



MIXED USE NODES
(incl. Community Facility Sites)
DESIGN GUIDELINES &
DEVELOPMENT CONTROLS

February 2022

Revision C

**SANDOWN
MIXED USE NODES
DESIGN GUIDELINES
Revisions**

Revision	Description	Date
A	Height section added	Feb 2022
B	Land Use on Ground Floor	August 2022
C	SDP Requirements	March 2023

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DEFINITIONS

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

Association:	Sandown Property Owners' Association. (SPOA)
Bulk:	Means multiplying the site area with the applicable bulk factor. This figure is different (more than) to the City's by-law definition of "floor factor" and "floor space".
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 Mixed-Use Node 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 and inform how development should interact with contextual informants, such as response to streets, important intersections, pedestrian movement systems, open spaces, market areas, etc. as well as the technical development controls.
DMS	City's Development Management Scheme
Floor Space	As defined by the City's DMS
Floor Factor	As defined by the City's DMS
Local Authority – (LA):	The City of Cape Town – Blaauwberg District.
Landscaping:	Means soft and hard landscaping.
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 immovable 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.
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).
SPOA	Sandown Property Owners Association
Review Committee:	Sandown Design Review Committee.

1.0 INTRODUCTION

The Design Guidelines outline the envisaged character for the various Sandown Mixed Use Nodes, the purpose of which is to ensure a visually and functional acceptable built environment at prominent intersections within Sandown.

The guidelines are in addition to the City's By-law, Development Management Scheme, other applicable City policies including stormwater management, tall buildings, urban design, walling and fencing, signage, etc. and the SABS Building Standards.

Cognisance must be taken of the Sandown Property Owners' Association's (SPOA) Constitution.

Adherence to the Design Guidelines is a condition of sale.

The Design Guidelines are managed by the Sandown Design Review Committee, that has been established by the Sandown Property Owners' Association, of which all property owners in Sandown are members, as provided for in the SPOA's Constitution.

Building Plans may not be submitted to the City without the endorsement by the Design Review Committee.

2.0 SANDOWN MIXED USE NODES

Refer to **Figure 1: Sandown Mixed Use Nodes**

2.1 Permissible Land Uses

The mixed-use node sites are zoned either "Local Business 2" or "General Business 1", depending on their location. Refer to the zoning in each property's sales agreement as well approved Subdivision Plan.

A number of different land uses may exist on each property, as permitted in terms of the zoning and conforms to the City's various applicable policies.

Residential on ground floor for LB2 zoned sites is only permitted at high density (60du/ha min), minimum two storeys, and with the development proposal having a commercial or institutional component facing onto the adjacent higher order public street.

The form of the development on a site will be agreed with The Milnerton Estates, the Sandown Design Review Committee and ultimately with the Local Authority.

2.2 Bulk

Bulk to each site is set at a ratio of 0.5 and is calculated by multiplying the site area with the bulk ratio. The actual *floor space* (as defined by the DMS) will be less than the bulk total and can be used to calculate parking requirements.

A bulk pool exists for Sandown and as such the City's by-law provisions for "floor factor" do not apply. The register records the total square meters of bulk rights that has been allocated to each property within Sandown, 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. Such additional bulk will be extracted from the bulk pool until such time as the bulk pool has been depleted.

2.3 Typical Plan Approval Process

All building designs are to be presented to the review committee in sketch form before formal working drawings are submitted.

Once agreement is in place, prepare the building plan submission and submit to the review committee for endorsement;

On approval by the review committee, submit endorsed drawings to the City for building plan approval.

Note: The Design Guidelines 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 ARCHITECTURAL DESIGN GUIDELINES

Buildings should be clear in the way they address the main roads, their orientation, and their specific impact on the adjacent land uses, e.g. overlooking features and privacy of surrounding single residential, shadow lines, views, noise, storage, etc.

Building design must ensure an active and articulated façade towards the higher order streets, e.g. incorporating overlooking features such as balconies and prominent fenestration.

Whilst the City's by-law and DMS permits certain heights, coverages and building lines, the designing of building within the Mixed-Use Nodes should take consideration of the local and immediate context, and to incorporate the appropriate spatial and urban design elements, respect for privacy and overall built form.

3.1 Design Informants

- Node exposed to high traffic volumes.
- High order accessibility.
- Prominent visual exposure.
- High population threshold within walking distance.
- Opportunity to create positive focus points at main road intersections.
- Specific site access points.
- Interaction with Public Transport and NMT function along the main roads.
- Abutting land use and edge condition requirements

3.2 Building Height

- Portions of buildings situated against or opposite single residential properties are limited to 2 storeys.

3.3 Design responses and opportunities

- Mixed land use Commercial/Retail/Office
- Active land use on ground floor with possibility of residential above ground floor.
- Buildings of more than one storey are encouraged.
- No back yard or storage features to face main roads.
- Building, or large portions of buildings to be situated close to the street edge, i.e. minimise extensive parking areas along main roads.
- Edge conditions to include landscaping, sensitive walling & fencing design and canopies along the façade to create a positive street interface.

3.4 Architectural Design

- Revivalist or period architecture is not permitted.
- Consideration must be given to the specific context of the site, the particular uses of the building and potential negative impact to the surrounds.
- 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.
- The Mixed-Use nodes provide visual focus points at prominent and active road intersections and so could create access gateways into neighbourhoods. Thus, development within these nodes should

take particular cognisance of design opportunities in terms of height, orientation, facades, location of the building with regards to the street edge, and landscaping.

3.5 Building Form

- Building design should cater for long-term mixed land use relationships.
- Large monolithic block designs to be avoided
- Building footprints to create courtyard spaces overlooking parking and open space areas
- Building footprints to align and follow abutting road reserve boundaries

3.6 Façade Fragmentation

- The use of pergolas, decks, verandahs and eaves are encouraged to articulate street facades.
- Vertical or horizontal offsets in wall surfaces.
- Articulate details around doors and window openings
- Avoid long, repetitive, monotonous facades
- Reduce expansive roof designs
- Allow for outdoor advertising restrictions as per City Policy

3.8 Building Orientation

- Building to sit comfortably within the boundaries and orientation of the site – creating attractive from courtyard and with a positive and articulated architectural presentation towards the main streets, parking and open space areas.

3.9 Roofing

- Roof lines for larger buildings to be broken up with variations in height, form or other articulations.
- Consistent use of roofing materials where buildings are separated.
- No flat roof material to be visible from the street level of the property for garages constructed with flat or low inclined roof pitches.
- Use of both gable end and hip end roof typologies on the same building is discouraged.
- Hipped roof on rectangular building forms with a pitch of 17° to 35°. All the roof pitches of the various forms (major elements) to be of the same pitch

3.10 Windows, Doors & Shading Devices

- Horizontal dimensions not to exceed vertical dimensions of window sashes / panes. Smaller horizontal type windows as design inserts permitted.
- Shading devices / overhangs are encouraged above large areas of glazing.
- Consistent window proportions are encouraged.

4.0 BUILDING MATERIALS & DEVELOPMENT CONTROLS

4.1 Building Materials

External walls may comprise:

- Plastered and painted, brick or block units.
- Bagged brickwork or brickwork with cleanly raked joints, using brick modules not exceeding 230mm long by 120mm high, painted.
- Where bagged finish is used, all external door & window openings to have plastered lintels.
- Stonework/ authentic hand-packed stone wall cladding may only be used as a design element on part of the overall architectural theme. Such feature may not exceed 10% of the applicable elevation.
- No face brick construction to be allowed.
- Any combination of the above acceptable finishes.

External walling may not comprise:

- Unpainted and/or unplastered, block or brickwork (other than bagged) or any other unfinished wall surface.
- External walling exceeding 9m in length without variation to wall finish by the introduction of a variation to the paint, recesses, buttresses, plaster bands or alternative acceptable finish as listed hereunder:

Roofing

- Roofing materials may consist of painted sheet metal or corrugated fibre cement
- Roofing materials may not consist of unpainted galvanised roof sheeting, any reflective roof sheeting, Big six profile sheeting, Canadian profile sheeting or similar products.

Glazing

- No mirror reflective glazing.

External cladding or metal designed buildings

- Avoid long, stark and uninterrupted panels with continuous vertical seams.
- Incorporation of other building materials is encouraged.
- Cladding material can be fibre cement or factory painted steel, flat or corrugated sheeting.

4.2 Paint Colours

Apart from brands colours for certain chain group enterprises, the following restrictions apply:

- All colours including white and off-white flowing into natural warm earth tones, excluding extremely bright & dark hues, can be used as the predominant colour.
- Brighter and darker hues can be considered as contrasting colours for prominent design features on buildings.
- Contrasting colours should be used for small areas (<15% of the wall area on that elevation) for accent only.
- Roofing to be shades of grey.

4.3 Service & Refuse Yards

- Refuse and service structures should be architecturally compatible with the main building.
- Yards should be screened by means of appropriate walling, screening or landscaping.
- If column and palisade fence is used on the boundary, and refuse room is on the street boundary, a solid walled section must be incorporated between two columns to screen yards where yards are permissible.
- No refuse yard or yard used for the purposes of storage may abut residential properties

4.4 Security

- External security bars not permitted.
- Design should be restricted to simple geometric vertical and horizontal metal bars.
- Roller shutters permitted, with the following minimum specifications:
External guides and barrel cover to be painted to match wall/shopfront colour
Internal fixed roller shutters preferred
- Electric fencing anchor posts or brick/blockwork piers are to be extended to discretely accommodate electric wiring.
- The maximum height of electric fence permitted is 450mm above the height of boundary walling or fencing.
- Razor wire, barbed wire or glass shards not permitted.

4.5 Signage

- The City's Signage by-law applies.
- No free-standing signage, on roofs or in street.
- No signage artwork to be painted on roofs.
- Individual signage boards to be fixed to a masonry wall. Signage may not be painted directly onto any wall or façade
- No 3rd party advertising signage or boards permitted.
- Signage to the boundary walling will only be permitted at the entrance or gateway providing access to the property
- A solid walled section can be incorporated between two columns for the purposes of hosting signage at the access/gateway.
- The use of signage "towers" is encouraged at mixed use developments.

4.6 Screening of Rooftop Equipment: air-conditioning, solar panelling, hot water systems, etc.

- No mechanical equipment, air conditioning, hot water systems, antennae or satellite dishes shall be erected on the roof or face of any building fronting onto the street boundary.
- Television, electrical antennae (where applicable) or satellite dishes shall be placed at the side or the rear of buildings and in such a position that these are least visible from the front or any street boundary.
- Solar panels should be flush mounted with the roof with the associated storage / heating cylinders accommodated within the roof space and / or below the roof and out of sight.
- Solar panels mounted on flat or low incline roofs to be screened from street level.
- Air conditioning condenser units to be placed on the ground and to be screened by walling/landscaping
- All pipe work to be concealed/internalised.
- Surface wall mounted air conditioning units acceptable providing these are flush mounted with external facing grills finished to match either external paintwork or window frames.

4.7 External Lighting

- External lighting to be kept to a minimum and where implemented, to be downward orientated light to be fixed to walls or columns and concealed as far as possible.
- Security flood lights must be downward orientated and must be controlled with a motion sensor activated system.

4.8 External Works: waste pipes, rain water goods, stormwater/drainage

- All drainage waste pipes are to be concealed within walls (low level stub stacks excluded), unless located within concealed courtyards.
- Rainwater down pipes to be positioned sensitively so as to minimise visibility.
- Colours of rainwater goods are to blend in with background surfaces.
- Use of seamless aluminium gutters is encouraged. If PVC gutters are used, they are to be of the concealed fixing type only.

4.9 Walling and Fencing, incl. electrical fencing

- If street walling is implemented, an open and permeable design is required so as to establish a pedestrian friendly perimeter.
- Soft landscaping along the street edge and boundary wall/fence is required.
- Electric fencing anchor posts or brick/blockwork piers are to be extended to discretely accommodate electric wiring
- Palisade walling/fencing shall comprise of typically 400-450mm X 400-450mm brick piers to a height of 1900mm above natural ground level finished with plaster finish or moulded pyramid cappings not more than 200mm in height i.e. total height of column not to exceed 2100mm above natural ground level.

Total height of palisade on street boundaries not to exceed 1800mm. Lateral walling may not exceed 2100mm in height above natural ground level.

- 200mm wide “Kicker walls” to bottom of palisade fencing shall not exceed 600mm in height above natural ground level.
- The palisade fence shall comprise of vertically positioned metal components with suitably proportioned gaps in between planks.
- All metal components shall be powder coated, epoxy finish or painted white, grey or charcoal in colour.
- All boundary walling on the street boundary to be plastered and painted in the same colour range as the building.
- Screening of palisade fencing, except by means of natural vegetation, not permitted.
- Razor wire, barbed wire or glass shards not permitted.

4.10 Energy Efficiency

- SANS 10400 Part XA regulations apply in all instances.
- The capture of rainwater and grey water for irrigation purposes.

5.0 LANDSCAPING CONTROLS

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

5.1 Hard Landscaping

- INCA ‘Traditional 70 GRANITE Exposed’ (220 x 110 x 70mm), or similar CEL Paving product.
- INCA ‘Traditional 70 TMS Exposed’ (220 x 110 x 70mm), or similar CEL Paving product.
- INCA ‘Traditional 70 BROWN POLISHED’(220 x 110 x 70mm), or similar CEL Paving product.

6.0 ELECTRICAL POWER LINE SERVITUDE

- Erven that are subject to the 31m wide electrical servitude may use the full property extent (including the servitude) to calculate bulk.
- No buildings may be constructed within the servitude.
- Parking and landscaping and walling may be implemented within the servitude.

7.0 VEHICULAR ACCESS

- Vehicular access conditions are limited to what is illustrated on the attached diagrams.

8.0 STORMWATER MANAGEMENT

The City of Cape Town’s stormwater management policy requires that stormwater generated from new developments must be managed to improve the quality and control the quantity and rate of discharge. Treatment facilities must be provided to achieve these goals by way of a combination of on-site (individual property developments) and regional off-site measures.

The Milnerton Estates provides a regional management system to cater for the major portion of infrastructure required to do the off-site stormwater management for compliance with the stormwater policy, but on-site stormwater management measures for individual property developments on sites of 4000m² or larger, will be a requirement for building plan approval.

Such requirements will entail all or some of the following:

Treatment of Roof water:

- Stormwater runoff from roof areas must be treated to improve the quality
- Bioretention cells with a combined area of 5% of the total impervious area of the development must be established within landscaped areas in an appropriate location to receive roof water

- The bioretention cell must be constructed in accordance with acceptable BMP design standards to facilitate filtration of the stormwater generated from roof areas with 20mm of rainfall per hour, before it is discharged to the municipal system.

Litter treatment:

- Stormwater catch pits must be designed and constructed to prevent litter from entering the underground system.
- Gulley grids and special rakes on kerb inlets will be required.
- Certain land uses may require a litter trap to be constructed immediately upstream of the municipal stormwater connection.

Oil/grit interceptor:

- Certain land uses will require oil/grit interceptors to be constructed immediately downstream of these facilities to remove spillages from stormwater runoff.

Operational procedures and maintenance:

- The implementation of operational procedures and on-going maintenance of infrastructure is essential to achieve a sustainable stormwater system.

9.0 SITE DEVELOPMENT PLAN REQUIREMENTS

With the presentation of the Site Development Plan to PHOA for approval, the following elements must be included and clearly illustrated on a scaled plan.

- Presentation must be at a workable scale of 1:200, 1:250, 1:500, 1:1000, 1:2000 or 1:2500 including a north point and scale bar.
- Fully dimensioned and a co-ordinated site plan based on a land surveyor's diagram. Adjacent erven and erf numbers to be indicated.
- Land Use table indicating no. units, no. of parking bays, break-down of unit sizes, types, open space provision, refuse bay, etc.
- Locality Plan.
- Servitudes.
- Ground floor levels.
- Signage.
- Access points.
- Refuse room and refuse parking bay.
- Mailboxes.
- Parking and vehicular movement.
- Visitor parking, including a section in the table indicating the number of bays required & provided.
- Building lines.
- Footprints of housing units and other buildings.
- Sections and Elevations, specifically from the street.
- Roof pitches and material.
- Building specifications including doors and fenestration, wall finishes and detailing, paint colour.
- Private open space area per unit for Group Housing units.
- Communal Open Space extent, location and play equipment, including a section in the table indicating the communal space required & provided.
- Perimeter walling - design specifications and height.
- Landscaping details - hard and soft including plant species list.
- Lighting.
- Engineering details – sewer, water and stormwater.