

## ARCHITECTURAL GUIDELINES

(Modimolle Municipal area, Limpopo Province, South Africa)

### INTRODUCTION

It is the intention of the Developers of the Kroonvlei Wilderness Estate to create an environment of quality by means of well-considered design and good architecture. We believe that exceptional long-term property investment value can be achieved on Kroonvlei Wilderness Estate by implementing design guidance of new houses by means of Architectural Guidelines and an active Aesthetics Committee (Kroonvlei Aesthetics Committee - KAC). Design guidance relates to the exterior appearance of buildings and structures. No restrictions exist on owners with regards to the interior layout, finishes and colours, as long as this has no negative impact on the exterior, or on the rights of owners of other properties.

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PLEASE NOTE THE FOLLOWING ANNEXURE

**ANNEX C** - Architectural Submission to KAC

**ANNEX D** - Building Rules and Regulations

**ANNEX E** – Material Finishes

**ANNEX F** – Architectural References

**ANNEX I** – Kroonvlei Architectural Village References

#### DESIGN CONCEPT

Basic, functional, lean and understated building form, which fits the landscape and climate with minimal visual impact. In all aspects, design of individual houses must fit the context of the site, taking into consideration the lay of the land and natural elements such as trees, rocks, viewing lines and visibility.

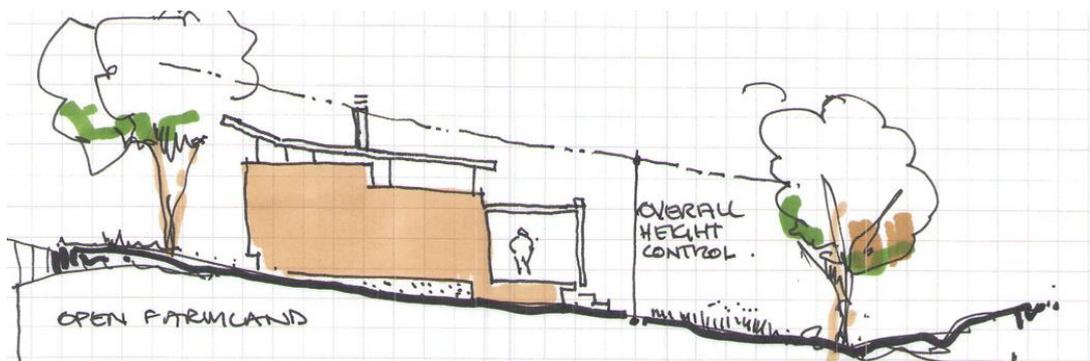
We say no to: busy architecture, senseless design, mock-afro, mock-anything, inhumane proportions, trendy affectations, pretentious palaces, Balinese, Tuscan, Provençal, Swiss, Georgian, Tudor, Spanish, Sardinian, Bushveld Lapa, and Thatch.

#### SITE BUILDING TYPES

At Kroonvlei Wilderness Estate, there are generally three types of site conditions, and these conditions will have an impact on the type of dwelling that may be built thereon.

Broadly these are:

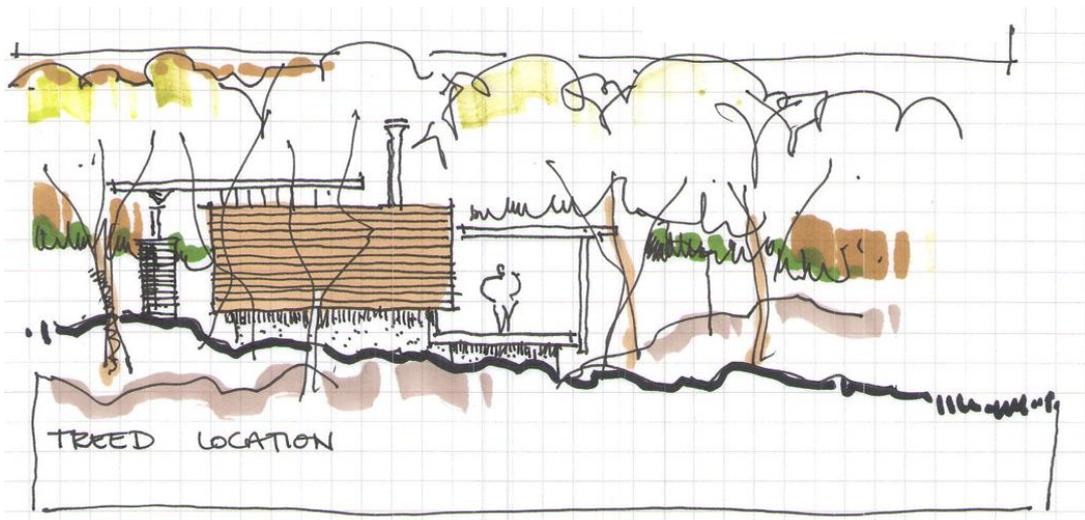
Open parkland sites, typically on sites of established farmsteads, and pre-disturbed areas;



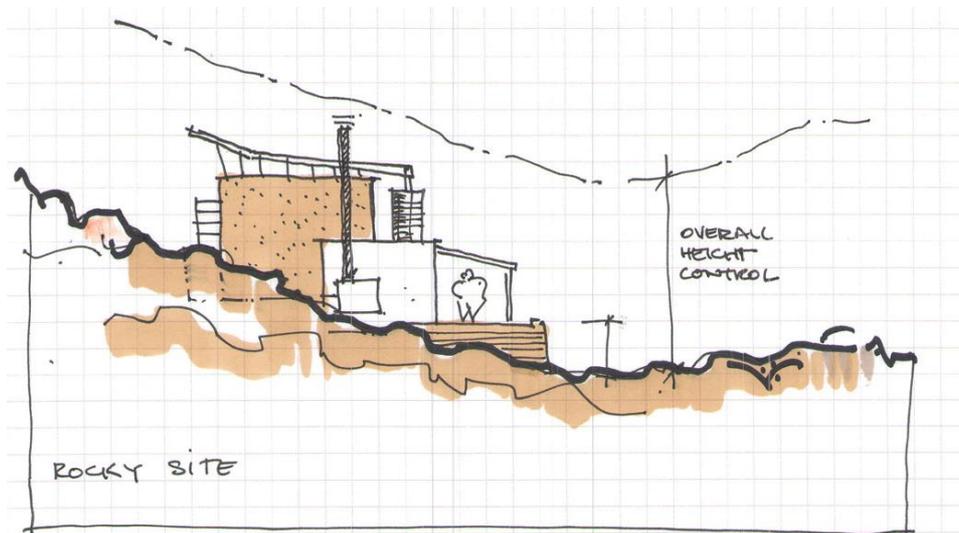
# KROONVLEI

WILDERNESS ESTATE

Dense vegetation, typically located in the kloof area.



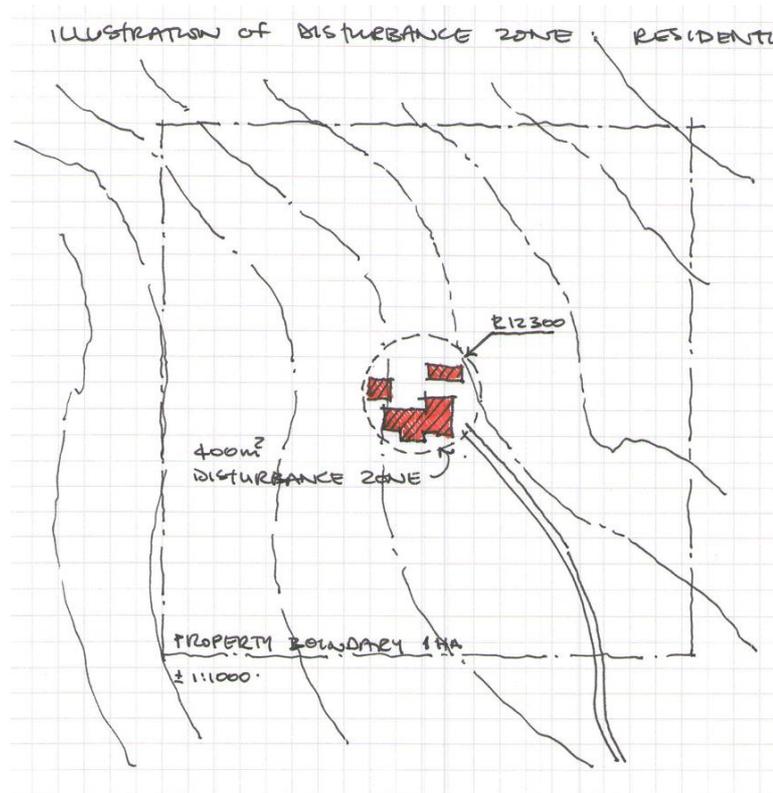
Sites with steep climbs and impressive views, terrain mainly in the ridges, with significant level differences across properties;



A. HOUSE DESIGN GUIDELINES

BUILDING CONSTRAINTS / HOUSE SIZE

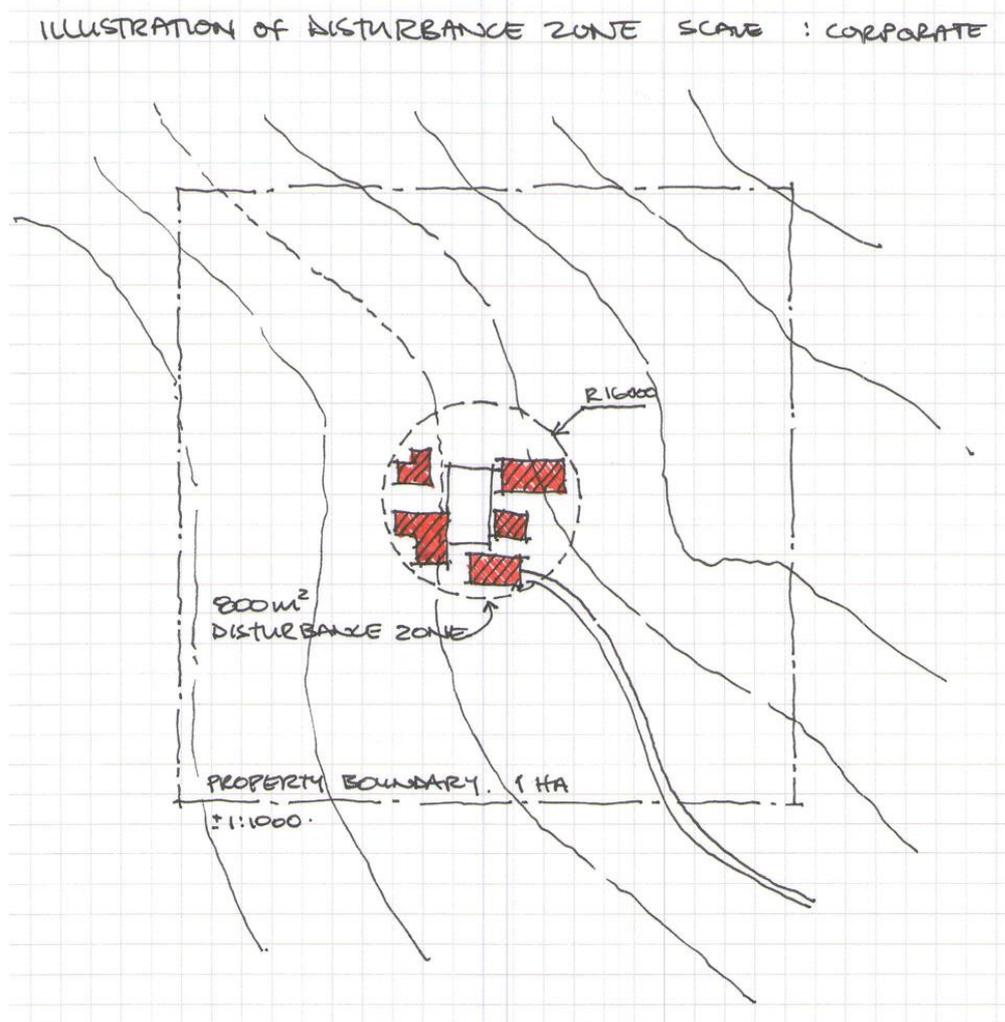
1. A maximum total developable floor area of 400m<sup>2</sup> and coverage of 10% is allowed on private game lodge properties. This is termed the development pocket in our Conditions of Establishment and consists of all your buildings, courtyard and outbuilding. (You are not obliged to have non-indigenous courtyards and may choose to develop a garden of indigenous grasses alone; however, you are obliged to plant indigenous trees only from our plant list on [www.kroonvlei.co.za](http://www.kroonvlei.co.za). The balance of your property must be left in an undisturbed condition, and must remain unfenced. Thus, a 10'000sqm stand with a main house on it may have, by way of example, a courtyard, garage and/ or guest cottage, providing they do not cover more than a total of 400sqm.



# KROONVLEI

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2. On the three corporate lodge stands the maximum total developable floor area is 800m<sup>2</sup> or a coverage of 20%.

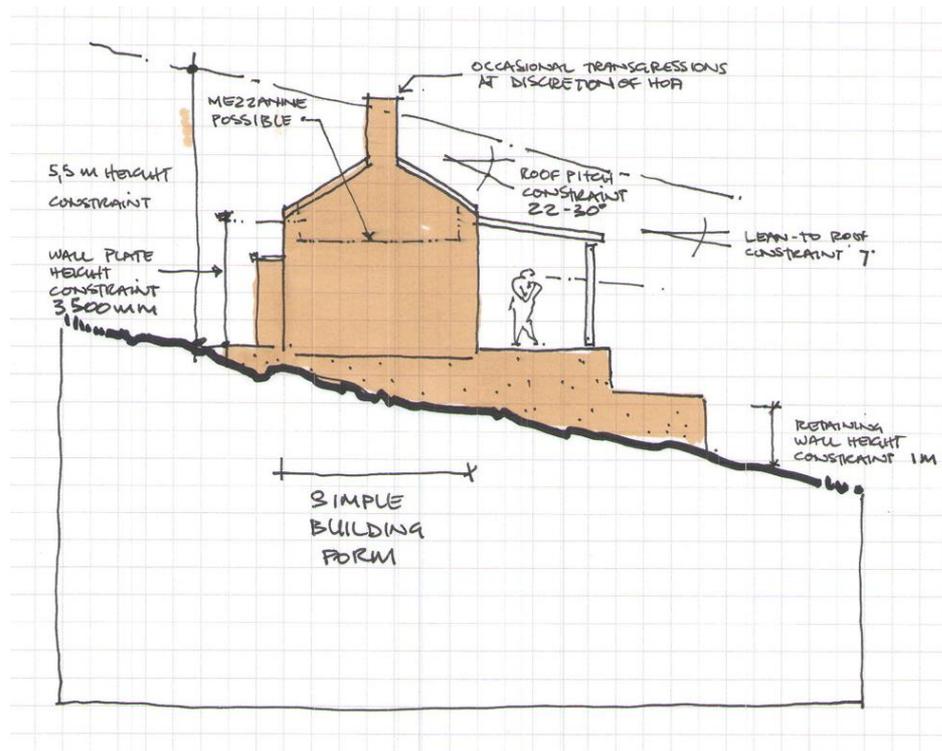


## BUILDING HEIGHT CONSTRAINT / SINGLE STOREY ONLY

3. Building heights are constrained by height and configuration of space in order to minimise visual impact. The guidelines in this section are aimed to control this, and further constraints may be requested by the committee if, in their opinion, the proposed design could cause a negative impact in this regard.
4. Houses must be single storey with a height restriction of 5.5 m to the apex of the roof. This will be measured in a plane parallel to the existing contours of the site. Because of the gentle slopes on Kroonvlei, sin-

gle storey houses will ensure that neighbours do not compromise one another's views. They will also better assimilate with the landscape.

5. Floor-to-wallplate/ceiling dimensions of the ground floor storey may not exceed 3,4m. Split-level configurations may be used, but must be designed as loft or mezzanine spaces and must fit into the overall envelope created by the foregoing guidelines. A loft is defined as room area within the roof space of which the side walls may not extend more than 340mm above its floor level.
6. The surface area of these spaces may not exceed 35% of the total footprint area of the house.
7. Occasional transgressions of this height restriction may be considered for split-level designs, elements such as chimneys, roof ventilators or similar items, where this does not create a visual disturbance and may be considered by the KAC on merit.



## BOUNDARY WALLS AND FENCES

8. The construction of boundary walls on boundaries or fencing of properties is not allowed. Houses must be designed in a manner that house exterior walls become boundary walls to spaces if so required.
9. Low site retaining walls may be used to manage levels, but may not exceed 1m from undisturbed ground level. Where low walls are used, these must be designed as an extension of the house walls. Sketch FT.

10. Not permitted: Pre-manufactured walling systems such as Loffelstein and Vibracrete. The use of electric fencing or palisade metal fencing is not allowed. Steel mesh fencing may not be used.

## PLANTS AND LANDSCAPING

11. Once the maximum developable area of a property is reached, the balance of the property must consist of and be retained as unfenced undisturbed natural veld.
12. Any planting, landscaping or rehabilitation of land following building must be done with indigenous vegetation, endemic to the area, sourced from the Indigenous planting list supplied by the KAC.
13. Not permitted: No Garden or other sculptures, recreational equipment, garden tools, children's toys, post boxes, art, craft, or any other object attached or placed in, on or around the exterior of the house, stand or on the driveway.

## ROOFS

Pitched or flat roof design and construction may be used. (See **ANNEX E** – Material Finishes)

### Pitched roofs

14. Roof pitches shall be of a consistent angle, at 22 degrees minimum, 30 degrees maximum, except for the roofs of verandas or lean-to structures, which may drop to 7,5 degrees.
15. Roof shape must be simple, symmetrical double pitched shaped. The use of hipped, mansard, or similar roofs are not allowed.
16. Roof coverings shall be manufactured from corrugated profiled metal roof sheeting, supplied pre-painted in approved colours: Volcanic Grey or Dark Dolphin as supplied by Chromadek, Colorbond, Colomet, or similar.
17. The following roofing material is not allowed: concrete, terracotta, clay roof tiles, shingles, or similar material not in accordance with the KAC sample boards.

### Flat roofs

18. Flat roofs may be used in conjunction with pitched roofs. Exposed flat concrete roof area must be covered with a layer of washed gravel spread over waterproofing material in accordance with common building practice to avoid creating visual disturbance to neighbours.

19. Where roofs are not covered with gravel, exposed waterproofing must be finished with acrylic roof paint or similar to reduce visibility. No silver coloured roofing material or isolation material may be used. Colour: Dark Dolphin.

#### Green roofs

20. The construction of flat roofs covered with a planting medium is encouraged. It is recommended that a succulent-type planting medium is selected for minimal maintenance.

#### Roof ridges, verges and fascias

21. The colour of fascias, ridges, gutters, flashing, edging, barge flashing and any other roof fixture must match that of the roof.
22. Roof ridges to be constructed using standard ridge capping to match roofing material. Mono-pitch roof edges must be finished with a simplified small barge flashing.
23. Verges and fascias must be constructed using simple minimalist detailing techniques.

#### Roof elements

24. The use of roof elements is alien to the intended architectural character of Kroonvlei and therefore not allowed. Examples of these roof elements are: cupolas, turrets, finials, weather vanes and flag poles.
25. Ventilators may be used, but only as a functional part of the roof.

#### Dormers, roof windows and roof lights

26. The use of dormers, roof lights and windows are subject to individual site conditions and approval will relate to privacy, overlooking of neighbours, and aesthetic concerns.
27. Windows may not occupy more than 30% of the roof plane, with a maximum of 2 per surface, and not to exceed 1200mm in width.
28. The use of roof windows is subject to approval. Only simple, flat surface roof lights may be used. Dome, pyramid, or other faceted shapes may not be used.
29. Colour of these frames and flashings must match the colour of the roof tiles.

#### DOORS & WINDOWS (See **ANNEX E** – Material Finishes)

30. Material: Windows, doors, frames and casement frames may be manufactured from powder-coated aluminium or suitable hardwood. (See colour chart on wood stains and aluminium windows ANNEX E).

31. Sandblasted, frosted or grey tinted glass must be used for privacy control. Window proportions to be rectangular with a vertical proportion. A general proportion of 1:1.8 H:V is recommended. Variations on this guideline may be considered on aesthetic concerns.
32. All windows smaller than 680x680 may be square.
33. Placement of windows must always take into consideration the privacy concerns of neighbours.
34. Burglar bars: may only be fitted internally.
35. Not permitted: Mirror-tinted or similar excessively reflective glass shading on any windows.

#### BALUSTRADE AND RAILINGS

36. Material: painted mild steel configured in a simple pattern, painted in an unobtrusive colour to be approved.
37. Clear safety glass may be used in unobtrusive positions, i.e. inside openings, and behind railings.
38. Not permitted: Ropes, chains, tensioned cables.

#### PERGOLAS

39. A pergola will qualify as surface area added to the allowable coverage in terms of developable area.
40. Material: timber or square section painted mild steel structure of substantial proportions, with a flat top section.
41. Covering: may be closely spaced wattle battens, hardwood purlins, or any other appropriate material if sufficiently concealed by fascias on sides and ends. Shadow cloth is not allowed.

#### EXTERNAL STAIRCASES

42. Material: may be brick, concrete, timber or square section painted mild steel structure that must remain unroofed.
43. The positioning of any staircase may not impact on privacy of neighbouring properties.
44. Area under staircases may be enclosed and utilised for storage, etc.

#### CHIMNEYS & FIRE PROTECTION

45. Chimney design to be detailed clearly on plan submission to KAC.
46. No decorative features or fixtures such as weathervanes may be added or fixed to chimneys.
47. Steel chimneys: MS and stainless steel finishes may be used. Only fixed cowls may be used. The KAC may request that the top level of cowls must be lowered below adjoining chimneys.

48. All chimneys to be provided with a spark arrestor. This must be inspected annually for efficiency.

#### AERIAL & SATELLITE DISHES

49. All aerials and satellite dishes must be located below the roof line in an unobtrusive position.

50. Satellite dishes must be manufactured from transparent polycarbonate.

51. All satellite dishes with a diameter greater than 70cm are to be wholly concealed from public view.

#### SIGNS & LETTERING

52. Naming of individual houses is not permitted. House numbers but must be integrated in the house design and sized no bigger than 40 x 40cm.

#### EXTERIOR LIGHTING

53. Exterior lighting design must follow a “dark sky” policy to avoid light pollution, and to reduce potential nuisance to neighbouring owners.

54. Exterior lights must use energy saving armatures, such as LED, CFL or similar. The aim of exterior lighting design should be to provide soft illumination of an area, i.e. to create a pool of light, without creating an awareness of the light source.

55. Exterior light armatures must be fitted with hooded screens, and lantern type fittings to be fitted with frosted or sandblasted glass panels to limit light pollution.

56. Limited levels of illumination must be provided at house entrances and front doors.

57. Not permitted: No Garden lights are allowed.

#### EXTERNAL WALL MATERIAL (See ANNEX E – Material Finishes)

58. Walls must be finished in a plain manner without applied decoration.

59. All wall finishes and material types must be specified on submission of plans to KAC. The KAC reserves the right to request the manufacture of sample panels prior to approval.

60. Recommended construction and finishes. The following finishes are recommended for use:

- a. Stone of a consistent colour, sourced in a sustainable manner and approved colour and style (sample to be submitted to Aesthetics Committee for approval.)
- b. Natural local building stone, or stone harvested from local excavations may be used in accordance with conventional building practice for wall areas, building elements (i.e. chimneys) and building plinths, but may not exceed 20% of the total surface area finish on an elevation.

- c. Bagged plaster on flush-jointed stock brick walls, plastered or painted in an earthy palette (Refer to more colour palettes ANNEX A).
- d. Wood in an approved colour range (sample to be submitted to KAC for approval.) Please note that wood must be stained a very dark colour.
- e. Smooth plastered brick walls finished with pigmented cement paint, PVA exterior quality paint, or integrally coloured plaster. (Refer to more colour palettes ANNEX A).
- f. Approved fair-face brickwork with flush-plastered joints in a conventional stretcher- or Flemish bond.

Not permitted: No simulated or reconstituted building stone whatsoever, unapproved face brick; excessively textured plaster, i.e. Tyrolean plaster, “Mexican” plaster, “Sardinian” plaster, etc. Art, craft, or any other object attached to the exterior walls. The use of quoins, rustication, decorative moldings and similar decorative plaster techniques or applied elements, site moulded or pre-cast, is not allowed.

#### APPROVED EXTERIOR COLOURS (See **ANNEX E** – Material Finishes)

- 61. House colours and application may only be selected from the KWE colour palette. This will be made available on request and can be downloaded from the web site [www.kroonvlei.co.za](http://www.kroonvlei.co.za)
- 62. This colour selection from the KWE palette must be included in the application to the KAC, and must clearly state the proposed colour of all visible elements, including walls, roofs, windows, doors, flooring, tiles, paving, pergolas, etc. The KAC will provide a preliminary approval, with final approval being done on site. Once construction has commenced, samples of these colours must be applied on site, and the KAC approached for final approval before proceeding.

#### OUTBUILDINGS

- 63. The construction of free-standing outbuildings and other service structures must be minimised, and must be contained within the area of disturbance.

#### STAFF ACCOMMODATION

- 64. Staff accommodation may be provided, but is limited to one room.

#### COURTYARDS

65. Building configurations that reduce the visual bulk of a house by creating separate linked structures, possibly linked by courtyard spaces is encouraged. Accommodation may be distributed across the disturbance zone in various buildings on the stand, linked by walkways and low walls across courtyards.
66. The courtyards will serve several purposes:
  - a. Creating opportunities for the integration of landscaping and enclosed spaces;
  - b. Creating private spaces that may contain intimate personal spaces such as exterior showers, bathing areas, play space, entertainment area, etc,
  - c. Thermal sinks to create micro-climatic, passive benefit.

#### YARDS

67. All houses must have a kitchen yard or enclosed area to store refuse bins, for screening of washing lines, gas bottle storage and similar service activities.
68. Refuse bins to be of an approved vermin and baboon proof type.
69. The design configuration of the yard area must be sensitively integrated into the overall site planning to take into account the possible impact on privacy and noise on all surrounding properties.

#### PARKING, DRIVEWAYS, GARAGING, CARPORTS & PAVING (See **ANNEX E** – Material Finishes)

70. Two parking spaces must be provided at each house.
71. Vehicle garaging may be designed as a free-standing structure, to complement the spatial configuration of the buildings on the site.
72. Where two doors are positioned adjacent to each other, they should be of similar vertical height and positioned a minimum of 340mm apart.
73. Driveways must be located on the site in a manner that retains the natural features of the site, and to acknowledge the contours, trees, rocks, etc. It must be designed to minimize the total hard surface area by paving essential areas only. The use of permeable paving material is encouraged to reduce impact on storm water flows as well as groundwater recharge.
74. The use of the following paving material is suggested for the construction of roads on individual properties:
  - a. Rock spoil recovered from excavations, laid on a soilcrete/concrete base;
  - b. Concrete strip roads, pigmented evenly with oxide colourant or similar to match soil colour;
  - c. Clay brick paving laid on a soilcrete/concrete base in strips;
  - d. Approved permeable pavers and concrete grass blocks planted with indigenous veld grass.

75. Garage doors and material type must be specified on submission of plans to KAC. The KAC reserves the right to request the manufacture of sample panels before approval.

#### ENERGY EFFICIENT DESIGN

76. The use of passive design strategies is encouraged to reduce energy usage. Building orientation, appropriate solar gain and shading, passive ventilation, thermal massing, and insulation of the building envelope, are all common strategies that assist in this regard.
77. The use of mechanical services must be limited to the essential and selected for energy efficiency.
78. No electrical supply is available at Kroonvlei Wilderness Estate. If required, homeowners must generate their own electricity by alternative means. This could be by means of a photo-voltaic installation, linked to an inverter and battery, or similar technologies.
79. Sanitary hot water may be generated through use of a solar collector, or an instant LPG gas heater. LPG Gas could be used for food preparation or water heating.

#### SWIMMING POOLS, SPLASH POOLS, SPA'S etc

80. The construction of swimming pools, splash pools and spas on stands are not allowed. Communal pools close to clustered development pockets may be constructed.

#### WATER STORAGE

81. Each house can / must make provision for a minimum of 1 000 liters of rain water storage for use either as garden water or to integrate into the house potable water system.
82. Water storage facility may not exceed a height of 2m.
83. The best place to store water is underground, but tanks may be integrated into the design of the house or screened inside a yard.

#### STORM WATER CONTROL & MANAGEMENT

84. The positioning of structures should endeavour as far as possible to minimise impacting on the site's natural rainwater runoff patterns.

#### GOOD IDEAS TO CONSIDER

85. Elevated foundation to better manage unwanted wildlife and insects in your home.

86. As we don't allow vehicles to go beyond the home owners' stand, it's advisable to invest in alternative ways to explore the farm other than by foot. These options include mountain bikes, off road electrical Segway or electrical golf carts. We recommend that you incorporate a store room to keep either of these options safely stored. They are not allowed to be left lying loose on the property. A bicycle stand is nice to have for visiting neighbours and prevents bikes damaging your exterior and interior walls and structures. Segway or electrical golf cart store rooms need facilities for recharging, possibly linked to a dedicated solar collector panel.
87. Incorporate hooks and outdoor structures to accommodate hanging of hammocks in and around your house.
88. Outdoor showers with privacy.
89. Fire pit or braai area, on the "stoep" or patio which is fire safe.
90. A design that is easy to maintain and clean.
91. Pergolas, and or shaded parking make great areas to incorporate unattractive solar panels into your design if you opted to have a pitched roof as part of the design of your main dwelling.

## B. MAINTENANCE OF PROPERTIES

### SITES

- Owners are expected to maintain the growth of veld grass on their property adjacent to all vehicle paths and built structures in accordance with good fire management principles, the season of year, and the guidance provided by the KAC in this regard.
- Owners are required to provide a Fire Hose Reel in a clearly marked, accessible position at each house.

### HOUSES, OUTBUILDINGS AND OTHER STRUCTURES

- Owners are expected to maintain the exterior of houses and properties in a clean and attractive state.
- The KAC will evaluate the condition of houses and their properties on an annual basis, or ad-hoc if a problem becomes visible, and will advise owners considered to be in default of attending to problems. They will be expected to address and resolve issues within a period of 12 weeks, failing which the KAC reserves the right to rectify the situation at the owner's cost.

## C. DEVELOPMENT PROTOCOL (See **ANNEX C** - Architectural Submission to KAC & **ANNEX D** – Building Rules and Regulations)

## GENERAL

1. No construction work, land clearance, site establishment or preparation may start without express written approval thereof by the KAC's Aesthetic Committee.
2. The KAC must be informed of all planned construction work prior to commencement, following which the KAC will advise in writing of appropriate procedures to follow.
3. All outstanding levies, fees and similar costs payable must be settled with the KAC before any submissions will be considered.
4. Approval of submissions will be valid for a period of six months. If substantial progress has not been made with works, this building approval will lapse, and applications must be resubmitted to the KAC for renewal or re-approval. In this occurrence, any approval fees and deposits paid will be forfeited to the KAC.
5. Building approval fees paid to the KAC is not refundable.
6. A certificate signed by an engineer shall state that he/she has studied the relevant geological report and that he/she has prescribed the necessary safety measures according to the geological conditions of the buildings and the site as well as installation of the wet services. Such certificate shall be submitted together with the building plans. On completion of the building he/she must certify that all his/her specifications have been met.
7. All building and structures to be erected shall be made subject to the provision of the Development Guidelines. Any amendments to the said document, as may be affected and approved by the owners' association, are also subject to these guidelines.
8. Building plans shall only be submitted to the Municipality for final approval once the said plans have been evaluated and approved by the Home Owners' Association.
9. The recommendations and guidelines as set out in approved environmental management plan shall be reflected in the building and landscape plans.

## D. AESTHETICS COMMITTEE

1. An Aesthetics Committee will be formed consisting of a Developer, nominated architect (Thomashoff + Partner architects) and a landscape architect to judge both building and site development plans against the Architectural and Landscaping guidelines.
2. With any application for building or structure development, a minimum of three copies of all drawing sheets with building plans and site development plans must be submitted to the Aesthetics Committee for approval.

3. One copy will be retained of each drawing by the KAC. The Remaining copies will be endorsed with the approval of the Aesthetics Committee and returned, with a stamped approval thereon and/or appropriate comments, to the stand owner. The approval may be conditional, in which event the stand owner must re-submit the conditionally approved plans to the Aesthetics Committee for endorsement that all conditions have been fulfilled.
4. Once the building plans and the site development plans have been approved by the Aesthetics Committee, the stand owners must submit the building plans to the Local Municipality for approval. No construction may commence until the plan approval process has been completed by the Local Municipality.
5. A copy of approved Municipal Plans must be lodged with the Aesthetic Committee or KAC prior to commencement of any work on site.

#### E. APPROVED ARCHITECTS

1. It is the intention that a high standard of architectural design will be promoted on Kroonvlei Wilderness Estate. In order to ensure continuity of design and quality, the KAC will provide a list of approved architects who may submit plans for consideration to the KAC. These architects have the status of approved architects.
2. Architectural guidelines will be monitored by the aesthetics committee and plans will be scrutinized for adherence to the guidelines. The Aesthetics committee shall have the right to reject submissions that they judge as unsuitable, even if they do adhere to the guidelines.
3. The approval process is subjective, and the design review process can involve design suggestions with the aim to improve the overall quality of the development.
4. The details of the approval process are detailed elsewhere.
5. A once-off scrutiny fee shall be payable by the OWNER to the KAC for submission of plans. This rate is currently R3500 (September 2014). Fees will be reviewed on an annual basis by the KAC. Owners must obtain the latest figures payable from the KAC.

#### F. MINOR PROJECTS

1. Minor work to houses may be exempt by the KAC from the submission process, provided a full disclosure of work is made to the KAC prior to commencement with work. The following are examples of these:

- Repainting of exterior, where an approved colour palette, as maintained by the KAC and as referred to elsewhere in this document, is used;
- Installation of new signage, window shutters, and other architectural fixtures;
- Installation of satellite dishes, solar panels, air conditioning units, or other similar mechanical items where this is in compliance with recommendations elsewhere in this manual;
- Minor interior remodeling that will have no impact on the exterior, and does not involve any changes to existing openings, windows or doors.

## G. SITE PLANNING

### BEACON AND BUILDING CERTIFICATES

1. The owner shall obtain at own cost from a registered land surveyor, confirmation of the following site information:
  - 1.1. Location of corner pegs
  - 1.2. Location of centre “disturbance peg”
  - 1.3. Datum levels for ground floor level and any first floor levels (where applicable)
2. This information is to be submitted together with plan approval application.
3. Following approval, and during construction, the following levels must be certified in accordance with the approved plan by the surveyor:
  - 3.1. Level of ground floor;
  - 3.2. Level of highest point of roof;
4. Any other level requested as part of ongoing approvals by the KAC.

### GEOLOGICAL / STRUCTURAL INTEGRITY

5. A qualified structural/geotechnical engineer shall be appointed to inspect the site and provide guidelines to ensure structural safety and integrity, as well as appropriate site storm water drainage and installation of wet services, taking into account the Kroonvlei Geotechnical Report of geological conditions on site compiled by Louis Kruger Geotechnics CC.
6. Certification of appointment and compliance must be included with submission of plans to KAC for approval.

## H. SITE LAYOUT CONFIGURATION

## SITE DEVELOPMENT PLAN

All owners must submit a Site Development Plan for approval, which includes detail of the area of disturbance, the footprint of all planned development, including boundary walls, terracing, landscaping - hard and soft, parking, paving, wet service connections and locations, external lighting, etc. Where relevant, heights and levels of structures must be indicated in relation to local datum levels. These aspects are elaborated on below.

## SITE CONSTRUCTION MANAGEMENT

1. The construction zone, short term material & plant storage, temporary ablutions and any other construction-related arrangement are to be indicated on a separate site plan as part of the submission for approval, and should be in compliance with the Environmental Management Plan (EMP) of the Estate.
2. All stands must have an approved site plan which includes a basic landscaping layout with all trees shown. It is strongly recommended that a landscape architect is employed alongside the architect in order to coordinate house and garden design from the outset.
3. Please note that external lighting should be kept to a minimum and that only low mounted down lighting is permitted. Suale crossings must be detailed and presented to KAC for approval.

## I. AREA OF DISTURBANCE

1. Design of individual houses must take into consideration the lay of the land, significant natural elements such as trees, rocks, viewing lines, visibility, as well as technical constraints of material, and building services. In order to minimise the impact of development on the natural environment, areas of disturbance and development footprint must be kept to a minimum.
2. The allowable area of development must be contained within an area of 800m<sup>2</sup> measured in a radius of 16m from a central point to be indicated on site by the developer or his agent. This area must be indicated on the SDP to be submitted as part of the approval process.
3. The area of disturbance will exclude the access portion of a driveway, but include parking areas, turning circles or excessive areas of paving. Planned driveways must be clearly indicated and specified during Site Development Plan Submission.

## J. HOME UNDERTAKINGS

Should the owner obtain consent for home undertaking, the following conditions shall form part of the consent:

1. A person practicing an occupation must occupy the dwelling house.
2. The practice of such occupation may not, to the sole discretion of the Municipality, cause any nuisance of any nature whatsoever nor disturb the amenity of the area.
3. No goods may be exhibit, displayed or stored without the written permission of the Municipality.
4. The use of not more than 25% of the floor area of a dwelling is permitted to be utilized as a home undertaking.
5. Not more than two employees in maintenance or support roles, or two agents, may be employed.
6. No shops may be operated from outbuildings or dwelling houses.

#### K. LEGAL

1. The KAC/developer's agent reserves the right to request any changes to the design or construction required in their opinion to establish and preserve the intended character and aesthetic quality of Kroonvlei Estate.
2. The KAC reserves the right to make interim changes or alterations to this document from time to time.
3. This document should be read in conjunction with the latest version of the National Building Regulations, currently SANS 10400, including SANS 10400XA as well as the general provisions of the Modimolle Land Use Scheme of 2004. In the event of conflicting information between these, applicants must seek clarification in writing from the developer's agent/KAC. These questions will be addressed within 30 days from receipt.
4. Note that the existence of transgressions of aspects of these Guidelines will not be considered as a precedent to apply for similar exemptions on other properties.
5. The decision of the KAC in any matter will be considered final, and no correspondence will be entered into between parties regarding decisions taken.

#### L. BUILDING TIME LIMITS

1. All new work must be started within 6 months of approval of Municipal plans and completed within the time period allocated by the KAC upon approval.
2. After the expiry of time limits, a new submission will be required.

#### M. INFRINGEMENTS & PENALTIES

The KAC reserves the right to raise penalties by means of a daily levy to ensure compliance with these Guidelines.

#### **KAC (Kroonvlei Aesthetics Committee)**

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Email: hildeke@mweb.co.za

**KWELOA (Kroonvlei Wilderness Land Owners Association)**

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**KWELOA BANK ACCOUNT:**

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ACCOUNT NUMBER: 6253 4214 169

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