

DESIGN GUIDELINES



Revision C - September 2007

1. Introduction

The purpose of this manual is to make owners and their architects aware of building requirements for the estate. Information relating to the correct procedures will also be covered, regarding the buildings and the structures to be erected on each erf and the alterations or additions. With this in place, you will be able to obtain the necessary approval from the “Kalahari Gholf en Jag” Home Owners Association (“Association”).

The guidelines will set out parameters for upgrading the community’s overall image, identity, value and appearance. By following these closely, you will ensure that the overall integrity of the project is retained. The objective is that all property values are upheld as development projects are undertaken. In addition, the manual allows for a fairly broad range of personal input where the external appearance of the houses is concerned, but the overall character of the development will still be clearly identifiable by the use of certain common elements. The landscaping theme will also serve to unify the overall design.

This document comprises “standards” and “guidelines”. Design standards are essential to the process whereas the guidelines are of a more general nature, with alternative interpretations permissible and even encouraged. The development applicant needs to pay particular attention to the wording and understand the intentions behind the word “should”, “encouraged”, “discouraged” and more definitive wording such as “must”, “shall”, “not allowed / permitted”.

Owners must be encouraged to buy into the vision for the “Kalahari Gholf en Jag” and it is essential that they show the association all necessary support in implementing this design manual. The overall objective is to emerge with a finished project where the sum is greater than the individual parts. Owners may therefore need to compromise for the overall benefit of the Estate.

The photographic images used in this document are simply precedents of the type of architecture that is intended for the Estate. They are not the work of the architectural firm that wrote these design guidelines. All rights therein are consequently reserved.



1.1 The Vision

The vision for the “Kalahari Gholf en Jag” is that of a secure and peaceful “bushveldt” village, in a natural, landscaped environment of a generally high standard. Wild animals will form part of the landscape and the golfing facilities should be easily accessible to all.

The goal is to develop a unique and cohesive architectural character, in harmony with the environment. The architecture, landscaping and the golf course all work together with the location, thereby enhancing the natural feel of the setting.

To this end residences should be sympathetic to the topography and the natural hues of the environment. The resulting architecture should be one where buildings of modest scale “grow” out of the site. Architectural concepts should be developed with sensitivity to the surrounding environment. So-called “foreign” styles such as “Georgian” or “Tuscan” will not be allowed.

Buildings should blend into the local environment in order to maintain a muted facade, resulting in an overall appearance in synergy with this theme. This will be fostered through the use of natural stone, timber and other specified building materials, all in keeping with the natural setting. Earthy and natural tones will allow buildings to merge with the landscape, which, together with the above-mentioned materials, will create a development that is an integral part of the environment that surrounds it.

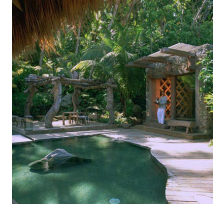
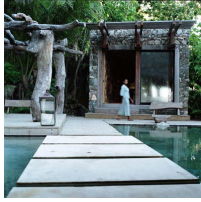


1.2. Plan Approval Process

- 1.2.1. The owner must obtain from the Association, prior to the submission of the design concept and sketch plans, a list of the requirements relating to the details to be provided for the plan approval process (addendum A) and also obtain documentation including erf diagrams, services connection diagrams and contour plans that may be required to facilitate the design process.

1.3. Building Process

- 1.3.1. The owner must obtain from the Association a list of the requirements relating to the building process (addendum A)



2. Building Envelope.

2.1.Coverage: Coverage refers to all buildings including main dwellings, garages, outbuildings, verandahs and balconies, as well as second dwellings/granny flat.

2.1.1. Erf > 1200m² the maximum allowed coverage, may be 600m², provided that all other building line and other architectural conditions are adhered to.

2.1.2. Erf < 1200m² allowed a maximum coverage of 50% for all buildings.

2.1.3. A maximum of 50% of the building footprint will be allowed to be double story.

2.1.4. No portion of the double story can exist above the garage of the dwelling.

2.1.5. In the interest of the estate it is encouraged that single story be used wherever possible to limit the effect of the built environment within the development.

2.2.Building Lines: The building lines for each Erf are indicated on the individual “property diagrams”. Registered services and access servitudes are also indicated on the “property diagrams.” The basic setback lines are such, unless otherwise indicated on the title deed diagram, which takes precedent over these general rules.

2.2.1. For Single Residential Erven

2.2.1.1. **Street Boundary**

2.2.1.1.1.	Garages	-	1.5m
2.2.1.1.2.	Swimming Pools	-	1.5m
2.2.1.1.3.	Braai	-	1.5m
2.2.1.1.4.	Major Plan Form	-	4.5m
2.2.1.1.5.	Minor Plan Form	-	1.5m

2.2.1.2. **Side / Common Boundary**

2.2.1.2.1.	Braai	-	1.5m
2.2.1.2.2.	Swimming Pool	-	1.0m
2.2.1.2.3.	Garage	-	1.5m
2.2.1.2.4.	Major Plan Form	-	2.0m
2.2.1.2.5.	Minor Plan Form	-	1.5m

2.2.1.3. Provided - The height of the building measured externally is no more than 3.5m from the highest point to the NGL measured directly below it, and

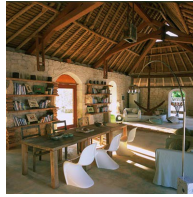
2.2.1.4. No overlooking features (including terraces) occur on the common boundary.

2.2.1.5. **Private, Public & Golf open Space**

2.2.1.5.1.	Balconies	-	3.0m
2.2.1.5.2.	Swimming Pools	-	1.0m
2.2.1.5.3.	Braai	-	1.5m
2.2.1.5.4.	Side Boundary Walls	-	3.0m
2.2.1.5.5.	Major Plan Form	-	4.0m
2.2.1.5.6.	Minor Plan Form	-	3.0m
2.2.1.5.7.	Lapa	-	1.5m

2.2.1.6. Double Storey

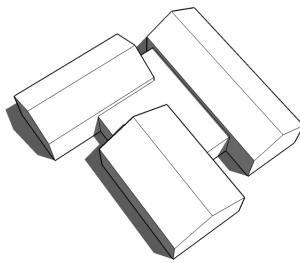
2.2.1.6.1. An additional meter must be added to the building lines for the upper storey of a double storey dwelling.



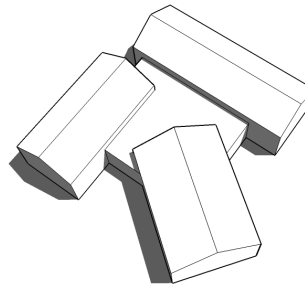
3. Built Form

The handling of the proportions, scale and articulation of the building forms, is crucial to the success of built environment within the Kalahari Estate. The aim of these guidelines is ensure that forms are seen as a series of smaller, less imposing buildings, connected by smaller elements, rather than large over empowering forms that stand out and dominate the landscape. Long unarticulated building forms should be avoided by incorporating varying setbacks of the building footprint.

3.1. Plan Shapes



Encouraged



Not allowed

3.1.1. Plan forms are to be composed of a single or series of rectangular major plan forms which are connected to one another, and are articulated with a minor plan element.

3.1.1.1. Major Plan Forms

3.1.1.1.1. These must be limited to a maximum width of 7.5m and 4.0m minimum width.

3.1.1.1.2. Major Plan elements should respond to the topography of the site and level changes are encouraged on sloping sites.

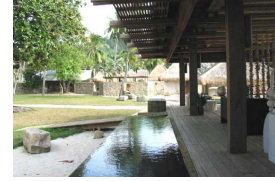
3.1.1.2. Minor Plan Elements: These will consist of the following:

3.1.1.2.1. Verandahs/Lean-to's

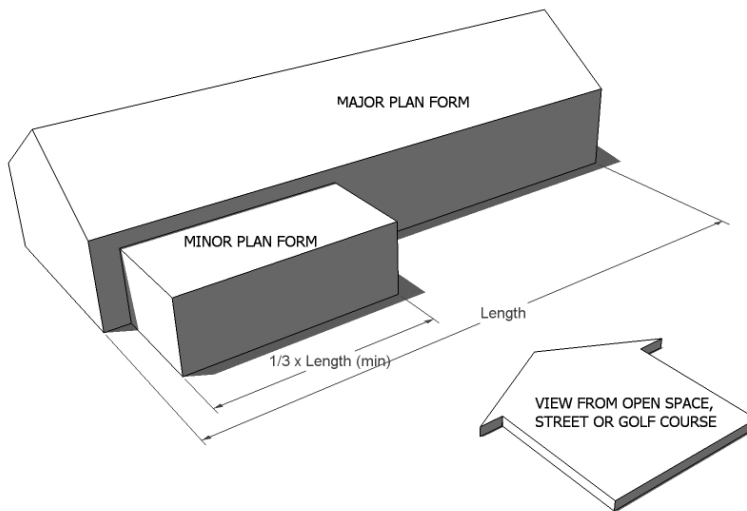
3.1.1.2.2. Chimneys

3.1.1.2.3. Concrete Roofs

3.1.1.2.4. Pergolas



- 3.1.2. Verandahs / Lean-to's will be limited in width to two thirds the width of the major plan form.
- 3.1.3. Verandahs and lean-to's will have roof pitches between 3° & 8°
- 3.1.4. The façade of any Major Plan element that fronts onto a street, golf course or open space, needs to be “treated” with at least 1/3 of its length with a “Minor Form” Element



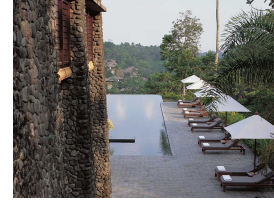
- 3.1.5. All houses must be articulated by a natural stone clad chimney. The fireplace of this chimney can be either internal or in the form of an external, built in braai. The chimney for this braai/fireplace is to be a minimum of 800mm wide, and will have a minimum length two times its width. There is no limit to the length of this fireplace. It is encouraged that the base of this fireplace / chimney is visible either from the street elevation or the golf course elevation.

3.2.Wall Heights

3.2.1. Maximum Height

- 3.2.1.1. No portion of the building will be 7.5m above the point of the natural surface of the ground, vertically below it. Chimneys are exempt from this restriction. The height of the chimney needs to be according to the local building specification and code.
- 3.2.1.2. Natural ground levels are considered as the levels documented on existing contour survey and indicated on the individual property

diagrams for each erf. Any deviation to be confirmed by a registered land surveyor.



3.2.2. Wall Heights

- 3.2.2.1. No vertical face or solid wall, be stone, plaster or glass, will be higher than 6.0m measured externally from the ground level below it.
- 3.2.2.2. The maximum height of a lean-to veranda element will be 3.5m above the natural ground level.
- 3.2.2.3. The ground floor finished floor level may not rise higher than 800mm above or below the natural ground level.
- 3.2.2.4. The minimum wall plate height for a single storey portion of a building will be 2.4m.

3.2.3. Double Storey

- 3.2.3.1. A double storey will be defined as any first floor above the ground floor, which has a floor to wall plate height greater than 1.8m
- 3.2.3.2. Only 50% of the footprint of the building may be double storey

3.3. Exterior Wall Finishes

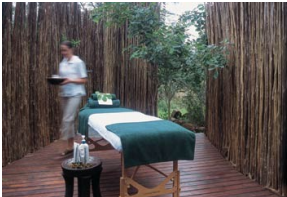
3.3.1. Specific Wall materials

- 3.3.1.1. Local natural stone is encouraged– any reference to stone work, clad or otherwise in this document, refers to natural stone. NO IMITATION OR MANMADE STONE CLADDING PRODUCTS ARE ALLOWED.
- 3.3.1.2. Chimneys to be clad in local natural stone
- 3.3.1.3. Plastered wall – only vertical brush texture, indiscriminate scratch texture or smooth plaster is allowed
- 3.3.1.4. Timber shiplap boarding, provided it is stained to retain the natural timber appearance (not painted)
- 3.3.1.5. No facebrick allowed
- 3.3.1.6. No quoining will be allowed
- 3.3.1.7. No metal sheeting as a wall material

3.3.2. Wall colours

- 3.3.2.1. wall colours should be muted earth tone colours to allow the buildings to blend into the natural environment. To this end no white or un-natural colours will be permitted that would make the building starkly contrast with the natural colours of the environment.
- 3.3.2.2. All external walls on an erf may only be painted one colour

- 3.3.2.3. No form of “paint technique” or other form of decorative painting will be allowed externally
- 3.3.2.4. No elements are allowed to be highlighted by the use of colours.
- 3.3.2.5. Refer to “Annexure A” for schedule of approved colours.

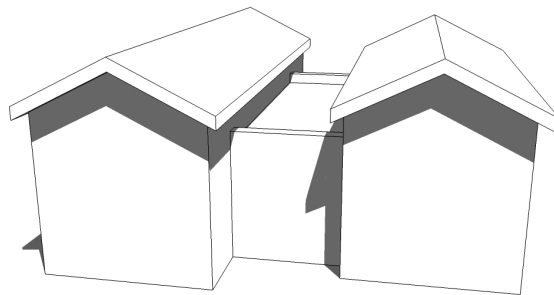


4. Roofs

4.1 General

Rooflines should vary in height and setback to reduce the apparent scale of the building and minimize their overall visual impact on surrounding development.

It is encouraged that major plan forms are roofed individually with concrete flat roofs and parapets linking them.



4.2. Roof Form

4.2.1. Dual Pitched Roofs over the Major Form

4.2.2. Pitches to be symmetrical in length and of the same angle on either side of the apex.



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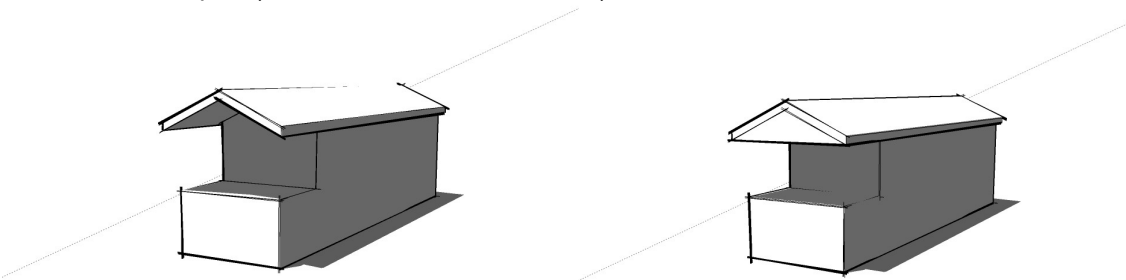
4.2.3. Roofs need to be of a pitch between 26° & 30° except for thatch roofs which need to be 45°



4.2.4. Roofs may be gabled or hipped, provided that there is not a combination of both.

4.2.5. Gable ends cannot be parapet walls (i.e. no Cape Dutch Style)

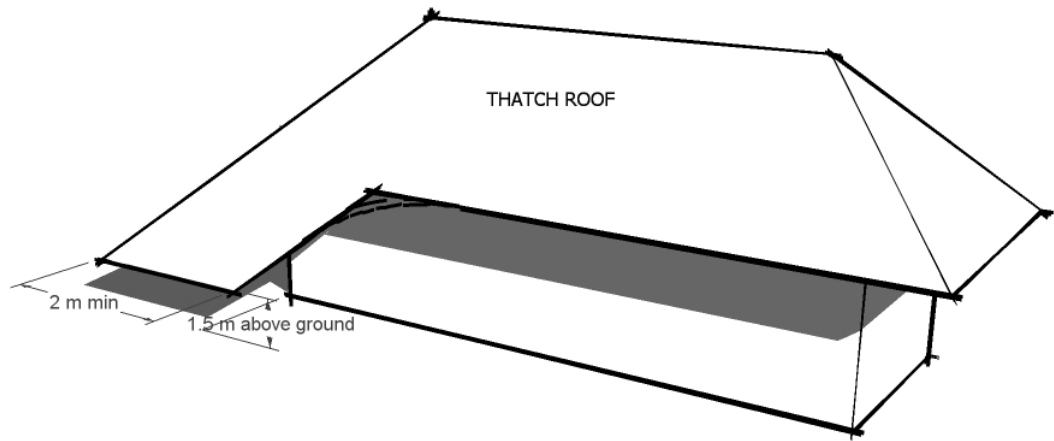
4.2.6. If a major plan form roofing element extends to cover terraces, the gable end must be open (i.e. soffit to follow line of roof)



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4.2.7. It is encouraged that portions of the thatch roof extend as close as possible to the ground to link the roof to other elements of the building and the earth. To ensure this the design of thatch roofs should incorporate at least one section of a minimum length of 2m that is a maximum of 1.5m higher than the natural grade directly below it.

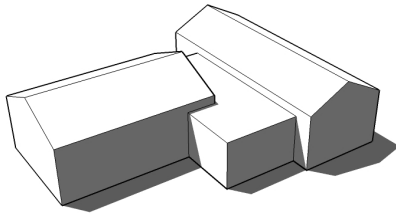
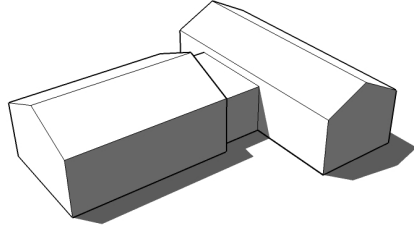


4.2.8. Lean-to / Verandah Roofs

- 4.2.8.1. Lean-to roofs need to be connected to major forms
- 4.2.8.2. Lean-to and verandah roofs are to have a pitch between 3° and 8°

4.2.9. Concrete Roofs

- 4.2.9.1. Flat concrete roofs with parapets should be used to connect major forms
- 4.2.9.2. Concrete flat roofs must be utilized between 2 major plan forms or 1 major plan form and a garage, and may not project beyond the line of the major plan forms.
- 4.2.9.3. The extent of the linking concrete flat roof element will be limited to 20% the footprint area
- 4.2.9.4. Linking Concrete flat roofs may be used as roof decks, provided they do not address neighbouring residential properties and screening may be needed to prevent overlooking.



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4.2.10. Garage Roof

- 4.2.10.1. Free standing or semi detached garages should be roofed with the same roof element as the major form or with a flat concrete roof concealed by the use of a parapet wall.



4.3. Roof Materials

4.3.1. Pitched Roof coverings may be:

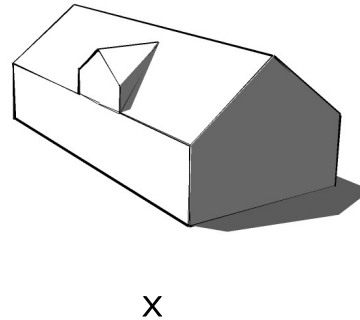
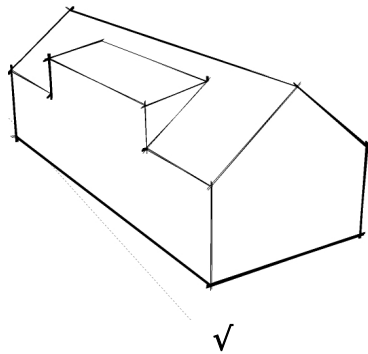
- 4.3.1.1. Natural Thatch
- 4.3.1.2. Natural Slate Tiles - colour to be the same gray tones matching thatch roofs. Samples of slate tile to be used to be approved by the committee, prior to installation. No slate fascias are allowed
- 4.3.1.3. Traditional Profile, pre-coated, corrugated metal sheeting.
- 4.3.1.4. All metal roof sheets to be single lengths (no end joints allowed).

4.3.2. Concrete Flat Roofs:

- 4.3.2.1. All Concrete flat roofs will be finished with a minimum of 13mm diameter washed local river pebbles or crushed local stone - at least 50mm thick.

4.4. Dormer Windows

- 4.4.1. Dormer windows should not be orientated to face onto a neighbouring property.
4.4.2. Only "lean to" shaped dormers will be allowed
4.4.3. No double pitched dormer windows will be allowed.



- 4.4.4. Dormer windows will be a minimum of 750mm high and at least 3x the height in length
4.4.5. Roof materials over the dormer will match that of the roof of the major plan form.
4.4.6. Dormer window colours and finishes must match the windows of the house.
4.4.7. Rounded thatch dormer roofs are allowed provided they are "lean to" type dormers.



4.5. Skylights

- 4.5.1. Skylights in pitched roof elements should not be visible from the street, golf course or public open space.
4.5.2. Skylights are permitted on the flat roof concrete sections provided they are not the pyramid or dome type and are not visible from the street, golf course or open communal space.

4.5.3. Roof lights are to be set into the plane of the roof and must be of uniform size when used in the same roof plane. (refer to “windows” for illustration)

4.6. Gables

4.6.1. No parapets walls to gable ends are allowed (no Cape Dutch style)

4.6.2. The overhang on the gable end must project a minimum of 600mm

4.7. Eaves

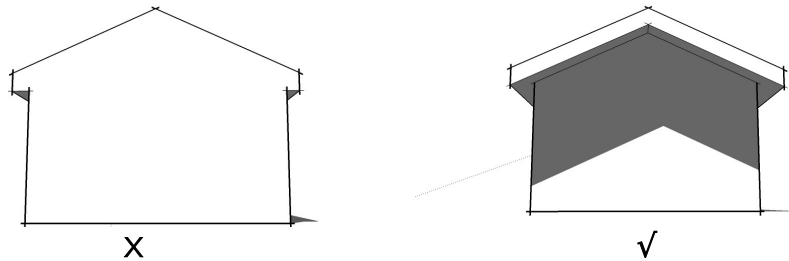
4.7.1. Wide overhangs are encouraged.

4.7.2. The minimum overhang allowed on sides other than gable ends is 600mm on all major plan forms.

4.7.3. Minor plan forms need a minimum overhang of 300mm

4.7.4. Fascia need to be in hardwood – painted or stained to match the roof colour

4.7.5. Eaves can be either exposed or concealed. If concealed on a gable roof system, the soffit on the closed eave must follow the same pitch as the rafter.



4.8. Parapets

4.8.1. Where parapet walls are used to conceal flat roofs the parapet may not project higher than 300mm above the finished level of the top of the finished roof surface, unless the parapet is to form the balustrade of a viewing deck.

4.8.2. Parapets need to be parallel with the finished floor level.

4.8.3. Parapet walls should be designed and constructed in a manner to appear as a solid, three dimensional form rather than a veneer.

4.9. Gutters

4.9.1. Gutters are optional, but where gutters are used, simple pre-painted aluminium watertight O.G. type or half round type gutters will be utilized. Gutters will match the roof colour.

4.9.2. PVC and fibre cement gutters are not permitted

4.9.3. Down pipes must be of the same material and make as the gutter and must be mounted flush or recessed into the wall.

4.9.4. Storm water run-off from roofs, must be dealt with on each and discharged under strict control onto an adjacent road or open space designed to receive this water.

