops.

4.3 Architectural Design and Building Typologies

In order to strengthen the architectural image of the Commercial Precinct without unduly limiting individual design creativity, the following architectural statement gives guidance to the design process:

“Careful consideration must be given to the specific context of each and every building. This is to ensure that each building takes full cognisance of its context, whether that is the commercial edge along Sandown Road and Wood Drive, or else the transition zone against the residential areas to the north. Facades should be articulated so as to reduce the scale and impact of larger buildings, while responding to the need to create a pedestrian scale environment at street level.”

4.4 Character Areas

The variety of local conditions that occur along Sandown Road create a number of character areas, some with common conditions, while others will be very specific to their location. These character areas are indicated in Figure 4: “Sandown Commercial Precinct Character Areas along Sandown Road”.

Buildings within or close to these character areas should take note of their particular location and be designed so as to positively contribute towards their immediate streetscape. Issues such as the relationship of the buildings to the street, “active” and articulated facades (fenestration, balconies), land uses, building height, parking, pedestrian and vehicular movement, and landscaping, all have a particular relevance in the Character Areas.

While it is encouraged that all 5 character areas be developed as prominent nodes, the main character area is regarded as being situated on the corner of Sandown Road and Wood. The extent and location of the site provides the opportunity for a development of significance and thus establishing a prominent feature point in the urban landscape. Development proposals for the node should take this opportunity in consideration so as to ensure an overall harmonious built image across the entire site.

The same design philosophy applies to the secondary nodes, situated on the Sandown - Gie Road and Sandown – Koeberg Road intersections.

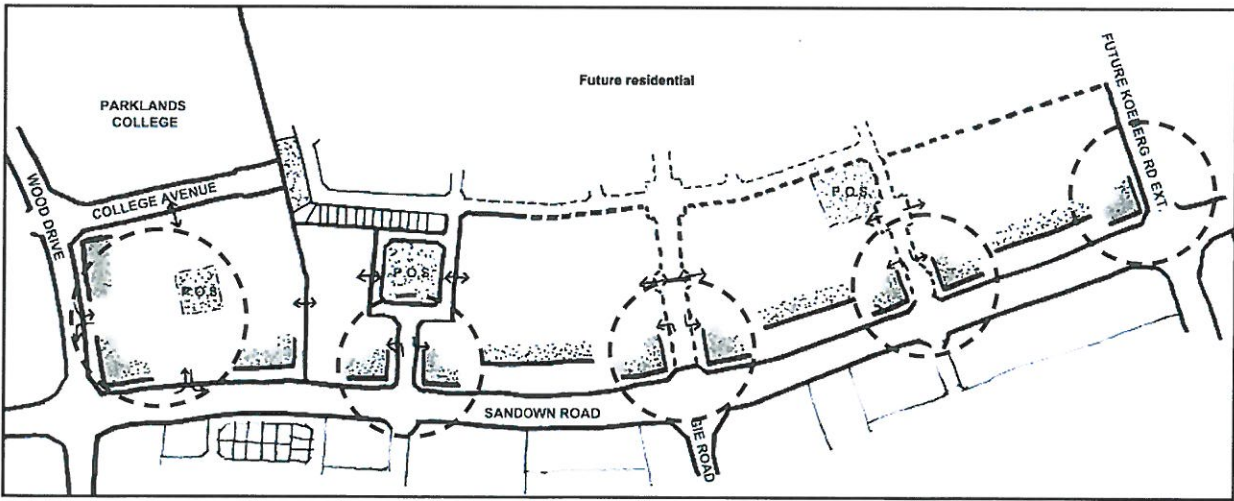


Figure 4: Sandown Commercial Precinct *Character Areas* along Sandown Road.

CITY OF CAPE TOWN PLANNING & BUILDING DEVELOPMENT MANAGEMENT	
Application no	231718
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Plan notes	
Delegatee	
Date	9/4/2014

5.0 CHARACTER AREA DEVELOPMENT CONTROLS

These nodes form access gateways into the urban areas to the north of Sandown Road, while also providing visual focus points at important intersections along the length of Sandown Road. Thus development within these Character Areas should take particular cognisance of design requirements in terms of height, orientation, facades, location of the building with regards to the street edge, and landscaping. Expansive parking areas along the length of Sandown Road are strongly discouraged, although the need for some visible parking is acknowledged.

5.1 Design Informants

- Focus points at road intersections along Sandown Road.
- Prominent visual exposure to Sandown Road.
- Limited access off Sandown Road.
- Public Transport function along Sandown Road.
- Relationship with open spaces, north-south streets and internal east-west movement systems.
- Extent of land areas, which requires spatial development control.
- Pedestrian movement.

5.2 Design responses and opportunities

- Land Use: Mixed Use Commercial/Retail/Office, including residential buildings.
- Buildings of more than one storey are strongly encouraged / required along Sandown Road, particularly at the prominent intersections.
- Buildings close to Sandown Road should have prominent fenestration facing the road so as to establish an active interface with the road.
- No solid walling on Sandown Road.
- Strong emphasis on prominent soft landscaping facing Sandown Road.
- No back yard or storage features to face Sandown Road.
- Minimise expansive parking areas adjacent to Sandown Road.
- Creative an appropriate design for all storm water management facilities.
- Provide an internal NMT movement system.

6.0 CITY POLICY DOCUMENTS

Refer to Annexures A & B

While this Design Guidelines document draws substantially from the Tall Building and Urban Design Policy, developers and designers must refer to the intention and requirement of these policies.

6.1 Tall Building Policy

The following aspects of the Policy have been drawn into the Sandown Design Guidelines. It must be noted though that the aspects below do not prescribe buildings of a minimum height at these locations.

- Tallest buildings are to be located adjacent Sandown Road and at the intersections of streets entering the Commercial Precinct off Sandown Road.
- This height strategy is to reflect the existing high density, 2-storey apartment blocks situated along the southern edge of Sandown Road as well as to define Sandown Road as an important structural element in the greater Blaauwberg City.
- It is also envisaged that taller buildings at the intersections will strengthen the envisaged character for these points of interest.
- Buildings along the northern edge of the Commercial Precinct to be appropriately designed so as to avoid overlooking features that would affect the privacy of the residential precinct towards the north.

6.2 Urban Design Policy

The structure of this document is by default based on urban design principles, but must be read together with the City's Urban Design Policy. Section 5.0 of this document in particular, along with **Figure 4** illustrate the broad spatial principles, including the establishment of "Character Areas" defining the entrances to Sandown, the positioning of buildings within these Character Areas as well as the general interface of development along Sandown Road.

With Sandown being a new town, "green fields" development, it is envisaged that the guidelines in this document will meet the Urban Design's Policies objectives of positively contributing to:

- creating integrated and legible neighbourhoods;
- quality of the public realm;
- safe and secure environment;
- efficient accessibility;
- development intensity, diversity and adaptability;

CITY OF CAPE TOWN PLANNING & BUILDING DEVELOPMENT MANAGEMENT	
Application no	231.718
This Site development / landscaping ^{Design Guidelines} plan has been approved, subject to conditions as per decision letter dated ... 9/4/2014 ... file reference LC 10099 ^{PK} attached hereto.	
Plan no(s)	
Delegatee	
Date	9/4/2014

ANNEXURE A:
CITY OF CAPE TOWN'S TALL BUILDING POLICY

CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Application no. 231715

This ~~Site development~~ Design Guidelines plan has been approved, subject to conditions as per decision letter dated 9/4/2014, file reference CC.1009.9.1/14 attached hereto.

Plan no(s)

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Delegate Date 9/4/2014