



KELDERHOF
Country Village

ARCHITECTURAL DESIGN GUIDELINES

in respect of

KELDERHOF COUNTRY VILLAGE

Revision 01 – May 2015



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Architectural Vision

The architectural language for Kelderhof Village represents a contemporary interpretation of traditional barn buildings with farm-like gable ends and chimneys. These buildings are fragmented to create a village streetscape and country feel.

The barns have been positioned to create a wind-sheltered courtyard space on the Northern side of each site, whilst optimizing the views over the vineyards to the North and views over False Bay to the South East. Generous glass doors open up onto these private courts and handsome timber shutters and pergolas form an integral part of the exterior design of these dwellings.

The architecture, urban design and landscaping should result in a development which is sympathetic to the topography of the area, creating building footprints and roof forms, which relate to the natural attributes of the site and surrounds. The architecture for Kelderhof Country Village was designed to form an integral part of the rural landscape and existing surrounding vineyards.

Narrow lanes have been created along the back of some of the erven, providing access to most of the residents, allowing a continuous street façade, limiting garages or carports along these village streets.

Village squares will be extensively landscaped, and avenues of trees will align the streets within Kelderhof Country Village, creating a rural character within the Village.



1. Introduction

The Architectural Design Guidelines for the Kelderhof Country Village will be developed to control the nature, scale and aesthetics of development, and to ensure the protection, improvement and enhancement of the natural environment. The guidelines will formulate certain spatial principles for the individual purchaser to respond to. The enforcement of this framework will ensure the following:

- the protection of the visual and environmental attributes of each individual site
- the preservation of the environmental assets of the Kelderhof Village as a whole
- control of the aesthetic aspect of the development to limit the visual impact of the development

Owners will be obliged to comply with the Architectural Design Guidelines. The approved document will be an addendum to the Kelderhof Homeowners' Association Constitution (KHOA).

In terms of the Agreement of Sale, Owners will be required to submit their drawings to the Kelderhof Design Review Committee (DRC) for design approval, before submitting the drawings to the local authority. Approval or rejection of the design will be at the discretion of the Kelderhof DRC.

The Owners and their Contractors will also be subject to a Builders Code of Conduct (BCC), which will be administered by the KHOA and which will contain obligations and penalties for any breach of the contract.

2. Site Description



Diagram 1: Estate Layout and Location

Kelderhof Country Village is located in close proximity to Somerset West, along the R102 (van Riebeeck Rd). The development offers uninterrupted views over the vineyards to the North and views over False Bay to the South East. Kelderhof is also located in close proximity to Croydon Olive and Croydon Vineyard Estate.

The area surrounding Kelderhof is predominantly agricultural, mostly vineyards and the landscape is patterned by the tree lanes, windbreaks and homesteads, and characterised by a rural agricultural nature.

Disclaimer:

In 2013 a new single zoning scheme (Cape Town Zoning Scheme - CTZS) was introduced to the greater Cape Town Metropole, superseding the requirements and stipulations upheld by the various previously incumbent zoning schemes, thereby standardising zoning arrangements across the Metropole. As a result the DRC is required to take into consideration both the requirements of the current applicable zoning scheme and its interpretation ***as well as*** the existing Kelderhof Architectural Design Guidelines that predate it. The HOA therefore reserves the right to make decisions considered to be in the best interests of the estate, but that may, from time to time, be deemed not fully compliant with the Kelderhof Architectural Design Guidelines.

3. Definitions

3.1 *Design Review Committee (DRC)*

Means the committee formed, as provided for in the Kelderhof Homeowners' Association Constitution. The role of the committee is to review and approve all design proposals.

3.2 *Architectural Design Guidelines (ADG)*

Means the legal document to control the nature and aesthetics of development, and to ensure the protection, improvement and enhancement of the natural environment.

3.3 *Balcony*

A floor projecting outside a building at a level higher than ground floor level, enclosed only by low walls or railings or by the walls of adjacent rooms, and includes a roof, if any, over such floor or any pillars supporting the roof.

3.4 *Basement*

Any portion of a dwelling generally below natural ground level. No portion of a basement (measured to be finished floor level above the basement) may project more than 1.2m above natural ground level. A basement may not have an average height of more than 1m above natural ground level (measured to finished floor level above). A basement level is not considered as a building storey for the purposes of height restrictions, but is included in the calculation of physical height above natural ground level where applicable.

3.5 *Coverage*

In relation to a dwelling house, coverage means the maximum area covered by any floor of the dwelling (whether or not useable), as measured from the outer face of the exterior walls or similar supports of such a dwelling, provided that:

- (i) where the dwelling consists of more than one storey, total coverage shall be the maximum extent of the floor space of all storeys, but not the sum of all floors.
- (ii) for the purposes of measuring maximum coverage; garages, storage, boat houses or other free-standing enclosed structures shall be included. Any covered spaces, such as overhanging balconies and verandahs shall also be included. Pergolas are excluded.

3.6 *Deck*

A timber external floor area, which is raised off the ground level on posts and projects out beyond the building perimeter and includes any railing enclosing it. It does not refer to balconies at the first floor level of a dwelling. If a deck is built on a solid base, restrictions applicable to verandahs apply.

3.7 Construction Phase Environmental Management Plan (CEMP)

Describes how controls are to be carried out on site and describes mitigation measures in detail, and are prescriptive, identifying specific individuals or organizations responsible for undertaking specific tasks to ensure that impacts on the environment are minimized during construction.

3.8 Estate Architects (EA)

Means the selected architectural practice that will form part of the Design Review Committee (DRC).

3.9 Finished Floor Level (FFL)

Maximum final level of floor finishes. For the purpose of height restriction calculations, the “worst” or highest point is used. Where FFL is stepped, height restrictions above natural ground level must be met for each individual platform or level.

3.10 Finished Ground Level (FGL)

Refers to the final surface level after construction and landscaping, and could be hard landscaped surface level or soil level.

3.11 Garage

A building used for the housing of motor vehicles and not a “habitable” room.

3.12 Garden Terrace

A level or platform created through either cutting or fill, which is not directly attached to the main building elements. Garden terraces refer to areas surfaced with hard or soft landscaping.

3.13 Major Plan Forms

Refer to the main building elements attached to the main building forms and include linking elements between major plan forms, balconies, pergolas, enclosure of decks or verandahs.

3.14 Minor Plan Forms

Refer to building elements attached to the main building forms and include linking elements between major plan forms, balconies, pergolas, enclosure of decks or verandahs.

3.15 Natural Ground Level (NGL)

Means the ground level prior to commencement of earth works.. Each site is to be surveyed in detail prior to commencement of earth works, at the cost of the owner of the site in question. The detail survey is to be attached to building plans submission to the DRC, and will serve as the base information measuring height above natural ground level.

3.16 Overlooking Feature

Refer to features (excluding ground floor areas) allowing views over the adjoining residential properties, and include first floor window, balconies and terraces.

3.17 Terrace

A floor area created on a flat roof over a portion of a storey of a building resulting from the setting back of a portion of the building above such a storey.

3.18 Floor Space

- (i) Floor space in relation to a dwelling house means the area of every floor of the dwelling as measured from the inner face of the exterior walls or similar supports of such dwelling. When the dwelling consists of more than one storey, the total floor space shall be the sum of the floor space of all the storeys.
- (ii) For the purpose of measuring maximum floor space, garages, outbuilding, balconies, terraces, patios and verandahs shall be included.

3.19 Portion Boundaries

- (i) **Street Boundary**
The boundary of a residential portion, which abuts any access road, or a portion of a road.
- (ii) **Side (common) Boundary**
The boundary of a residential portion, which is perpendicular to the street boundary.
- (iii) **Rear (common) Boundary**
The boundary of a residential portion, parallel to, but not adjacent to the street boundary.

3.20 Single Storey

- (i) The height of the single storey dwelling, including the roof, is restricted to 6.5m above the natural ground level of the site. No portion of the building, except chimneys, shall be higher than 6.5m above any point of the natural ground level immediately below it.
- (ii) No vertical face of the building shall be higher than 4.5m measured externally from finished ground level to wall plate or eaves level.

3.21 Double Storey

- (i) The height of the double storey dwelling, including the roof, is restricted to 8.0m above the natural ground level of the site. No portion of the building, except chimney, shall be higher than 8.0m above any point of the natural ground level immediately below it.
- (ii) No vertical face of the building shall be higher than 6.0m measured externally from finished ground level to wall plate or eaves level.

3.22 Specification List

Means the Specifications section within the Architectural Design Guidelines listing the specifications that are permitted at Kelderhof. The Specifications section contains all roof finishes, window, door and shutter materials, wall finishes and materials allowed on pergolas, verandahs and balconies.

Urban Design Controls

The Urban Design Controls address the interrelation of buildings and their placement on the larger site. In this section broad development restrictions are described and the information includes height restrictions, building lines, building typology and form.

It is the intention to provide a variety of alternative residential design options that will enhance the look and feel of the Village, as well as to reduce the visual impact from surrounding areas.

Three distinct residential types have been identified, and differences in urban design controls as well as architectural typology are employed for each type.

The types are as follows:

- i. The Barn House: Two barn building components form a house, with double and single storey options. Some houses have vehicular access from the private lane at the back, but most houses are accessed from the street.
- ii. The L-shape House: Various options, combining barn elements, each option has a private courtyard. Single and double storey options are permitted.
- iii. Row House: Double storey row houses with courtyards at the back. Vehicular access from private lanes to ensure a continuous and village-like street façade.

What follows is a summary of the general building form controls for the various types designed for Kelderhof Country Village.

Disclaimer:

In 2013 a new single zoning scheme (Cape Town Zoning Scheme - CTZS) was introduced to the greater Cape Town Metropole, superseding the requirements and stipulations upheld by the various previously incumbent zoning schemes, thereby standardising zoning arrangements across the Metropole. As a result the DRC is required to take into consideration both the requirements of the current applicable zoning scheme and its interpretation **as well as** the existing Kelderhof Architectural Design Guidelines that predate it. The HOA therefore reserves the right to make decisions considered to be in the best interests of the estate, but that may, from time to time, be deemed not fully compliant with the Kelderhof Architectural Design Guidelines.

4. Barn House_Urban Design Controls

4.1 Built Form

Residences are to be composed of rectangular major plan forms and minor plan forms such as pergolas and linking elements. Major plan forms should be arranged to create protected areas, sheltered from the prevailing winds. These elements should, where appropriate, be linked through the use of minor elements.

- i. The major plan forms of the **Barn House** are to be placed **parallel in relation to other major forms**.
- ii. Minor plan forms are limited to a maximum width of 50% of the major form adjacent to this.
- iii. Lean-to roofs are allowed as part of the Barn House. Pergolas are encouraged at gable ends, and within courtyard spaces. The proportion of these elements is to be at least 1:2 (width to length) in relation to the width of the major building forms only.

4.2 Building Form Proportions

The building form proportions are controlled to prevent monolithic structures. The intention is to create building forms that could be positioned to define space and relate to the slope of the site.

- i. The width of the major building forms or barns to be a maximum of 6.0m in width.
- ii. The proportion of these elements to be at least 1:2 (width to length)

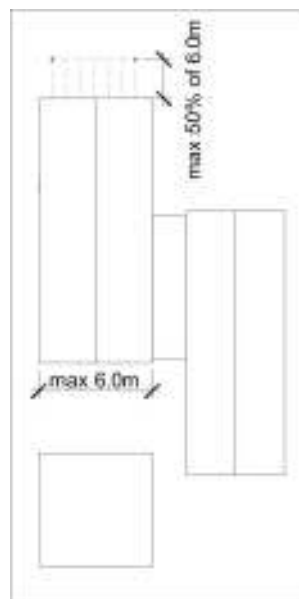


Diagram: Building form proportions

4.3 Building Lines

(Subject to approval from the Local Authority, being The City of Cape Town)

4.3.1 Street Boundary

- i. 4.0m for the main building, including the garage and swimming pool

Please note: consideration will be given to a 3.5m building line setback here (as provided for in the CTZS), whereby the DRC will take cognisance of the following factors:

(1) The width of a plot's road verge; (2) Plots challenged by multiple street boundaries; and (3) Irregular shaped plots.

- ii. 2.0m for stoeps and pergolas

4.3.2 Side/Common Boundary

- i. 2.0m from the main building
- ii. 0.0m building line on one side and 2.0m building line on other side will be permitted on limited sites

4.3.3 Rear Boundary, abutting a residential erf

- i. Ground Floor: 2.0m for the main building, including verandas
- ii. First Floor: 3.0m for the main building, including verandas
- iii. 2.0m for stoeps, pergolas and swimming pools

4.3.4 Rear Boundary, abutting an access lane

- i. Ground Floor: 2.0m for the main building, including verandas
- ii. First Floor: 3.0m for the main building, including verandas
- iii. 0.0m for garages facing away from the lane (see diagram)
- iv. 3.0m for garages and carports facing the lane

4.4 Coverage

- i. 50 % of the site may be covered by the building footprint

Please note that pergolas are excluded from coverage, but lean-to roofs and garages are included in coverage calculations.

4.5 Stepping of Building Forms

The Kelderhof Country Village is set against a gentle slope and therefore most of the dwellings will not be on a single level, as the building forms need to step in order to follow the natural contours of the site.

- i. The level difference to be accommodated within the linking element between two major forms
- ii. If the dwelling consists of only one major form, the level difference can be accommodated within the single major form.



Diagram: Stepping of building form

4.6 Height Restrictions

Specific height restrictions have been employed for the **Barn Houses** to ensure a varied roofscape and opportunities for views throughout the Village.

4.6.1 The Major Form Height Restrictions:

4.6.1.1 A single barn (one major form)

- i. Double storey or single storey building form permitted

4.6.1.2 A double barn (two building forms)

- i. One double storey building form permitted on a single erf. The other building form can accommodate a loft space within the roof of the single storey barn. Both barns can be single storeys. It is encouraged that the double storeys be positioned on the lower area of the site
- ii. The combination of a single storey barn and a single storey barn with loft space will be permitted. Generally a first floor or mezzanine level is encouraged to occur in the roof space of the barn. Only one third of the roof space of the specific barn may become a loft space



Diagram: Height Restrictions

4.6.2 Wall Heights:

- i. Garage walls to be a maximum of 3.5m above Natural Ground Level vertically below it.
- ii. See paragraphs 3.20 and 3.21 in **Definitions** for height restrictions on single and double storey dwelling structures.

4.6.3 External Height Restrictions

Ground FFL 1.2m above Natural ground level (NGL)
 0.9m above Final Ground Level (FGL)

Verandahs 1.2m above NGL
 0.9m above FGL

Decks 1.2m above NGL

4.7 Roof Form

4.7.1 Major Roof Forms

- i. Major plan forms may be roofed individually, and can be linked with flat roofs or other connecting elements.
- ii. All pitched roofs are to be of the same material, colour and pitch – except if hidden behind parapet walls.
- iii. Roofs on the major plan forms are to be double-pitched roofs at an angle of 30 or 35 degrees.

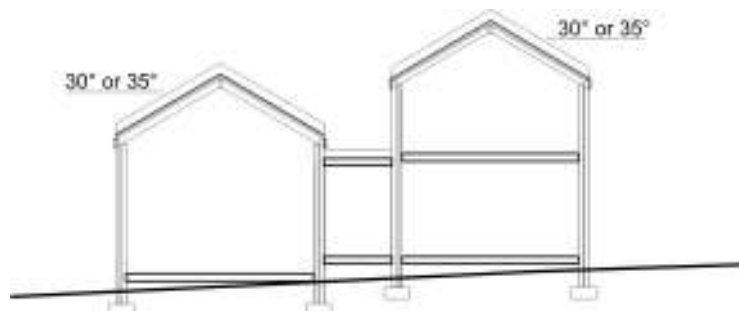


Diagram: Major roof forms

4.7.2 Minor Roof Forms

- i. Flat roofs (0 – 5 degree pitch) are to be hidden behind parapet walls.

4.7.3 Garage Roofs

- i. Garage roofs may form part of the main building, where the garage is part of the major form.
- ii. If garages are freestanding, the garage roof may have mono-pitched roofs at 5 to 10 degrees contained within a parapet wall.
- iii. No gables will be allowed on free-standing garages.

5. L shape House_ Urban Design Controls

5.1 Built Form

Residences are to be composed of rectangular major plan forms and minor plan forms such as pergolas, lean-to's and linking elements. Major plan forms should be arranged to create protected areas, sheltered from the prevailing winds. These elements should, where appropriate, be linked through the use of minor elements.

- i. The major plan forms of the **L shape House** are to be placed **perpendicular in relation to other major forms**.
- ii. Minor plan forms are limited to a maximum width of 50% of the major form adjacent to this.
- iv. Lean-to roofs are allowed as part of the L shape House. Pergolas are encouraged at gable ends, and within courtyard spaces. The proportion of these elements is to be at least 1:2 (width to length) in relation to the width of the major building forms only.

5.2 Building Form Proportions

The building form proportions are controlled to prevent monolithic structures. The intention is to create building forms that could be positioned to define space and relate to the slope of the site.

- i. The width of the major building forms or barns to be a maximum of 5.5 m in width.
- ii. The proportion of these elements to be at least 1:2 (width to length)

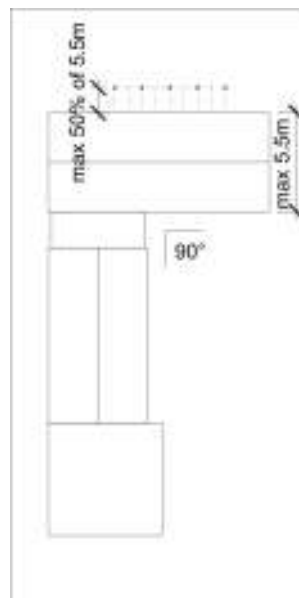


Diagram: Building form proportions

5.3 Building Lines

(Subject to approval from Local Authority, The City of Cape Town)

5.3.1 Street Boundary

- i. 4.0m for the main building, including the garage

Please note: consideration will be given to a 3.5m building line setback here (as provided for in the CTZS), whereby the DRC will take cognisance of the following factors:

(1) The width of a plot's road verge; (2) Plots challenged by multiple street boundaries; and (3) Irregular shaped plots

- ii. 2.0m for stoeps and pergolas

5.3.2 Side/Common Boundary

- i. 2.0m for the main building
- ii. 0.0m building line on one side and 2.0m building line on other side will be permitted on limited sites

5.3.3 Rear Boundary, abutting a residential erf

- i. Ground Floor: 2.0m for the main building, including verandas
- ii. First Floor: 3.0m for the main building, including verandas
- iii. 2.0m for stoeps, pergolas and swimming pools

5.3.4 Rear Boundary, abutting an access lane

- i. Ground Floor: 2.0m for the main building, including verandas
- ii. First Floor: 3.0m for the main building, including verandas
- iii. 0.0m from lane for garages facing away from the lane (see diagram)
- iv. 3.0m from lane for garages and carports facing the lane

5.4 Coverage

- i. 50 % of the site may be covered by the building footprint

Please note that pergolas are excluded from coverage, but lean-to roofs and garages are included in coverage calculations.

5.5 Stepping of Building Forms

The Kelderhof Country Village is set against a gentle slope and therefore most of the dwellings will not be on a single level, as the building forms need to step in order to follow the natural contours of the site.

- i. The level difference to be accommodated within a linking element between two major forms, or within one of the major forms
- ii. If the dwelling consists of only one major form, this major form needs to relate to the contours of the specific site.

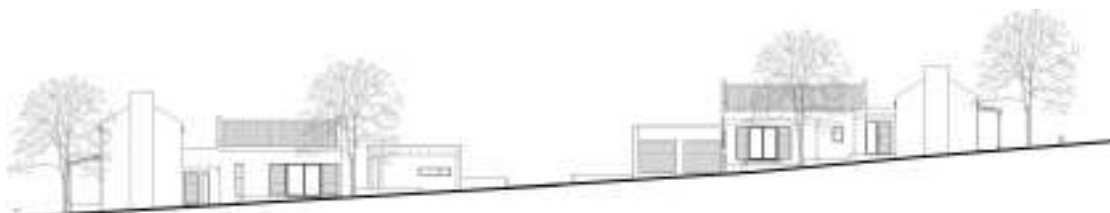


Diagram: Stepping of building form

5.6 Height Restrictions

Specific height restrictions have been employed for the **L-shape House** to ensure a varied roofscape and opportunities for views throughout the Village.

5.6.1 The Major Form Height Restrictions:

5.6.1.1 .A single barn (one major form)

- i. Double storey or single storey building form permitted

5.6.1.2 A double barn (two building forms)

- i. One double storey building form permitted on a single erf. The other building form can accommodate a loft space within the roof of the single storey barn. Both barns can be single storeys. It is encouraged that the double storeys be positioned on the lower area of the site.
- ii. Generally a first floor or mezzanine level is encouraged to occur in the roof space of the barn.

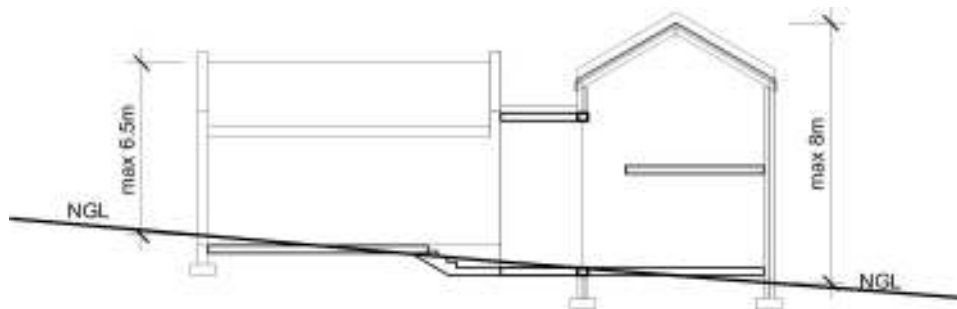


Diagram: Height Restrictions

5.6.2 Wall Heights:

- i. Garage walls to be a maximum of 3.5m above Natural Ground Level vertically below it.
- ii. See paragraphs 3.20 and 3.21 in **Definitions** for height restrictions on single and double storey dwelling structures.

5.6.3 External Height Restrictions

Ground FFL	1.2m above Natural ground level (NGL) 0.9m above Final Ground Level (FGL)
Verandahs	1.2m above NGL 0.9m above FGL
Decks	1.2m above NGL

5.7 Roof Form

5.7.1 Major Roof Forms

- i. Major plan forms may be roofed individually, and can be linked with flat roofs or other connecting elements.
- ii. All pitched roofs are to be of the same material, colour and pitch – except if hidden behind parapet walls.
- iii. Roofs on the major plan forms are to be double-pitched roofs at an angle between 28 to 35 degrees.

5.7.2 Minor Roof Forms

- i. Minor plan forms to be roofed with flat or lean-to roofs. Lean-to's to be at a pitch of 5 to 15 degrees.
- ii. Flat roofs (0 – 5 degree pitch) are to be hidden behind parapet walls.

5.7.3 Garage Roofs

- i. Garage roofs may form part of the main building, where the garage is part of the major form.
- ii. If garages are freestanding, the garage roof may have mono-pitched roofs at 5 to 10 degrees contained within a parapet wall.
- iii. No gables will be allowed on free-standing garages.

6. Row house_Urban Design Controls

Please refer to the Row House Site Development Plan (SDP), approved by The City of Cape Town, which governs the footprint and roof type for Row Houses within Kelderhof. This SDP is attached as an addendum to this document.

6.1 *Built Form*

- i. The row houses should be designed to create a continuous street façade, with gaps at various intervals.
- ii. No more than 2 houses are to share a continuous street façade, otherwise street façades are to step a minimum of 600mm from each other in the horizontal plane (within the setback restrictions).

6.2 *Proportions*

- i. A combination of pitched gable façades and gables with no pitch (see diagram) should be employed to create a varied street façade.



Diagram: Elevational proportions

6.3 *Building Lines*

(Subject to approval from Local Authority)

6.3.1 Street Boundary

- i. 3.0m for the main building
- ii. 2.0m for stoeps and pergolas

6.3.2 Side/Common Boundary

- i. 0.0m for the main building

6.3.3 Rear Boundary, abutting an access lane

- i. As per latest approved Row House SDP, see attached appendix.
- ii. 3.0m from lane for garages and carports facing the lane

6.4 Coverage

- i. 40 % of the site may be covered by the building footprint

Please note that pergolas are excluded from coverage, but lean-to roofs and garages are included in coverage calculations.

6.5 Stepping of Facades

The Kelderhof Country Village is set against a gentle slope and therefore the continuous street façade need to step in order to follow the natural contours of the site.

6.6 Height Restrictions

Specific height restrictions have been employed for the **Row Houses** to ensure a varied roofscape and opportunities for views throughout the Village.

6.6.1 The Major Form Height Restrictions:

- i. All row houses need to be double storey dwellings.

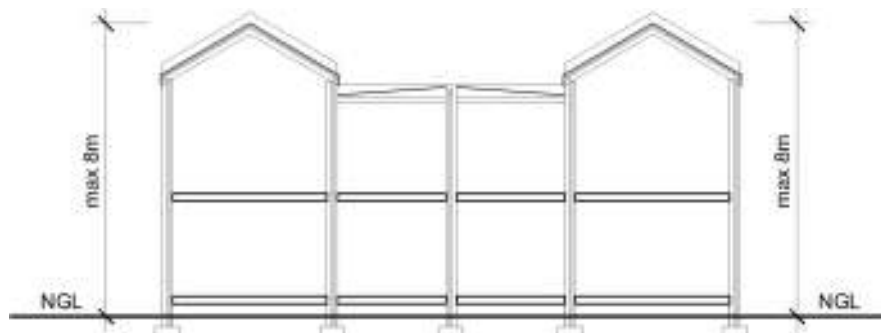


Diagram: Height restrictions

6.6.2 Wall Heights

- i. Garage walls to be a maximum of 3.5m above Natural Ground Level vertically below it.
- ii. See paragraphs 3.20 and 3.21 in **Definitions** for height restrictions on single and double storey dwelling structures.

6.6.3 External Height Restrictions

Ground FFL 1.2m above Natural ground level (NGL)
 0.9m above Final Ground Level (FGL)

Verandahs 1.2m above NGL
 0.9m above FGL

Decks 1.2m above NGL

6.7 Roof Form

6.7.1 Major Roof Forms

- i. The maximum width of a major roof form is 5m.
- ii. The remainder of the roof to be a flat roof, hidden behind a parapet wall.
- iii. Pitched roofs to be double-pitched roofs at an angle of 30 degrees, or at no angle (0 degrees).

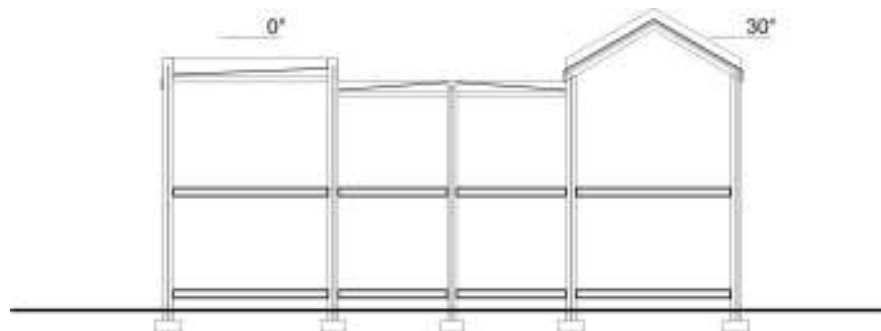


Diagram: Major roof form

6.7.2 Minor Roof Forms

- i. No minor roof forms to be allowed

6.7.3 Garage Roofs

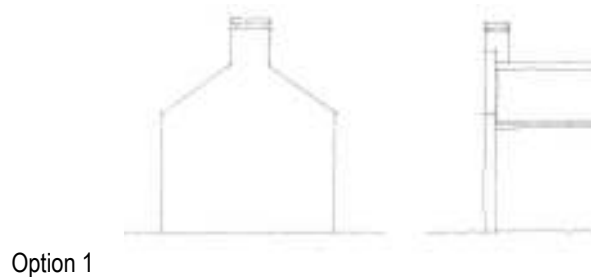
- i. Garage roofs may form part of the main building, where the garage is part of the major form.
- ii. If garages are freestanding, the garage roof may have mono-pitched roofs at 5 to 10 degrees contained within a parapet wall
- iii. No gables will be allowed on free-standing garages.

Architectural Controls

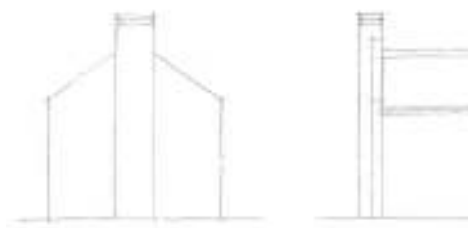
7. Architectural Elements

7.1 External Walls and Chimneys

- i. Walls to be constructed of brickwork with a plastered finish. All external masonry walls to be a minimum specification of 270mm cavity wall construction.
- ii. ONLY masonry (brick & mortar) construction of external walls and boundary walls is permitted – NO prefabricated construction is permitted within the estate.
- iii. No decorative mouldings will be allowed on any of the house types.
- iv. Wall colours must be selected from the natural colour palette as described in the specifications section of the Architectural Design Guidelines.
- v. No facebrick is allowed on any of the house types.
- vi. Robust gable end walls are encouraged with the introduction of chimneys as a unifying vertical element.
- vii. The chimneys are allowed to exceed the height restrictions imposed on the main building elements. The chimney stacks may not project more than 1.0m above ridgeline of the roof.
- viii. These can either form part of the gable end walls or be freestanding within the roof space.
- ix. All chimneys to conform to accompanying diagrams.



Option 1



Option 2

Diagrams: Chimney options

7.2 Roofs

- i. Roof forms must be broken up into individual components to correspond to separate plan forms, as described under the Urban Design Controls. These roofs must be linked with flat roofs.
- ii. No dormer windows will be allowed within the roofs of any of the house types.
- iii. No IBR-profile roof sheeting is permitted, unless this is hidden from view behind a parapet wall.
- iv. No clear roof sheeting is permitted, unless this is hidden from view behind a parapet wall.
- v. Only roof colours contained within the Specifications section of the Architectural Design Manual are permitted within the estate.

7.3 Doors and Windows

- i. Fenestration should allow limited large expanses of glass and a majority of smaller windows as punctures in solid planes.
- ii. Vertically proportioned or square punctured windows are encouraged. Windows in gable end walls are to be formed as punctured openings, while full-height glazing maximizing views is encouraged in the main facades.
- iii. Victorian Bay windows and dormer windows are specifically excluded.
- iv. Only door colours and window colours contained within the Specifications section of the Architectural Design Manual are permitted within the estate.

7.4 Shutters

- i. The use of shutters is encouraged on all house types.
- ii. Only timber shutters will be allowed
- iii. Non-functional shutters will not be permitted

7.5 Pergolas

- i. The use of pergolas is encouraged on all house types.
- ii. Double or single steel and timber posts to be used in all instances.
- iii. No Victorian or Brookie Lace details will be allowed.

7.6 Balconies

- i. No balconies will be permitted on common boundaries.
- ii. Balconies can only be placed on street boundaries and boundaries, which faces onto an open space, public roads or lanes

8. External Building Elements

8.1 *Boundary Walls and Werf Walls*

- i. Continuous boundary walls along property boundaries will only be allowed alongside (common) boundaries.
- ii. All boundary walls are restricted to a maximum height of 1.8m. Where a level difference occurs in the finished ground level inside and outside the wall, the restriction is applicable to the greater height.
- iii. The purchaser is encouraged to use ‘werf’ walls (robust garden walls with max height of 1.2m) to define courtyard garden spaces within the erf. Such werf walls will be encouraged to define the edges of entranceways and erf boundaries.
- iv. The placement of building components should be used to create enclosure and privacy of garden spaces. Landscaping should further be used to create privacy where required. Therefore the length of the 1.8m boundary walls along public streets and lanes are enforced.
 - a) Barn house and L shape house: masonry walls to be built to maximum 1.2m above NGL on all street boundaries, 1.8m maximum height to street boundaries acceptable provided minimum 600mm of timber fencing in combination with masonry walling is used [see 10.5 below].
 - b) Row house: No 1.8m walls allowed on street boundary – masonry boundary walls may not exceed 1.2m in height.
- v. No “vibracrete” walls will be allowed. The style of the fence shall either match the architectural style of the building, or match the aesthetic of the Estate, namely low plastered or stone walls, or robust plastered walls
- vi. No diamond-mesh, palisade or any such fencing will be allowed – only masonry and timber material will be permitted, in accordance with the detail indicated in the Specifications section of the Architectural Design Manual.
- vii. No bagging of boundary walls is allowed – all boundary walls must be plastered and painted with wall colours selected from the natural colour palette as described in the Specifications section of the Architectural Design Guidelines.
- viii. Refer to the Specifications section of the Architectural Design Manual for specific boundary wall capping detail and the detail of the timber screening permitted within the estate.

8.2 *Retaining Structures*

- i. External changes in level shall generally be addressed by creating terraces with low stone retaining walls and steps or ramps.
- ii. Use of sandstone terraforce will be allowed – provided that it is not visible to the street or to the public. Specification of sandstone terraforce to be approved by the DRC prior to installation on any property within the Estate.
- iii. Retaining Structures:
 - The siting of buildings, terraces and gardens are to be planned in accordance with the sloping of the site.
 - No single retaining wall shall exceed 1.2m height. Retaining wall which exceeds this height shall be terraced and stepped back by at least 1m.
- iv. Retaining walls may be built of stone, with stone facings to masonry backup wall, or plastered masonry. Gabions are allowed.
- v. All retaining structures of any nature shall be submitted to the Design Review Committee (DRC) for approval.

8.3 Garages and Carports

- i. Garages can be included in the major building form, or can be freestanding buildings. Only flat roofs with parapet walls will be allowed on freestanding garages (see Urban Design Controls_roof form).
- ii. Carports can be constructed from timber or timber and masonry. The carport should be integrated with the architectural language of the dwelling.
- iii. No pitched roofs and shading devices allowed on carports.
- iv. Garage doors may not exceed a height of 2.4m and the colour of garage doors must be in accordance with the Specifications section of the Architectural Design Guidelines.

8.4 Other External Elements

8.4.1 Plaster Bands

- i. Flat, rectangular plaster bands around windows and on parapet walls are strongly encouraged.
- ii. Flat, rectangular, horizontal plaster bands are strongly encouraged on double storey dwellings at the height of the floor level of the First Floor, in order to break the scale of double storey dwellings.
- iii. Plaster bands may not exceed a width of 150mm.
- iv. No ornate mouldings or plaster bands are allowed.
- v. No plaster cappings are permitted on boundary walls, other than the detail indicated below:

8.4.2 Chimneys

- i. In addition to the detail provide in **section 7.1** of the Architectural Design Guidelines, tubular steel flues to match the roof colour of the dwelling will be permitted – but this is contingent upon submission to the Design Review Committee for approval.

8.4.3 Utility Services

- ii. Laundry and refuse storage should remain fully concealed within yards. Walls to create these yards to be limited to a maximum of 1.8 m.

8.4.4 Rainwater Goods & Waste Pipes

- i. Rainwater goods (gutter and down pipes) to be aluminium or pre-coated galvanised mild steel. Colours are to match the colour of the predominant surface colour directly behind the rainwater goods.
- ii. Square gutter and downpipe sections are encouraged.
- iii. All waste pipes except for low-level stub stacks are to be concealed within walls, unless located within enclosed courtyards.

8.4.5 Stormwater Controls

- i. Stormwater runoff is to be controlled in order to avoid soil erosion. All details of storm water disposal including paving and landscaping are to be clearly stated in the building plans.
- ii. Where gutters are not used, storm water runoff must be dealt with in an alternative manner. Gutters generally should be fitted with mesh guards to prevent leaf matter collecting.

8.4.6 Security Elements

- i. Externally mounted burglar bars will not be permitted.
- ii. Externally mounted security gates are not encouraged – the use of timber or shutters and safety glass to provide security is strongly encouraged. Any externally mounted security gate must be approved by the Design Review Committee prior to installation and must adhere to the following design principles:
 - a. Externally mounted security gates should be of a rectangular form, with horizontal emphasis;
 - b. Externally mounted security gates should not be decorative or ornate.
 - c. Externally mounted security gates should match the colour of the windows or doors they are being placed in front of.

Approval of any external mounted security gate is strictly at the discretion of the Design Review Committee.
- iii. No “Trellidoor” or other expanding metal security doors will be allowed externally.

8.4.7 Fire Precautions

- i. Each owner should familiarise themselves with the position of hydrants and hose reels on the site and with any rules and procedures laid down by the KHOA.
- ii. The flues of Fireplaces are to be fitted with brass mesh (or other spark arresting device), to prevent sparks escaping.

8.4.8 Signage

- i. All signage that is visible from any public area, needs to conform to the Kelderhof Landscape Design Manual.

8.4.9 TV Aerials & Satellite Dishes

- i. Externally or visibly mounted T.V. antennas and Satellite dishes be permitted, provided their position is approved by the Estate Management Office prior to erection and installation within the estate.

8.4.10 Swimming Pools

- i. Backwash from the filter is to be dealt with in accordance with Local Authority regulations and must not run off into the nature reserve or roadways.
- ii. Swimming pool pumps must be screened from view. The position of the pump is subject to approval by the Design Review Committee.
- iii. Swimming pool fences need to be approved by the DRC.

8.4.11 External Lighting

- i. External lighting must be low-level and unobtrusive.
- ii. Lighting is to be provided by the owner at the vehicle entrance to property.
- iii. No external accent lighting will be allowed.
- iv. No spot lights illuminating into neighbouring properties will be allowed.

8.4.12 Paving

- i. All paving visible to the street and to the public must comply with the Specifications section of the Architectural Design Guidelines.
- ii. Paving of driveways is to match the paved road finish of the estate roads.
- iii. Paving of verges to allow for visitor's parking bays may only be permitted if submitted for approval by the Design Review Committee. In such instances, the length of a parallel parking bay on the verge, to provide off-street parking in-lieu of landscaping, will be limited to a maximum length of 6.5m.

8.4.13 Solar Panels

- i. Solar panels are encouraged and must be fitted to site flush with the dwellings' roof.
- ii. No externally mounted solar geysers are allowed.
- iii. No 'spaghetti pipes' are to be visible to the street or to the public.

8.4.14 Temporary Structures, Garden Furniture & Play Equipment

- i. While not encouraged, "temporary structures" (i.e. jungle gyms, statues, wall-art, external garden furniture) may be placed within the garden or verge of a property provided they are unobtrusive and not visible to the street or to the public.
- ii. Any "temporary structure" within the garden or verge of a property that is visible to the street or to the public must be approved by the Design Review Committee before it is allowed on the estate. Any contravention of this clause may lead to appropriate penalties being imposed by the KHOA.
- iii. "Temporary structures" as used in this clause are defined as any structure that does not require building plan approval by the Local Authority and does not refer to the duration of the placement of such a structure within a property on the estate. For said structures, the HOA reserves the right, at any time, to deem these to be removed in the greater interest of the estate.

8.4.15 Trailers, Boats, Jet Skis, Caravans and Similar Vehicles

- i. No trailers, boats, caravans, jet skis or any similar such vehicles may be visible from the street or to the public within the Estate. Any contravention of this clause may lead to appropriate penalties being imposed by the KHOA.

9. Architectural & Urban Design Review and Plan Submission

9.1 Submission to Design Review Committee

- 9.1.1 Building plans may only be submitted to local authority once it has been approved by the Kelderhof Design Review Committee.
- 9.1.2 To facilitate the approval process by the DRC, sketch plans should be submitted for approval prior to the preparation of the final submission drawings.
- 9.1.3 Plans submitted to the Kelderhof Design Review Committee for approval shall include the following information:
 - i. 1:200 Site plan showing roof plan, building lines, contours, existing trees, hard and soft landscaping, driveways and paved areas.

- ii. 1:100 Floor plans showing: retaining walls, pergolas, terraces, floor space measured in accordance with the definition per floor. All Elevations 1:100 showing levels, heights, materials and finishes.
 - iii. A minimum of two 1:100 sections, including one longitude section through the building and site, sections to indicate the slope of site, site boundaries, natural ground level, finished internal floor levels and external building heights. All levels to be related to actual levels on site as measured and certified by a professional Land Surveyor.
 - iv. 1:100 or 1:200 Landscape Plan showing contours, existing and new trees, trees to be removed, if any building outline, all external structures e.g. decks, pools and water features, pergolas and gazebos, paved areas, paths, terraces and retaining structures, irrigation sleeves. The Landscape plan must also include a list of plants for the proposed landscaping; these plants shall be selected from the list of plants for the proposed landscaping; these plants shall be selected from the list of plants included in this guideline document.
- 9.1.4 Two sets of drawings pertaining to the buildings are to be submitted to the DRC.
- 9.1.5 A Land Surveyor's Certificate confirming the Erf Contours must be submitted to the DRC by the Architect of the dwelling to be built on the erf concerned prior to Approval of the building plans by the DRC for the dwelling concerned
- 9.1.6 A DRC submission and scrutiny fee for reviewing, altering and approving plans will be required.

9.2 Submission of Council Drawings to DRC

- 9.2.1 The set of council submission drawings to be submitted to the DRC, prior to submission to the Municipality. These drawings may only be submitted, after the final sketch plan approval by DRC. The drawings need to comply with requirements of local authority, but should include the following:
- (i) A detailed description of the finishes, and the hard and soft landscaping proposed.
- 9.2.2 Two sets of drawings need to be submitted to the DRC. One set will be retained by the DRC for their records. The approved plans will be returned for submission to the local authority.

9.3 Local Authority Plan Approval

- 9.3.1 On approval of the sketch plans by the DRC, drawings can be prepared for submission to the Municipality – in terms of the National Building Regulations and the Local Authority Requirements.
- 9.3.2 All submissions are to be the responsibility of the owner/ Architect.

9.4 Disclaimers

- 9.4.1 This document is considered supplementary to the National Building Regulations (NBR) and cannot take precedence. Should any provisions of this document be regarded as contrary to the NBR, then the NBR shall prevail.

- 9.4.2 This document is considered supplementary to the Local Authority requirements and cannot take precedence. Should any provisions of this document be regarded as contrary to the Local Authority requirements, then the Local Authority requirements shall prevail, other than for the aesthetic or architectural approval.
- 9.4.3 This document is to be considered supplementary to the Home Owners' Constitution and cannot take precedence. Should any provisions to this document be regarded as contrary to the Homeowners' Constitution, then the Home Owners' Constitution shall prevail.
- 9.4.4 Please note that these Architectural Design Guidelines will be subject to periodical revision.
- 9.4.5 The Kelderhof DRC reserves the right to amend or overrule guidelines, on a case-by-case basis, with reasonable discretion at any time whilst upholding the Architectural Vision and Intention of the guidelines.
- 9.4.6 The Kelderhof DRC reserves the right to consider application for special consideration of the building line setbacks for irregular shaped plots within the estate, on a case-by-case basis.
- 9.4.7 In 2013 a new single zoning scheme (Cape Town Zoning Scheme - CTZS) was introduced to the greater Cape Town Metropole, superseding the requirements and stipulations upheld by the various previously incumbent zoning schemes, thereby standardising zoning arrangements across the Metropole. As a result the DRC is required to take into consideration both the requirements of the current applicable zoning scheme and its interpretation **as well as** the existing Kelderhof Architectural Design Guidelines that predate it. The HOA therefore reserves the right to make decisions considered to be in the best interests of the estate, but that may, from time to time, be deemed not fully compliant with the Kelderhof Architectural Design Guidelines.

10. Specifications

10.1 External Walls and Chimneys

- i. Paint for external walls and chimneys must be selected from the Estate-approved natural colour palette to compliment the natural surrounds. Please contact the Estate Manager's office to obtain up to date information on the Estate-approved natural colour palette.
- ii. Accent paint colours are limited to 10% of facades and must be selected from the above listed approved natural colour palette for the estate.
- iii. Nutec / ship-lap cladding may be permitted on selected external areas of a dwelling, but any such detail must be approved by the Design Review Committee.

10.2 Roofs

- i. Major Roof Forms: Elite Tiles may be used, provided they are selected from the Estate-approved natural colour palette to compliment the natural surrounds. Please contact the Estate Manager's office to obtain up to date information on the Estate-approved natural colour palette.
- ii. Major Roof Forms: only charcoal-coloured roof sheeting is permitted and may be either corrugated steel or Kliplok (or similar) in profile.
- iii. Minor Roof Forms: materials of lean-to roofs must match major roof forms – only corrugated or Kliplok (or similar) profiles are allowed.
- iv. Minor Roof Forms: glass may be used as an alternative roofing material.
- v. Minor Roof Forms: pergolas to be a combination of timber and steel

10.3 Doors and Windows

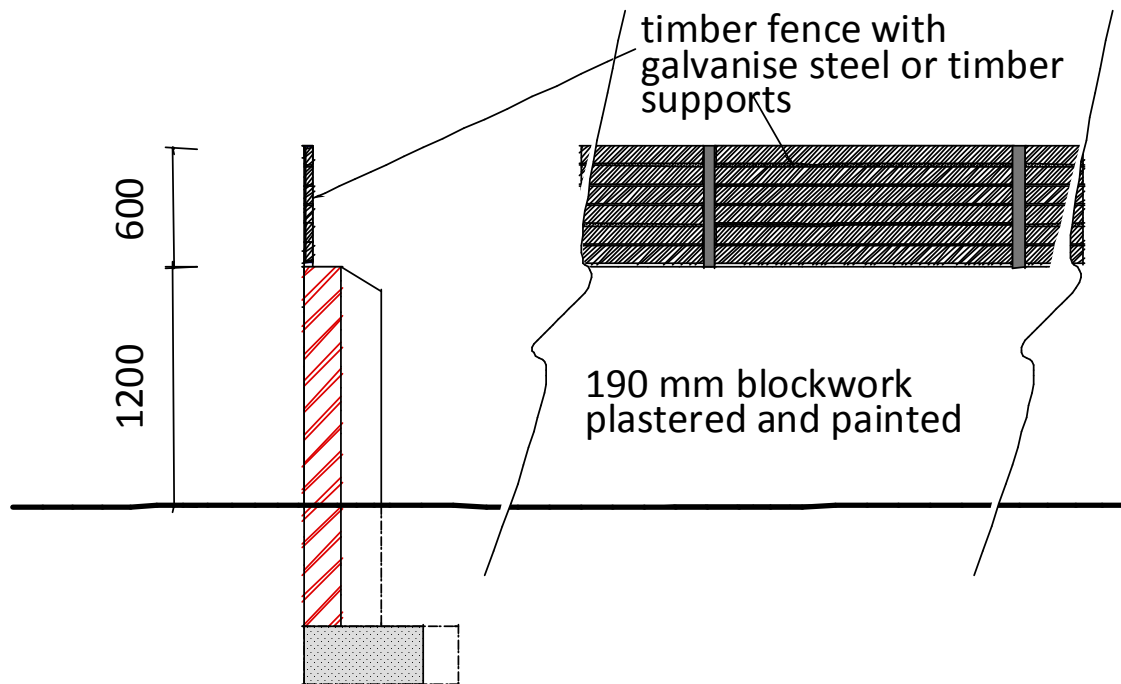
- i. Use of natural timber is strongly encouraged.
- ii. Aluminium windows will be allowed within the following colour specifications:
 - A. Charcoal
 - B. Anodized Bronze
 - C. White
- iii. Aluminium doors will be allowed within the following colour specifications:
 - A. Charcoal
 - B. Anodized Bronze
- iv. No house design may use both timber and aluminium windows in the same design.
- v. Only horizontally-slatted garage door profiles are allowed.
- vi. No white garage doors are allowed in the estate.
- vii. No stonework will be allowed on any of the house types

10.4 Decks, Pergolas and Balustrades

- i. Use of natural timber is strongly encouraged.
- ii. All decks, pergolas and external balustrades to be indicated on plan and to be approved by the Design Review Committee.

10.5 Timber Screens on Boundary Walls

- i. The use of horizontally-slatted timber screens to extend 1.2 high masonry boundary walls to a height of 1.8m is strongly encouraged and must adhere to the following detail:



10.6 Plaster Bands

- i. Only rectangular profile plaster bands are permitted in the estate maximum 200mm in height

10.7 Gable Treatment

- i. In accordance with the Contemporary Rural aesthetic design intention of the estate guidelines, only the following gable treatments are permitted within the estate:

