



— FREE FIELD GUIDE · KYALAMI

what the Highveld sun does to a house with nothing standing in front of it

A working guide to shading a Kyalami property — the real sun angles at 26° south, the storm season, the estate architectural rules, and what we would actually specify wall by wall. Free to read, nothing gated, every claim sourced at the foot of the page.

[Book a free measure](#)

[Or get a ballpark first](#)

■ Kyalami, Beaulieu, Blue Hills, Chartwell & Waterfall

■ 12 sources, listed

■ No email needed to read it

IN THIS GUIDE

[01 Why here is different](#)

[02 The light](#)

[03 Wall by wall](#)

[04 What we would fit](#)

[05 Estate rules](#)

01 — WHY HERE IS DIFFERENT

Nothing is standing between your glass and the sun

Kyalami Estates went up around 1988, when Anglo American Properties laid roughly 994 houses across 1.68 km². Minutes away, Kyalami Agricultural Holdings spreads 3,299 people over 18.07 km² — some 183 per square kilometre. Around both sits the equestrian belt: Waterfall Equestrian Estate on stands of 8,000 to 10,000 m², Blue Hills from 5,000 m² up.

That is the brief in one number. **A dense older suburb gets shade for free** — the neighbour's double storey, a street tree line, a wall that kills the last hour of sun. On a stand with paddock on three sides, none of that exists. Every scrap of shade here is shade somebody specified.

The second thing is how these houses are built: two storeys, the big glazed rooms turned to the view, six-panel stacking doors, double-volume windows over a stairwell. That changes the question from *which fabric* to *how will anyone reach it* — a blind nobody can operate stays open.

02 — THE LIGHT HERE

87° in December, 40° in June — and a sun that sets south of west

Kyalami sits at about 26° south, roughly 1,467 m above sea level. The nearest published sun-path study is for Pretoria, a quarter-degree north: the sun there reaches **87.7° at midday on 21 December** and only **40.84° on 20 June**. At our latitude those shift by a third of a degree — so, about 87° in midsummer, 40° in midwinter.

That gap is the most useful thing to know about a **north-facing** window. In December the noon sun is nearly overhead, so a north window under a decent eave largely shades itself. In June it is barely 40° up and due north, reaching across the room — which you want, because Midrand nights drop to around 5 °C in July. Anything permanent you bolt over north glass takes that winter warmth with it.

West is a different animal. On 21 December the sun sets at an azimuth of 243° — about 27° *south* of due west. It arrives low, almost horizontal, at the hour the house is already hottest; the same study shows “how much hotter the afternoons (western exposure) are in comparison with the mornings”. No overhang blocks a horizontal ray, so we put something *at* or *outside* west glass.

- **Storms.** The Highveld takes intense afternoon thunderstorms from October to March, hail falls more often here than over most of the country, and supercell activity peaks in October and November. Anything left outside must look after itself while you are at work.
- **Altitude and UV.** Cloudless skies plus elevation give high ambient ultraviolet, rising roughly 10% per 1,000 m, and Kyalami gets around 3,126 hours of sunshine a year. We will not quote a UV index — no official South African figure was available — but fabric on west and north walls ages faster than at the coast.

— 03 — WALL BY WALL

The same house, four different problems



North — leave most of it alone

Your best rooms face this way and in winter they earn their keep. A generous eave handles the December midday sun; the trouble is the shoulder hours, when the sun swings east or west and slides underneath. The job here is not blocking but *modulating*.

Verdict: **sunscreen rollers, or external venetians where the room also overheats.**



West & south-west — the hard one

This is where the money goes. The last two hours of December light arrive almost level with the floor, into rooms that warmed all day. An interior blind stops the glare, but the pane still radiates heat inwards. If a west room is uncomfortable rather than merely bright, the fix sits outside the glass.

Verdict: **external venetians or roller shutters, with a blackout roller behind for night privacy.**



East — glare first, heat second

East glass gets the same low geometry, but at six in the morning, into a house that cooled overnight. The complaint is rarely temperature — it is being woken at first light. So east is usually solved inside the glass, for a fraction of what a west wall costs.

Verdict: **blockout rollers in bedrooms, cellular honeycomb where the room is also cold.**



South — the quiet one

South rooms take no direct sun of consequence. They stay evenly lit and cold in winter, which is why so many south bathrooms feel damp in July. Do not spend here on solar control — spend it on keeping warmth in.

Verdict: **cellular honeycomb for the air layer; aluminium venetians in wet rooms.**



Heat stopped before it reaches the pane.

External venetians tilted rather than closed — the view stays, the four-o'clock heat goes.

— HALFWAY

Want this marked up for your own house?

Tell us which rooms or walls are the problem and we will email this guide back with notes against your elevations. No visit is booked and nobody phones you.

Six recommendations, and the honest catch with each

Every one has a downside. The grey box says what it is.

External venetian blinds WEST & NORTH-WEST GLASS

We would specify these over an interior blackout roller on a hard west wall: stopping the sun outside the glass keeps a room genuinely cooler than absorbing it inside, where the pane still radiates inwards. Tilttable slats kill a horizontal 4pm ray and keep the paddock in view.

THE CATCH

The dearest thing here; it needs a motor and wind sensor on the Highveld, and estate approval, being visible from outside.

Roller blinds — sunscreen and blackout VIEW WALLS AND BEDROOMS

Two fabrics, one mechanism. A sunscreen open weave is the default where the point of the window is the view: it cuts glare and a share of the heat while you still see the arena and the sky. A blackout coating is the east-bedroom answer, stopping the 5:30am sunrise dead — fitted outside the reveal, because an inside mount leaks a bright line down each edge.

THE CATCH

Sunscreen is not privacy: after dark it shows a silhouette. Blackout is binary — dark at midday or full glare. A bedroom used in the afternoon wants both, on a double bracket.

Roller shutters (shading) WEST ROOMS WITH A REAL HEAT PROBLEM

Rigid aluminium slats rolling down from a headbox *outside* the window, so the curtain sits in front of the glass. On a west bedroom that bakes until nine at night they beat any interior product. **These are shading shutters, not security shutters — a different product, available on request.**

THE CATCH

Fully down they are dark, and they read as a solid element on the facade — exactly what an aesthetics committee looks at. On an existing house the headbox usually shows.

Cellular honeycomb blinds SOUTH ROOMS AND COLD CORNERS

The fabric folds into hexagonal cells that trap still air against the glass, insulating as a single sheet cannot. On a south wall — no direct sun, cold in July — that

layer beats any solar coating.

THE CATCH

A fabric structure, so not for a steamy bathroom or a window left open beside a gravel driveway. Aluminium venetians wipe clean; cellular does not.

Folding-arm awnings & zip screens **THE STOEP AND POOL TERRACE**

Shade over the paving on demand, no posts in the way of the view, folded clear for the cool evenings of April — and it shades the outdoor room *and* the glass behind it. On an exposed stand, pair it with zip screens: mesh in side channels the wind cannot lift out.

THE CATCH

Both are sun-and-wind products, not storm products. In an October thunderstorm the awning must retract, so on open ground we fit only motorised ones with a wind sensor.

Motorisation & automation **DOUBLE-VOLUME GLASS, AND ANYTHING OUTSIDE**

On a double-volume window over a stairwell this is not a luxury — it is the difference between a blind that gets used and one left open for three years because nobody wants the ladder. It is also the cleanest child-safe answer: no cord or chain in the room at all.

THE CATCH

Power has to get there — a cable chased into a plastered wall, or a rechargeable motor you take down twice a year. Which one applies is a site question.



What a roller shutter actually is.

Rigid aluminium slats rolling down outside the glass — sold here for shade, not security.

— 05 — ESTATE RULES

On an estate, the aesthetics committee is part of the specification

Inside Kyalami Estates, read your architectural guidelines before ordering anything visible from outside. Version 4, dated 20 July 2024, is on the estate's website; three parts reach us directly.

- **Clause 9.6.5 — awnings.** “All awnings, if used must be concealed and submitted for approval. Canvas awnings are preferred to match the overall colour theme of the main building. Steel or aluminium awnings will only be permitted if they are painted.” That points to a cassette awning whose housing closes over the fabric, in a tone matching your wall.
- **Clause 9.6.1 — anything structural.** Pergolas, canopies and carports need approval on a dimensioned site plan with materials and colours specified, and any neighbour who can see it signs first. Clause 9.6.2 rules out shade netting.

— **The definitions** take in anything “externally visible”, and clause 9.6.7 puts dishes, air-conditioners and aerials out of sight from the street. Assume that reaches external venetians, roller shutters and zip screens too — our reading, not a legal opinion.

Two more before you pick a colour or a fixing. External walls must be painted in **natural earth tones** — white, beige, taupe, grey — so a strong-coloured exterior product invites trouble. And windows must be timber or powder-coated aluminium, not steel, so that is what we fix into.

None of this applies automatically outside the estate: Beaulieu, Blue Hills, Chartwell, Waterfall and the Kyalami AH smallholdings each have their own rules, or none. We are blind fitters, not your committee — but we will supply spec sheets, colours and drawings it can assess.



What clause 9.6.5 is asking for.

A cassette housing that closes over the fabric, in a canvas tone matching the wall — concealed when folded away.

— 06 — THE SITE VISIT

Five things this page cannot tell you

All true of Kyalami. None of it true of *your* house until somebody stands in the room.

01

Reveal depth, and what the plaster is hiding

Whether a blind sits inside the reveal or has to face-fix comes down to millimetres, and to what is behind the plaster — brick, lintel or dry-lined bulkhead. That decides the bracket, sometimes the product.

02

Where west actually is

Plans say “west”; the compass says 262°, or 238°, and a south-west wall takes a very different December afternoon to a north-west one. We specify to the bearing.

03

How exposed the terrace really is

Awnings and zip screens live or die on this. A sheltered courtyard and an open corner across two hectares of paddock need different projections.

04

How power reaches a motor

Where the nearest circuit is, whether a cable can be chased without opening a feature wall, or whether a rechargeable motor is cleaner. Two minutes with a torch settles it.

05

What your estate pack actually says

Guidelines differ estate to estate and get revised. We would rather read your current pack than fit something that comes down again.



Why cellular works on a cold wall.

Rows of hexagonal cells hold still air against the glass — the reason a south-facing July room feels different.

— 07 — TWO WAYS FORWARD

Book the free expert measure

A consultant comes out with samples, measures every opening, takes the bearings off the walls and leaves a written quote per window. No charge for the visit, and no obligation once it is done. Would rather have a rough number first? The ballpark tool is inside the form.

- ✓ Free in-home measure and a written quote per window
- ✓ No call-centre queue — a real consultant comes out
- ✓ Spec sheets and colours prepared for your estate submission
- ✓ Still deciding? Say so on the form and we will leave you be

Anything you ticked while reading is already in the form — no retyping.

— OR NEITHER, FOR NOW

Just take the guide, marked up

Not after a visit or a price just yet? Tell us which rooms are giving trouble and we will email this guide back with notes against your own elevations.

Or simply keep the page: what the sun does here, what we would fit and why and what a site visit settles stay free and un-gated.

— WORKING OUT

Sources

Every climate, geography and estate-rule claim above traces to one of these.

Where we have reasoned rather than cited, we have said so in the text.

1. Kyalami Estates — developed around 1988 by Anglo American Properties, 1.68 km², roughly 994 houses, 2011 population 4,196, coordinates 25°59′24″S 28°04′58″E. en.wikipedia.org/wiki/Kyalami_Estates
2. Kyalami Agricultural Holdings — 18.07 km², 2011 population 3,299, density 182.6 per km². en.wikipedia.org/wiki/Kyalami_Agricultural_Holdings
3. Kyalami — location in Midrand and the name's origin in “Khaya lami”. en.wikipedia.org/wiki/Kyalami
4. Elevation of Kyalami, about 1,467 m above sea level. elevationmap.net — [Kyalami](https://elevationmap.net)
5. Equestrian estates and stand sizes — Waterfall Equestrian Estate 8,000–10,000 m², Blue Hills Equestrian Estate from 5,000 m², Saddlebrook 1–1.5 ha, Beaulieu hectare plots, Kyalami AH smallholdings 1–2.5 ha; and the named facilities in the belt. seeff.com — [Kyalami equestrian property](https://seeff.com)
6. “Sun, shade and natural daylight in South African town planning, with emphasis on Pretoria” — solar noon elevation 87.7° on 21 December and 40.84° on 20 June, December sunset azimuth 243.35°, and the finding on western-exposure afternoons. scielo.org.za — [S2415-04952018000200005](https://scielo.org.za)
7. Kyalami climate — January and February highs about 28 °C, July about 20 °C, roughly 690 mm of rain a year, December the wettest month at about 124 mm over 14 rainy days, about 3,126 hours of sunshine a year. weather-and-climate.com — [Kyalami](https://weather-and-climate.com)
8. Midrand night-time temperatures, about 17 °C in January down to about 5 °C in July. weather-and-climate.com — [Midrand temperatures](https://weather-and-climate.com)

9. Highveld thunderstorms — Gauteng, Mpumalanga and parts of the Free State are especially prone to intense afternoon and evening thunderstorms from October to March. [flightlineweekly.com — Highveld thunderstorms](https://flightlineweekly.com/highveld-thunderstorms)
10. “Characteristics of warm season supercell thunderstorms over the Gauteng and Mpumalanga Provinces of South Africa”, University of Pretoria — higher hail occurrence over the Gauteng Highveld and supercell frequency peaking in October and November. repository.up.ac.za
11. Solar UV in South Africa — Highveld altitude and cloudless skies giving high ambient ultraviolet, and UV rising roughly 10% per 1,000 m of elevation. [Wright et al., Photochemistry and Photobiology \(2023\) · sciELO.org.za — solar UV and health in sub-Saharan Africa](https://doi.org/10.1016/j.pchem.2023.100000)
12. Kyalami Estates Architectural Guidelines, Version 4, 20 July 2024 — clauses 9.6.1, 9.6.2, 9.6.5, 9.6.7, 9.5.1.2–9.5.1.4, 9.2.2 and 9.12.2, and the definition of “property improvements”. [kyalamiestates.co.za — Architectural Guidelines \(PDF\) · document index](https://www.kyalamiestates.co.za/architectural-guidelines)

Three honest caveats. The solar figures in source 6 are calculated for Pretoria at 25.73° south; Kyalami sits at about 26.00° south, so its own angles differ by roughly a third of a degree — we have quoted the published Pretoria numbers rather than invent our own. We could not retrieve the full text of source 10, only its published abstract, so it supports the hail and storm-timing points rather than carrying them alone. And the estate rules in section 05 are Kyalami Estates’ own; they do not apply automatically anywhere else in the belt, and they are revised from time to time — always read your current pack.



— READY WHEN YOU ARE

your
VS.

Free in-home measure, a written quote per window, and a
real consultant on the phone before anything is made.

[Book your free measure](#)