



ELISENHEIM

NEIGHBOURHOOD LIVING IN THE COUNTRYSIDE

GUIDE PLAN FOR PHYSICAL DEVELOPMENT



DESIGN PRINCIPLES FOR ELISENHEIM ESTATE, PHASE 2 & 3 SINGLE RESIDENTIAL UNITS (Rev. 3)

The Design Principles document aims to serve as an enabling mechanism for the implementation of the strategic objectives of the Elisenheim Urban Design Framework. It is intended to assist both buyers and architects in such a way that the overall vision of the estate is achieved.

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WINDHOEK - NAMIBIA

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PART B

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PART B

DOCUMENT SET



The following documents make up the complete set of design guidelines for the Phases 2 & 3

PART A: Abridged Design Principles for Elisenheim Estate, Phase 2 & 3

This document was issued and available to purchasers at the time of purchase in order to inform them of basic objectives of the development and familiarise them with the design controls and constraints that they can expect when developing their properties.

PART B: Design Principles for Elisenheim Estate, Phase 2 & 3. Single Residential Stands

This document supersedes Part A and is a detailed elaboration on the principles contained therein.

PART C: Design Principles for Eisenheim Estate, Phase 2 & 3. General Residential Stands

This document outlines the design criteria and controls applicable to stands zoned for General Residential development

Recommended Plant List



Elisenheim is not simply another dormitory housing development on the outskirts of Windhoek accommodating commuters to and from the city. It is designed to become an integrated lifestyle village in its own right with the full range of activities and uses that this implies.

1.1 Overall Design Objectives

1.1.1 Dominance of nature

A Namibian sense of place within the beautiful undulating landscape and dramatic setting is ensured by means of an integrated open space system that includes parks and undeveloped primary koppies. The feel of the natural landscape thus brought into the heart of the development is enhanced by superb panoramic views.

1.1.2 Integrated small town

Integrated clusters of social facilities including a village green, church and schools will form the social heart of the development. Provision is also made for shops, recreational facilities and a police station. A hierarchy of streets seeks to accommodate both pedestrians and cars, and includes a system of smaller, pedestrian-dominated routes and a cycle lane.

1.1.3 Innovative architectural opportunities

The Phase 2 & 3 Design Principles and Building Controls consciously seek to promote the widest range of innovative architectural opportunities, optimising site topography, orientation and views wherever possible. It also aims at preserving natural features such as rocky outcrops and vegetation.

Intending to be informative rather than restrictive, the Design Principles aim to create a legible neighbourhood that conveys a sense of place and community whilst aiding the development of the streetscape and the notion of “eyes on the street”, as well as enhancing the open space system.

Each stage of the design process has to be formally approved by the Design Review Committee as per the procedures below.

1.2 Stakeholders

The following stakeholders are instrumental to the development and management of the Elisenheim Estate:

1.2.1 Primary Developer

The primary developer is Elisenheim Property Development Company (EPDC)

1.2.2 Secondary Developer

Developers of Business, Single and General Residential properties within the estate for sale or rental to future users, operators and owners

1.2.3 Homeowners

The buyers and owners of full or sectional title residential properties within the estate

1.2.4 Owner's Association

The Elisenheim Owner's Association

1.2.5 Independent Professionals

Any professionally registered architect, and whom a Property Owner or Secondary Developer employs

1.2.6 Design Review Committee (DRC)

A committee of architects tasked with ensuring compliance to the design principles through the application of design controls and a mandatory design approval process, presently

Lock + Mans Architects:

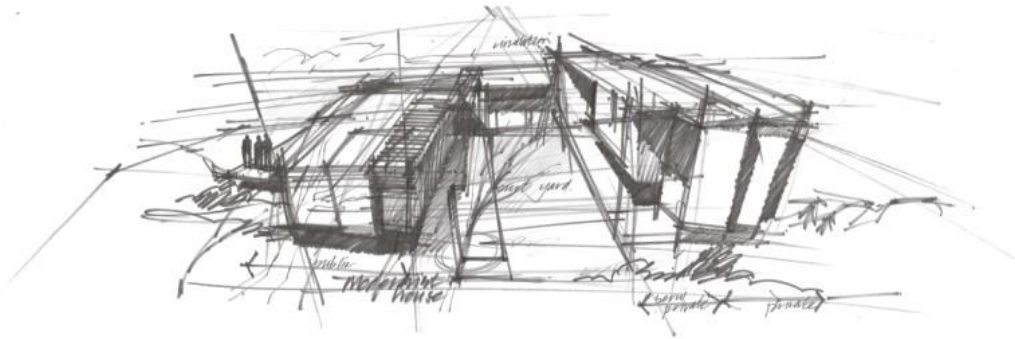
Tel: 081 444 3492

lawrence@lockmans.co,

Unit No. 403 (4th Floor) Maerua Mall Office Tower, Windhoek

1.2.7 Local Authority

The City of Windhoek Municipality (COW)



PROCESS OVERVIEW

1.4 Design Approval & Control Process

Inception

- Register project with Design Review Committee
- Appoint Architect or other designer

Design Review Fee

- A fee of N\$ 4,400.00 is payable per submission
- A fee of N\$ 2,200.00 is payable per Single Residential design that is an exact repeat submission, upon the decision of the DRC, who's decision is final.

Briefing

- Attend briefing meeting (1/month)
- Receive documents & Conceptual House Prototypes

Design concept

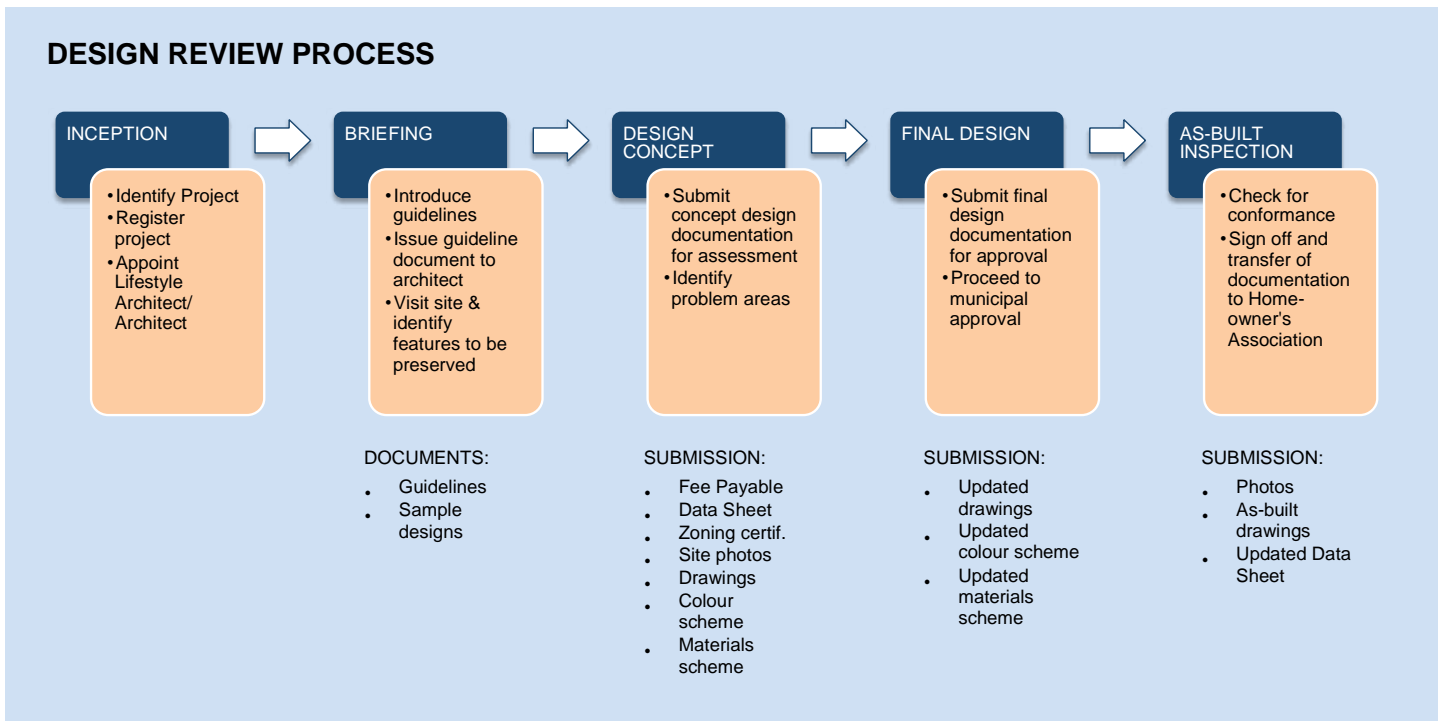
- Present Design Concept to Design Review Committee
- Submit requisite documentation records to Design Review Committee
- Obtain Design Review Committee's comments & approval

Final Design

- Submit requisite documentation records to Design Review Committee
- Obtain Design Review Committee's final approval

As-built Inspection

- Submit requisite documentation records to Design Review Committee
- Sign off by Design Review Committee and transfer of records to Owner's Association for further action



The following guidelines are intended to inform designers about the vision and intentions of the estate developers so that they are adequately equipped to design in accordance with those objectives. They are purposely worded to afford wide interpretation on most points so as to not be overly prescriptive and to encourage innovative and diverse design solutions.

1.5 General Strategy

All developments within the estate are to enhance, complement and promote the three overall design objectives listed in 1.1 above. In order to do so without being overly prescriptive the controls are structured to focus primarily on the contribution that each development makes to the streetscape and public domain.

1.6 Professional Designers

Developers must preferably appoint professional architects registered with the Namibian Council of Architects and Quantity Surveyors (NCAQS) for the design and contract administration of their developments. Architect practices must be registered with the Namibia Institute of Architects (NIA).

1.7 Urban Design Framework

The public spaces, road sections and land use controls for Elisenheim Estate are informed by the Urban Design Framework (See Appendix A)

1.8 Standards

All developments have to conform to the requirements of the City of Windhoek Town Planning Scheme, the National Building Regulations and associated SABS standards. As with any other development within the Windhoek city limits, the control & approval function for these requirements resides with the City of Windhoek and a Building Permit from them is required before any construction can proceed.

In addition thereto, and as a prerequisite to their approval, all developments within the Elisenheim Lifestyle Village Estate must be reviewed and approved by the Elisenheim Design Review Committee before being submitted to the Windhoek Municipality for approval.

1.9 Preservation of Natural Features

Insofar as it is reasonably possible, natural features such as trees and rock outcrops are to be preserved and integrated into the development of each property in order to preserve the natural character of the overall development.

1.10 Entrances & Access

Because of the hilly topography within the development, and the need to cut and fill under the roads, access to the various erven from the road level is a design issue that needs to be addressed with careful thought as the manner in which it is resolved has a significant effect on the quality of the streetscape. In many instances the topography is quite steep and high retaining walls do not make a positive contribution to the public domain.

The design aspects of how access affects the streetscape and public domain is controlled by the Design Review Committee while matters such as stormwater and runoff are controlled by the City of Windhoek.

1.11 Boundary Treatment

Where buildings adjoin the street or public open space special care must be taken to ensure that the manner in which they address these domains contributes positively to them and is in keeping with the intended spatial development of these areas. While the developers have decided to relax controls for development within each property as

much as possible, each development must positively contribute to the quality of the public domain, in keeping with these guidelines.

1.11.1 Street Boundaries

Intent: To ensure a positive relation between the unit and the street; to allow for on-site visitor parking; to ensure adequate stormwater runoff

- 0m street building line for all street boundaries, subject to municipal approval. There are no built-to constraints.
- Garage is to be in pre determined zone of 6m x 12m as set out in the Urban Design guidelines and are to be set back from the main building street façade. There must be sufficient space to accommodate visitor's parking between the garage and the street.
- The garage should not exceed 6 meter in width with a minimum of 4.5 meter forecourt space for visitor parking.
- When the site has a steep slope upward, parking should occur under the dwelling.
- When the direction of slope is downwards, parking should occur at street level with steps leading down to the dwelling.
- The building façade must form the boundary with the street but need not be on the Erf boundary. No garden walls and/or fences exceeding 1.2 m are permitted along the street edge.

1.11.2 Open Space Boundaries

Intent: To secure open space; to ensure a positive relation between open space and the adjoining units; to maintain a high standard of public open spaces

- The fencing must be transparent for at least 50% of its length to accommodate the conflicting requirements for owner privacy and surveillance of public spaces
- Pallisade fencing must be in accordance with the standard design
- Devices which promote surveillance over the site (such as balconies) are encouraged



1.12 Planning

Planning should be sensible and offer a logical progression from public to private domains within the constraints created by the topography and the need to capitalise on views, natural features and access to sunlight.

1.12.1 Site Utilisation

Intent: To ensure the optimum use of space and permit future growth; to define the street space

- Buildings should have street façade/s oriented parallel to the street boundary although exceptions to the above can be considered if convincingly motivated.
- Garages should be positioned against one of the side boundaries and not in the centre.

1.12.2 Privacy

Intent: To afford each property owner the right to visual privacy

- The manner in which a site is developed must respect the visual privacy of the neighbouring residents
- As many of the sites will be developed concurrently owners are strongly encouraged to identify neighbouring owners and meet to discuss their mutual intentions, otherwise a first-come-first-serve basis will apply.

1.12.3 Height

Intent: To create landmarks; to optimize surveillance over public space; to protect and frame views; to define strategic and important streets and spaces positively.

- All units: Maximum two storeys
- Corner buildings of superblocks: Guideline preferred height is two storeys
- Screen walls to drying yards: 2.2 meters.

1.12.4 Services Treatment

Intent: To maintain a visual public environment that is uncluttered with poorly considered services

- No surface-mounted drainage pipework apart from gutters and downpipes is permitted unless enclosed in a shaft or hidden from view
- No surface-mounted air conditioners are permitted within view from public spaces and the street, unless screened or enclosed
- No satellite dishes or antennae are permitted within view from public spaces and the street, unless screened or enclosed
- Refuse bins must be accommodated out of view from the public domain

1.12.5 Orientation & Fenestration

Intent: To limit the waste of energy resulting from poor building orientation and fenestration

- Buildings should be oriented and fenestrated sensibly to maximize direct solar gain in winter and minimize it in summer
- Where orientation is not optimum the use of external screens, shutters or architectural sun controls is strongly encouraged

1.12.6 Security

Intent: To ensure that the public domain is secured by the constant surveillance of residents and users of the estate

- Buildings that overlook public space must be fenestrated to afford surveillance thereof from within the building
- Security measures such as electric fencing, burglar bars etc. must be treated as architectural elements in their own right and must make a positive contribution to the look and feel of the building/s

1.12.7 Outbuildings

Intent: To ensure visual coherence

- Any outbuildings are to be architecturally coherent with and sympathetic to the main building

1.13 Scale & Proportion

Intent: To promote richness, innovation and variety; to ensure an appropriate built fabric texture within the proposed density

- Scale and proportion must be sensible and in keeping with the residential nature of the development

1.14 Exterior Material Use

Intent: To promote richness & diversity; to complement the indigenous natural character of the place

- Exterior materials should be chosen to minimize maintenance and complement the natural setting
- There are no restrictions on materials that may be used apart from the use of precast walling, as long as their use is complementary to the development
- No precast concrete walling is permitted

1.15 Colour Use

Intent: To promote a harmonious visual environment; to discourage visual noise and clutter

- Colours should be subdued and strong colours considered a resource that must be used sparingly and for specific effect

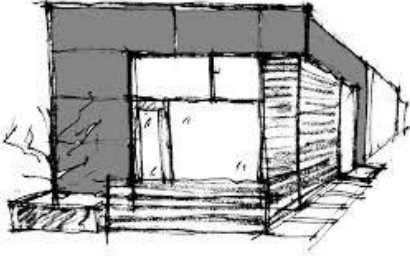
1.16 Landscaping

Intent: To enhance the indigenous character of the place; to protect natural veld; to encourage continuity of the natural system and ecological corridors. The infrastructural landscape is used to reinforce the spatial framework of the urban design, as does the conservation of sensitive natural landscapes.

- No invasive exotic vegetation
- Exclusive use of indigenous plant types (see recommended list available)
- Local natural stone and textures strongly encouraged
- Swimming pool backwash to go to sewer in accordance with municipal regulations

1.17 Density

To promote richness, innovation and variety; to ensure an appropriate built fabric texture within the proposed density • Density is set at one dwelling per erf



- No erf may be subdivided into portions smaller than the average size of single residential erven in the extension, without the authority of the DEVELOPER.

This section defines the main urban design, town planning and architectural controls that will be implemented during the Design Review process.

1.18 Municipal Controls

The City of Windhoek will implement the following controls in accordance with standard procedure:

- City of Windhoek Town Planning Scheme
 - o Land use/ zoning
 - o Maximum permissible coverage and density
 - o Building lines o Parking requirements
- SABS 0400 deemed-to-satisfy requirements of the NBR ito:
 - o Structural design o Dimensions o Public safety o Demolition
 - o Site operations o Excavations o Foundations o Floors o Walls o Roofs
 - o Stairways
 - o Glazing
 - o Lighting & ventilation o Drainage & Sanitary disposal o Stormwater disposal o Facilities for the disabled o Fire protection o Refuse disposal o Space heating
 - o Fire installations

1.19 Design Review Committee Controls

The controls that will be implemented by the Design Review Committee are as listed in the Design Concept Approval Checklist attached in Appendix B and reflect the guidelines in the preceding section. These controls will be enforced within the context of the above guidelines at Concept Design stage and then again prior to application for Municipal Approval. It will not be possible to obtain Municipal Approval without Design Review Committee Approval. If the Design Review Committee is hereby bypassed and approval has been granted by the City of Windhoek, a fine of three times (3 x) the scrutinising fee + the initial fee will be issued upon the owner or sub-developer.

It is the architect's responsibility to see to it that the approved design is implemented. The Homeowner's Association will control any discrepancies or deviations from the approved design at or following the completion of building operations, and future alterations.

1.20 Elisenheim Owners Association Controls

The Elisenheim Owners Association will control final conformity of the as-built facility to the building plan as approved by the Design Review Committee. It will also be the decision-making body for all future additions and alterations from whom permission must be sought prior to approaching the City of Windhoek for municipal approval or commencing with any such work. This includes approval of future deviations from approved colour schemes.

SAMPLE CONCEPT DESIGNS

Sample designs by the Lifestyle Architect firms, with links to their websites, are available for viewing on the Eliesenheim website.

URBAN DESIGN FRAMEWORK

Phase 2 Site Plan



Phase 2 Site Plan



KEY

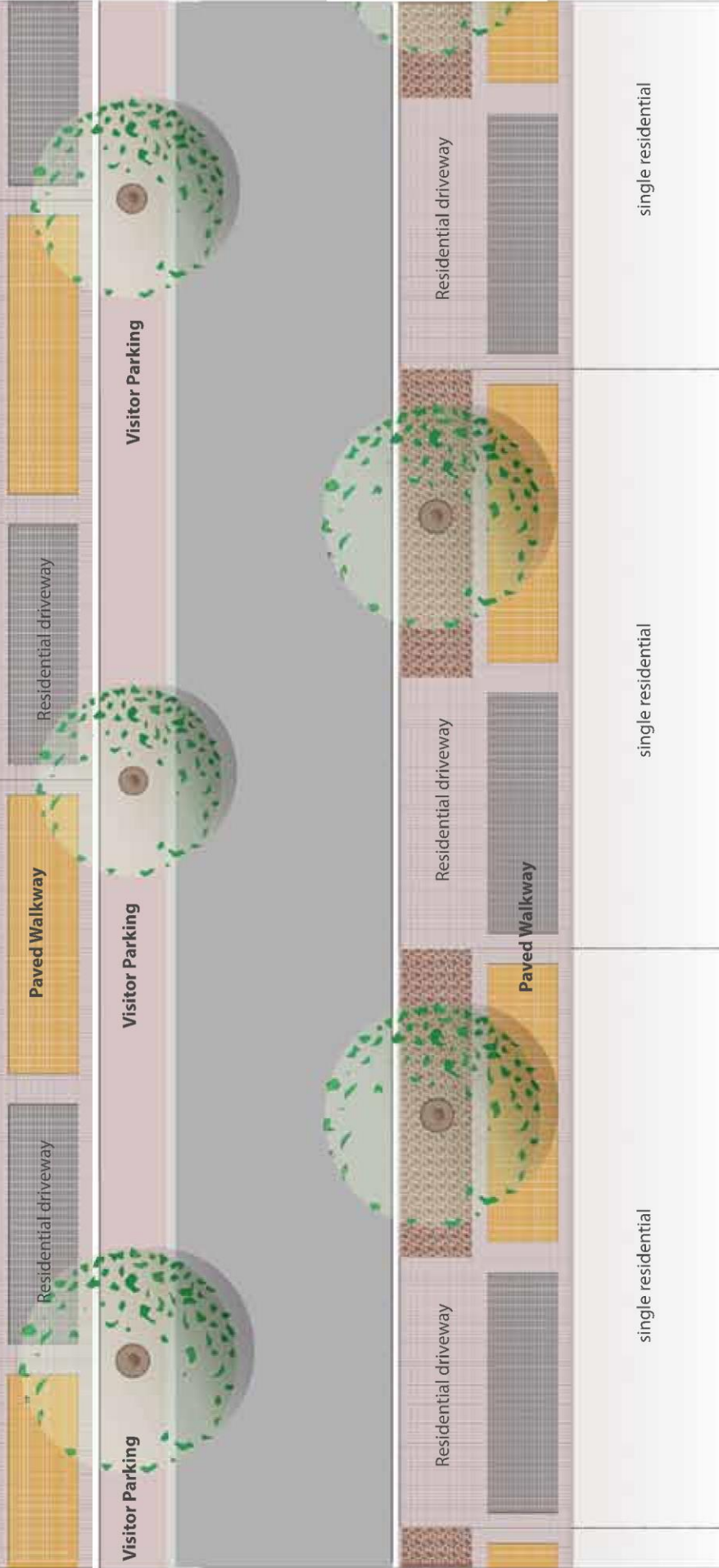
- Single Residential
- Single Residential
- Single Residential
- Medium Density Residential
- Commercial



Phase 2 typical 15m street plan detail

single residential

single residential



KEY

-  Paving-01
-  Paving-02
-  Paving-03
-  River stones

Phase 2 typical street corner detail



Public Open Space

Single Residential

Single Residential

KEY

- Paving-01
- Paving-02
- Paving - 02
- River stones

Phase 2 typical 15m street section detail



NEIGHBOURHOOD LIVING IN THE COUNTRYSIDE

APPENDIX B DOCUMENT REQUIREMENTS & DESIGN CONTROL CHECKLIST

DESIGN REVIEW SUBMISSION REQUIREMENTS

Architects are required to submit the following electronic documents for the Design Review Committee records, at the following stages:

1.1 DESIGN CONCEPT STAGE

1.1.1 PROJECT DATA

- Completed Project Data Sheet (Can be downloaded from Elisenheim Website at : www.elisenheim.com.... in MS Word .DOCX file format
- A copy of the Lifestyle Architect/ independent architect's letter of appointment on their letterhead
- City of Windhoek zoning certificate (in the case of General Residential erven only)

1.1.2 PHOTOGRAPHS

- 5x digital photographs of the site prior to development
(Photographs are to be in .JPG file format, max. size: 350Kb each)

1.1.3 SUBMISSION FEE

- If an architect or designer is appointed a submission fee of N\$ 4 400 is payable by the owner upon project registration

1.1.4 DRAWINGS

- 1x Concept Site Plan
- Concept Floor plans of all levels
- 2x general arrangement 3D aerial perspective drawings of the project from opposite corners showing topography, massing, composition and openings in external envelope
- Concept Section showing natural ground level
(Drawings are to be .PDF file format, max size: 2 Mb each and files are to be named with the Erf number as a prefix to the file name)

1.1.5 MATERIALS & COLOUR SCHEME

- External materials list with images of materials where appropriate
- External colour scheme with colour cards
(Document is to be .PDF file format, max size 2Mb)

1.2 FINAL DESIGN STAGE

1.2.1 UPDATED DRAWINGS

- 1x Site Plan
- Floor plans of all levels
- 2x general arrangement 3D aerial perspective drawings of the project from opposite corners showing topography, massing, composition and openings in external envelope
- Section showing natural ground level
(Drawings are to be .PDF file format, max size: 2 Mb each and files are to be named with the Erf number as a prefix to the file name)

APPENDIX B DOCUMENT REQUIREMENTS & DESIGN CONTROL CHECKLIST

1.2.2 UPDATED MATERIALS & COLOUR SCHEME

- External materials list with images of materials where appropriate
- External colour scheme
(Document is to be .PDF file format, max size 2Mb)

1.3 AS-BUILT STAGE

1.3.1 AS-BUILT DRAWINGS

- 1x Site Plan
- Floor plans of all levels
- Section showing natural ground level
(Drawings are to be .PDF file format, max size: 2 Mb each and files are to be named with the Erf number as a prefix to the file name)

1.3.2 PROJECT DATA SHEET

- Updated Project Data Sheet in MS Word.DOCX file format

Note that at completion the duties of the Design Review Committee are concluded and future responsibility is transferred to the Elisenheim Owner’s Association. Any discrepancies or deviations from the approved design are noted by the Design Review Committee in the project report and communicated to the Owner’s Association for further action. All the project documentation is similarly issued to them for archiving and future reference.

DESIGN REVIEW CONTROL & FINAL APPROVAL CHECKLIST	
CONTROL DESCRIPTION	COMMENT
<p>Preservation of Natural Features</p> <ul style="list-style-type: none"> Vegetation Rocks & topography <p>Entrance/ Access points</p> <ul style="list-style-type: none"> Level changes <p>Street/ Erf boundary treatment</p> <ul style="list-style-type: none"> Contribution to streetscape Visitor Parking 	<div style="border: 1px solid black; height: 100%; width: 100%;"></div>

