

DESIGN GUIDELINES FOR

KOMPANJIE'S

KLOOF

ESTATES
STOMPNEUSBAAI

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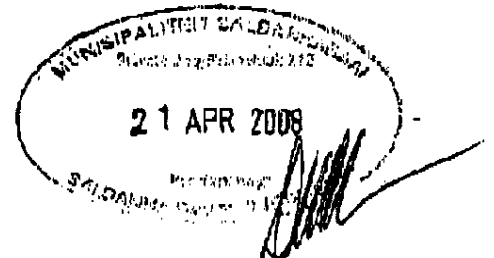
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Datum : 20 April 2010

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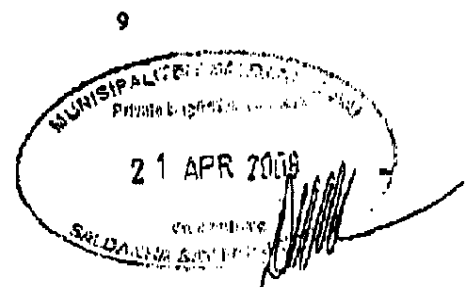
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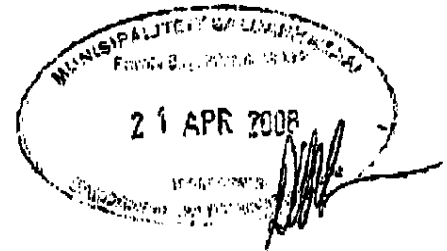


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DESIGN GUIDELINES FOR KOMPANJIE'S KLOOF

1. INTRODUCTION

The purpose of the design Manual is to inform Owners and their Architects of the building and landscaping requirements for the estate and to provide information regarding the procedures to be followed in order to obtain approval from the Kompanjie's Kloof Estates Homeowners Association ('Association'), for all buildings, alterations, additions, structures, walling, fencing and landscaping.

Kompanjie's Kloof lies between St Helena Bay and Shelley Point on the slopes of Kompanjie's Kop overlooking the Atlantic Ocean stretching out to the horizon for 180-degree panoramic views of the Atlantic Ocean and surround.

1.1 Design Concept

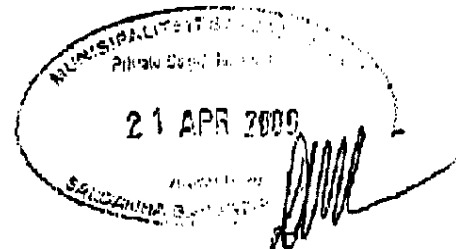
The vision for Kompanjie's Kloof Estate is one of integration of natural and built environment, a holistic approach whereby the architecture and landscaping result in a development sympathetic to the natural setting. Appropriate historical and cultural references to Cape Vernacular should be interpreted in a contemporary manner, and not literal reproduction. The introduction of styles such as 'Tuscan', 'Georgian', 'Cape Dutch' or any other revivalist or period style will not be allowed.

The intention is to develop a unique cohesive architectural character that is an appropriate response to the climate and environment. The dwellings should be contextually sympathetic to the topography, landscape and natural colours of the environment. This will be achieved through the use of certain unifying external elements such as colour and finish of external walls, roof coverings and boundary walling and fencing. The use of natural stone, timber and other specific building material will allow the building to merge with the landscape.

2. BUILDING ENVELOPE

2.1 Coverage

Coverage is restricted to 50% of the site area, which includes dwellings, garages, outbuildings, verandas and balconies.



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2.2 Building Lines and setbacks

The intention of the building lines is to ensure that 'fingers' of soft landscaping separate houses and provide a 'seamless' nature. Similarly common boundary walls and fences are limited in height to rather act as trainers for creepers and wind protection for shrubbery and young trees, in order that ultimately the visual impact of these walls and fences are reduced by landscaping. All of the following elements are to be located within the building lines

- Courtyard, screen walls
- Braais
- Swimming pools
- Pergolas
- Garages and outbuildings
- Entrance steps and landscaping may be built within the building lines provided that they do not extend more than 30% along the affected boundary.

2.2.1 Street boundary building line

- Single road frontage: 4.5 metres
- Dual / multiple road frontages: 4.5 metres on one side and 3 metres on the others.

2.2.2 Common boundary building line

- Aggregate of 3 metres for sites with frontage less than 18 metres in width with a minimum of 1.5 metres.
- Aggregate of 5 metres for sites with a frontages between 18 and 22 metres in width with a minimum of 1.5 metres
- Aggregate of 6 metres for sites exceeding 22 metres in width with a minimum of 2.5 metres.

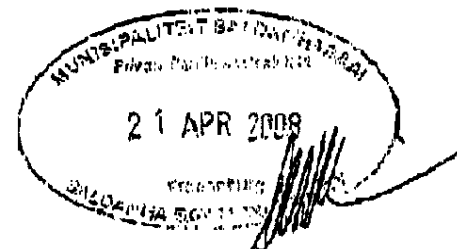
2.2.3 Rear / common boundary building line

- All sites 3 metres

2.3 Height restrictions

The height restrictions are intended to protect views across the site and to generate stepping and fragmenting of the buildings to reduce visual impact.

2.3.1 Maximum Height



- No portion of a building may be higher than 7.5 metres above the point of the natural ground level vertically below it. Chimneys are exempt from this restriction.
- Natural ground level (NGL) is considered the levels documented on the existing contour map related to mean sea level (MSL) and indicated on the individual Erf diagram of each erf.

2.3.2 Maximum wall height

- No vertical face of solid wall or glazing will be higher than 5.5 metres measured externally from the finished ground level vertically below it. This excludes gable ends and dormer windows.

2.3.3 Minimum wall plate height

- The minimum floor to ceiling for a single storey portion of a building will be 2.4 meters.

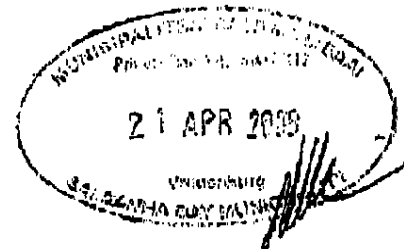
3. BUILT-FORM

3.1 House forms

House forms should be composite rectangular as opposed to monolithic, so that the shadows cast by the various planes minimise the visual impact of the houses on the mountain slope. House forms should align with the boundaries. Plan forms are to be composed of a series of elements. These connecting roofs or elements should not project beyond the major plan form. Major plan forms are restricted to a maximum external width of 6.5 meters. House width can be increased by the addition of a lean to structure. No major plan form may exceed 12 meters in length.

3.2 Garages and outbuildings

- Garages may be free standing or may form part of the major plan form and the garage roof will form part of the main building roof.
- Outbuildings and garages must be of similar style and form, materials and colour as the main house.
- Pre-cast outbuildings or garages are not permitted.



4. ROOF FORMS

Roof form and colour play a significant role in establishing a cohesive architectural language and a sense of unity within a development. Roofscapes should be composite and express the shape of the major and minor plan elements and assist in reducing the visual impact.

4.1 Major plan forms

Major plan forms with a maximum width of 6.5m must be roofed with a symmetrical double-pitched roof between min 35 and max 45 degrees. The ridge must fall on the centreline of the major plan form and the roof must be symmetrical around the ridge. All roofs of major elements to have clipped eaves. No overhangs are permitted. Veranda or lean-to roofs may be used to extend cover or provide sun screening. The intention is to fragment forms and use these devices as clip-ons.

4.2 Minor plan forms

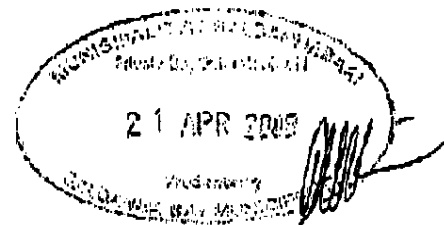
- Lean-to roofs and veranda roofs are to have a pitch between 5 and 15 degrees.
- Flat concrete roofs with parapets may be necessary to connect a series of major plan forms.
- Concrete linking elements must be attached at least to two ends.
- Lean-to-roofs and veranda roofs must not exceed 4 meters in width, except for garages.
- Concrete flat roof elements will be limited to 20% of the total footprint of the house.

4.3 Garage and outbuilding roofs

- Garage and outbuilding roofs should match that of the house.
- Lean-to garage roofs are limited to a length along the fall of 6.5 meters.

4.4 Roof materials and colours

- Chromadek pre-painted corrugated steel - colour 'Dark Dolphin' (or similar approved)
- Corrugated aluminium roof sheeting - colour 'Charcoal Grey'.
- Natural slate tiles - colours 'Dark Grey or Black'.
- Everite roof slate - or similar approved, painted 'Charcoal'.
- Fibre cement Victorian profile only, painted 'charcoal'.
- Thatch. (Fire protected) thatch roof are encouraged but are to be simple rectilinear forms and not 'free forms'.



4.5 Dormer windows

- Dormer windows may be used. The number, scale and orientation are controlled taking into account view, neighbours privacy and creation of overly busy roofscapes,
- Materials and colours of dormer windows to match those of the house.
- Dormer windows must be orientated to face private open space or streets.
- A maximum of two dormers will be allowed per major roof form,
- Dormer widths will be limited to 2.5 metres in width.

4.6 Roof windows

- Velux or similar approved roof windows used in the plane of the roof will be permitted.
- Maximum size 780 x 1400 millimetres.
- Maximum of two allowed in each major roof form.

4.7 Gables

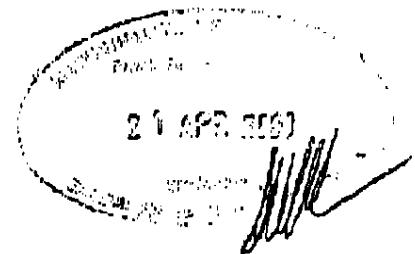
- Simple gables and hipped roofs are permitted
- No ornate gables will be permitted.
- Gables must conform to the height restriction.

4.8 Eaves / Fascias

- All roofs of major elements to have clipped eaves.
- No overhangs are permitted on major plan forms.
- Fascias may be painted 'white or natural timber sealed or stained.

4.9 Parapets and flat roofs

- Flat roofed areas are to be finished in natural stone chip, in brown or grey colours.
- Reflective finishes or aluminium paint are not allowed.
- A height of 250mm above the roofline is permitted for parapets.



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4.10 Gutters

- Rainwater goods to be pre-coated aluminium.
- Colours are to blend with background surfaces.

5. EXTERNAL WALLS

5.1 Materials

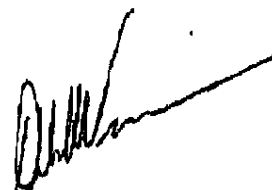
- Walls may be constructed of natural stone, clay brickwork (280 cavity), concrete bricks (plastered), timber or fibre cement lap boarding painted to the same as that prescribed for masonry walls.
- No facebrick will be permitted.
- Bagged and painted brickwork will be accepted with standard brick module only.

5.2 Plinths

- It is encouraged to clad rising plinth walls with natural stone.

5.3 Plaster

- ~~_____~~
- ~~_____~~
- Simple copings to screen and boundary walls will be permitted.



5.4 Height restraints

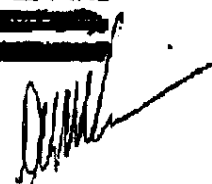
- No exposed vertical face of a wall or window may exceed 5.5 metres other than gable ends, measured from the finished ground level vertically below it.
- Courtyard and screen walls are limited to maximum height of 1.8 metres.

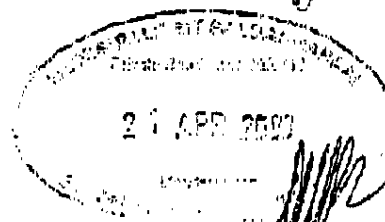
5.5 Lean-to / veranda roof heights

- The maximum height of a single storey lean-to / veranda will be 3.5metres above the finished ground level vertically below it.
- The maximum height of a double storey lean-to / veranda will be 5.5metres above the finished ground level vertically below it.

5.6 Wall colours

- All buildings, main house, garages, outbuildings, screen walls and boundary walls other than built in natural stone can be painted white ~~_____~~
~~_____~~
~~_____~~
~~_____~~
- No off shades of white will be permitted.





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5.7 [REDACTED]

[REDACTED]

5.8 Boundary walls

The intention is to minimise boundary walls, and thereby to create a more open rural setting as opposed to a traditional urban one.

- Vibracrete will not be permitted.
- Boundary walls and fences may not exceed 1.5 metres in height on street and [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

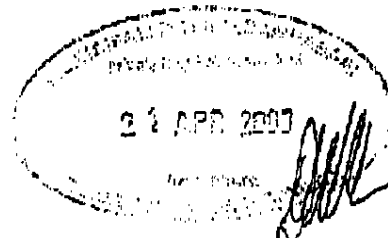
1.8 metres on side and rear boundaries.

- Boundary walls may be lagged on inside and must be smooth plastered on outside.
- Simple coping will be permitted. Walls must run with the slope and not be stepped.

6. WINDOWS

In the design of windows, it is intended that there should be large areas of glass where walls give way for transparency, to take advantage of views. These large glass areas should be protected from sun via verandas. The shape and proportion are controlled with traditional shapes being recommended.

6.1 Large glass areas



Large areas of glass are permitted if set back under a veranda of minimum 2000mm width.

6.2 Specific exclusions

- No 'winblok' type windows
- No reflective glass.

6.3 Window finishes and colours

- Only one window frame colour will be allowed per house
- The following materials may be used for windows

Natural Timber	Sealed
	Stained
	Painted
Aluminium	Natural anodised
	Powder coated
Steel	Galvanised and painted
- Painted window frames to be painted white only

6.4 Clerestory Window

- The use of clerestory windows will be permitted

6.5 Glass standards

- Glass standards to conform to the National Building Regulations

6.6 Burglar Bars

- No external burglar bars will be permitted
- Designs should be simple and not overly ornate.
- No exterior type 'Trellidoor' will be permitted.
- Security gates on doors to be of an approved design.

7 DOORS

The guidelines for windows Section 6 apply.

7.1 Door finishes and colours

- Only one ~~door~~^{door} frame colour will be allowed per house
- The following materials may be used for ~~doors~~^{doors}:

Natural Timber	Sealed
	Stained
	Painted

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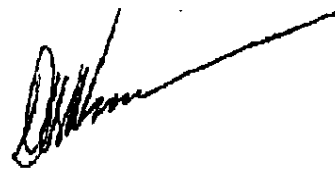
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Aluminium

Natural anodised
Powder coated



- Painted door frames to be painted white only

7.2 Ornate carved doors

- Ornate carved doors will not be permitted

7.3 Garage doors

- Garage doors are to be horizontal slat type in either aluminium or timber.
- Colours to match door and window colour.

8 EXTERNAL ELEMENTS

8.1 Plumbing and sewer pipes

- All drainage pipes except for low level stub stacks are to be concealed within the walls unless located within enclosed court yards.

8.2 Rainwater tanks

- Rainwater tanks will be permitted; the type, size and sitting of all tanks will be subject to the scrutiny of the controlling architects.

8.3 Stormwater

- Stormwater runoff is to be controlled to avoid soil erosion. All details to be clearly indicated on the building plans. Where channels are required, they shall be constructed of stone, brick or cobble.
- Pre-cast concrete channels will not be allowed.
- Stormwater shall be dispersed onto property minimum 3 metres from boundary. No piping off property will be allowed.

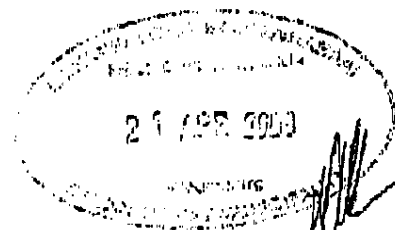
8.4 Air conditioners

- Air conditioning condenser units to be installed at ground level and screened within a 1.2m high screen wall.
- Window mounted units will not be allowed.

8.5 Satellite dishes and TV aerials

- Satellite dishes and TV aerials must be inconspicuously positioned.

8.6 Solar heating



- No combined tank and panels on the roof will be permitted.
- Solar panel installation will be subject to the approval of the association controlling architects.

8.7 External lights

- External lights should be discreet and kept to a minimum to avoid 'light pollution'.
- Landscape lights must be unobtrusive and no higher than 900mm.
- Bulkhead down lighting on property entrances only is recommended.
- External lighting generally should be low level and the use of 'eye lids' or shields are required.
- Spotlights or security lights will not be allowed.
- External lighting is subject to the approval of the associations controlling architect.

8.8 Shutters

- No non-functional shutters will be permitted.
- Colours or materials of shutters are to match the colour of the doors and windows of the house.

8.9 Verandas and pergolas

- Verandas and pergolas may be of masonry, timber or steel or a combination of these.
- Colours and materials are to match the house.
- No Victorian cast iron posts, 'Broekie Lace' or other decorative detail will be permitted.
- Minimum size of pergola rafter must be 150 x 50mm

8.10 Decks, terraces and driveways

- No retaining structure or column or post support shall be higher than 1.5m above natural ground level. (See retaining structures)
- Support may be of the following types.

Timber posts	Double or single
Steel posts	Painted charcoal, grey or black
Natural stone piers	
- Refer to the landscape guideline document for detailed information

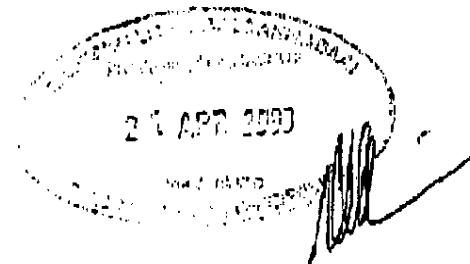
8.11 Balconies

- Balconies should be screened at the sides to prevent overlooking of neighbours properties to a height of 1.8 metres above finished floor level of balcony
- Floor finish of balconies must be muted natural tones.

8.12 Balustrades

- Balustrades may be constructed from timber or steel or a combination of the two materials.
- Design are to be simple and without ornate detail.
- Individual designs are subject to the approval of the controlling architects.
- No glass balustrades will be permitted.

9. RETAINING STRUCTURES



It is imperative that the existing topography is carefully considered when siting of dwelling. That terraces and gardens are planned. Low retaining structures are to be used which are sympathetic to the natural contours of each site.

When a sloping site dictates the reinstatement of the natural ground level of an adjacent site by means of a retaining structure this must be a minimum of 1 metre from the boundary.

9.1 'Terraforce' / 'Loffelstein'

- No concrete blocks like 'Terraforce' or 'Loffelstein' will be permitted.

9.2 Height of retaining structure

- No single retaining structure may exceed 1.5 metres in height.
- Retaining structures that exceed this height must be terraced with a minimum of 1.5 metres between terraces.

9.3 Finishes

- Painted and plastered masonry the same as the house.
- Dressed, random or dry packed stonewalls.
- Timber or sleeper retaining walls and timber pole retaining structure may be used as planters using recommended plant species.
- Banked or logged earth may also be used at changes of levels but may not exceed 1.5 metres in height. The gradients should be between 1:1 and 1:2

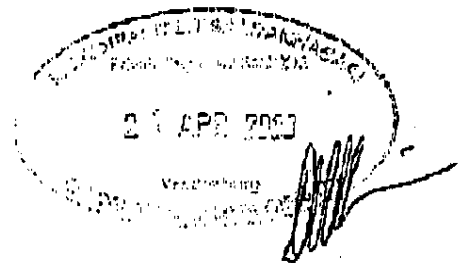
10. PLAN APPROVAL PROCESS

All structures must comply with these guidelines in addition to Municipality or National Building Regulations. No amendments from the terms and conditions of the manual will be allowed. Weldene Smith has been appointed to scrutinize plans on behalf of the association.

10.1 Information required on plans

The following information must be provided on plans submitted for scrutiny at both first and second stages.

- Erf diagram
- Contour plan with contours at 500mm related to Mean Sea Level.
- Permissible coverage and actual coverage in terms of square metres.
- North point
- Site / roof plan, indicating driveway, decks, pools and water features, pergolas and gazebos, paved areas, paths, terraces, retaining structures, hard and soft landscaping, including plant species. Scale 1:200 (See landscape guidelines for hard and soft landscaping requirements)
- Floor plan of all levels 1:100
- Sections and elevations clearly describing height related to mean sea level. Scale 1:50 or 1:100 minimum
- Building lines
- Drainage plan and Stormwater



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- Boundary walls / fencing / gates
- Location and design of retaining structures
- Schedule of external finishes
- Position and design of external lights

10.2 First stage

Two copies of the sketch design must be submitted to the association for approval. A scrutiny fee will be payable when the plans are submitted. The association will retain one copy. The relevant architect will be advised of the outcome of the scrutiny.

10.3 Second stage

After the sketch design is approved, 4 copies of the working and municipal submission drawings must be submitted to the association for approval. A scrutiny fee will be payable when the plans are submitted. If the plans conform to the design guidelines and recommendations of the controlling architect, they will be stamped and signed by the association where after they must be submitted to the local Authority for approval. The association will retain one copy. The owner must advise the controlling architect when Municipal approval is granted and if any amendments to the plans have been made.

11. DISCLAIMERS

11.1 This document is considered supplementary to the National Building Regulations (N. B. R.) and cannot take precedence. Should any provisions of this document be regarded as contrary to the N.B.R. then the N.B.R. shall prevail.

11.2 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.

11.2 This document is considered supplementary to the Home Owners Constitution and cannot take precedence. Should any provisions of this document be regarded, as contrary to the Home Owners Constitution then the Home Owners Constitution shall prevail.

