



WILDE PAARDE

— COUNTRY ESTATE —

ARCHITECTURAL GUIDELINES

VERSION 1
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1. DESIGN PRINCIPLES

This document is intended to provide continuity of the built fabric by controlling and regulating the use of materials, form arrangement, architectural elements and colour. The objective is to create a harmonious architectural aesthetic with a distinctive feel resulting from a modern interpretation of the vernacular of the Boland.

These guidelines serve to establish a high standard of quality lifestyle and to protect property values for the residents and property owners alike.

Special attention, during design, should be paid to limiting the interference of neighbours rights regarding view, unsightly structures and privacy.

2. BUILDING PLAN APPROVAL

2.1. GUIDELINES

All building plans must be prepared in accordance with these guidelines and comply with the Drakenstein Municipality and National Building Regulations (SANS 10400).

2.2. SUBMISSION

All building plans must be submitted to the controlling architect or managing agent for scrutiny and aesthetic approval prior to final municipal submission.

2.3. FEES

Fees for Plan Scrutiny will be available from controlling architect or managing agent.

2.4. PLANS

Owners and their architects are to submit a copy of the sketch plan and site plan to the controlling architect or managing agent, to be checked and who will report back on any amendments, if required.

These sketch plans are to contain details of the following (whichever is applicable to the proposed dwelling) :

- Air Conditioning Units
- Boundary Walls (front, rear and side walls)
- Concrete Deck / Balcony (design detail)
- Erf Contours and Storm Water drainage details
- Main Roof including fascias and barge board
- Pergola, Verandah Roof or Lean-to Roof
- Sewerage
- Solar Heating (position and piping)
- Swimming Pool and position of Pool Pump
- Window and Door Schedule (to include Garden Gates)
- Building Lines, Coverage and Heights

2.5. LOCAL AUTHORITY APPROVAL

On written Approval of the sketch plans, final drawings can be prepared for submission to the Drakenstein Municipality. The final submission plan must be submitted to the controlling architect or managing agent to be checked and stamped as approved accordingly.

Please note: The Local Authority will not scrutinize unstamped submission drawings. Any changes made to the plans after it was stamped by the HOA, must be resubmitted for approval by the HOA.

3. CONTROL OF BUILDING WORKS

3.1. OWNERS RESPONSIBILITIES

To ensure that the contractor is aware of and complies with all the rules, regulations and responsibilities contained herein as fines will be imposed, on individual aspects of non-compliance, without warning. Fines will be at the discretion of the HOA. The owner will remain responsible for payment of these

finer. To recover these fines from the relevant Contractors, remains the sole responsibility of the owner.

Kindly Note: This fine is not a once off penalty, 7 days will be allowed in which to comply, after which another fine will be imposed. After the second fine the Managing Agent can contract persons to effect compliance and hold the owner responsible for costs or alternatively, access to the Estate could be denied to the contractor.

3.2. CONTRACTORS RESPONSIBILITIES

To provide the Managing Agent with any documents to determine the qualifications of the contractor to build in the Estate and to adhere to all the rules and requirements for the Estate and Local Authority and Building Regulations.

4. COMPLETION OF PROJECT

4.1. COMPLETION CONDITIONS

The project will be deemed to be complete once the following conditions are met

- All building, plumbing, painting and electrical work is completed.
- All builders rubble, temporary toilet and building materials removed from site.
- If, per the plans, a boundary wall exists it must be complete and painted.
- Gutters and down pipes have been installed and are per guidelines.
- Pavement lawn or garden and front lawn planted.
- All paving and storm water systems are installed.
- All gates and yard walls to hide air conditioners and sewage piping etc are installed.
- Certified copies of the electrical, plumbing, roof and occupation certificates have been submitted to the managing agent.

All building work on new erven (houses) must be completed within 12 months from the site establishment or commencement of construction.

Any building alterations, new walls and swimming pools must be completed within a 3 month period.

Extensions to these periods can be applied for with the HOA. Failure to finish within the agreed periods, can result in building penalties as determined by the HOA.

5. SITING CONTROLS

5.1. ZONING

The estate area is zoned for single residential use only No sectional title units.

5.2. COVERAGE

5.2.1. Maximum Coverage

Maximum coverage is 50% of the site area inclusive of garages, covered verandahs, patios and balconies.

5.2.2. Minimum Size

Minimum ground floor area (footprint) to be constructed including garages is 120m².

5.2.3. Double Storey

If a double storey is being constructed, the first floor area can be 100% of the ground floor footprint.

5.2.4. Basement Area

Basement areas are limited and may not extend beyond the ground floor footprint.

5.3. BUILDING LINES

Street Building Line = 4m Side and Rear Building Lines = 2m

No structures can be built within these building lines except for boundary walls and fences. Swimming Pools can be positioned within these building lines as per 6.60 and Local Authority Regulations.

5.4. HEIGHTS

A maximum height of 8m as measured from natural ground level to the wall plate of the roof and a maximum height of 10m to the ridge of the roof will be applicable to all double storey buildings.

Single storey buildings may not exceed 6.5m from natural ground level to the ridge of the roof but shall have a minimum wall plate height of 2.850m above finished floor level.

5.5. PLAN, FORMS, SCALE AND PROPORTION

5.5.1. Plan forms

Plan forms must be composed of rectangular forms.

5.5.2. Garages

Garages must form an integral part of the residence , or if its separated, be attached to the main house by means of a habitable structure. This will also apply to Domestic accommodation. Garages can have a pitched or flat roof. If a Garage has a flat roof the roof profile must be screened from the street view by a parapet or Facade Wall.

5.5.3. Storeys

A maximum of two floors will be allowed. The second storey can be 100% of the ground floor footprint.

5.5.4. Scale and Proportion

All buildings must be of relative scale and sound architectural and geometric proportion.

5.5.5. Specific Architectural Style & Period copies to be excluded

- Cape Dutch
- Tuscan
- Spanish
- Post Modern Elements

6. ARCHITECTURAL DESIGN CONTROLS

6.1. ROOF FORMS

Roofs of all main structures should be double pitched and simple in shape.

6.2. SPECIFIC STYLE EXCLUSIONS

- Parapet Gables
- Hipped Roofs
- Mono-pitch Roofs
- A-Frames
- Mansard Roofs

6.3. GABLE ENDS

Gable ends are allowed with the roofing material extending beyond the gable ends terminating with typical verge closures. A maximum width of 8m will be permitted.

6.4. VERANDAH ROOFS

Verandah, Patio and balcony roofs will generally be lean-to's at the prescribed pitch but subject to the following provisions:

- Simple square columns on solid foundations to be constructed to support roof if support walls are absent.
- Level parapet walls to be erected between wall structures if present or above columns to conceal view of roof.
- All to be plastered and painted to match exterior walls.
- Box gutters to be installed and be sealed by specialist. Special care to be taken to ensure size of gutter is adequate to evacuate rain water.
- Waterproof Rhinoboard or Nutec ceilings to be installed and painted.

6.5. CONCRETE ROOFS

Concrete flat roofs may only be integrated as a secondary roof element and its use should be limited to linkage structures between the main pitched roofs.

The top surface to be waterproofed by a specialist and ceiling areas plastered and painted.

Concrete flat roofs will be limited to 30% of the whole and are only allowed on the ground floor level. These roofs must have level parapet walls and will be plastered and painted to match exterior walls.

6.6. MATERIALS:

6.6.1. Roof Tiles

No roof tiles are allowed.

6.6.2. Roof Sheeting

Only Charcoal Colourbond Corrugated interlocking sheets are allowed. No plain or painted sheeting.

6.6.3. Specific Exclusions

Shade netting as Carport Enclosures

6.7. PITCH:

6.7.1. Double Roofs

All Double Roofs must have a pitch of 30°

6.7.2. Verandah Roofs

All verandah or lean-to roofs to have a min pitch of 3°

6.8. EAVES:

6.8.1. Allowed Eaves

All Eaves on Double Roofs to have a min overhang of 300mm

6.9. FASCIAS, BARGE BOARDS AND GUTTERS:

6.9.1. Allowed Fascias

Nutec or timber hardwood fascias planed with painted finish and nutec barge boards to match roof sheeting.

6.9.2. Specific Exclusions

Victorian profile fibre cement

6.9.3. Gutters and Downpipes

Gutters and down pipes must be mounted flush on fascia boards and walls. Only seamless aluminium, pre-finished gutters and down pipes to match roof and windows colour will be allowed.

6.9.4. Downpipes

All down pipes must be linked via underground piping to discharge rainwater onto street which forms part of an underground sewer system via grated storm water gullies and drains.

Kindly Note: Where properties slope away from the street it might be necessary to come to an arrangement with neighbours to link into their

system to ensure drainage. Storm water drainage and detail to be indicated on plans.

6.9.5. Specific Exclusions

- Fibre Cement Gutters
- UPVC Gutters
- Mild Steel Gutters

6.10. CHIMNEYS

All chimneys for Braai's must be constructed as per National Building Regulations.

6.10.1. Build

All chimneys for Braai's will be of masonry construction, plastered and painted or of bagged brickwork.

6.10.2. Flue Pipes

All Flue pipes from indoor fireplaces to be Stainless Steel.

6.10.3. Specific Exclusions

- Fibre cement Flue Pipes
- Whirly bird type extractors

6.11. EXTERNAL WALLS

6.11.1. Build

All exterior walls will be masonry cavity wall construction, plastered and painted.

6.11.2. Finish

Plastered and painted.

6.11.3. Features

Bagged brickwork feature walls are allowed.

6.11.4. Colour

Colours must reflect earthy tones. No bright colours will be allowed. Textured paint finishes preferred. Refer to Managing Agent for specific Colour Codes.

6.11.5. Boundary Walls

Walls to be plastered and painted with bagged brickwork allowed facing the street with a maximum height of 2.0m.

6.11.6. Specific Exclusions

- Exposed concrete blocks
- Imitation Stone
- Spanish plaster
- Ornate mouldings and detailing
- Fibre cement cladding
- Timber logs
- Corbelling at roof eaves
- Quoining or rustication
- No plaster bands around palisades or external boundary walls

6.12. WINDOWS & DOORS

6.12.1. Window Frames

Window frames to be powder coated aluminium only to match roof sheeting colour.

6.12.2. Proportions

Windows are to be of rectangular shape, square windows to be avoided where possible.

6.12.3. Window Panes

Clear glass panes are encouraged.

6.12.4. Window Types

Window types may consist of vertical or horizontal sliding windows or casement.

6.12.5. General

Burglar bars are discouraged, but where applied, simple rectangular designed units, internally placed, will be allowed.

6.12.6. Door Types

Sliding, sliding folding or stack doors, french doors, combination of side and fan lights will be allowed.

6.12.7. Garage and Gates

Sectional overhead or tip-up garage doors with horizontal pattern will be allowed. Yard gates to be galv. steel and painted to match window/roof sheets.

6.12.8. Specific Exclusions

- Chevron or vertical pattern doors
- Integrated window design
- Ornate or carved doors
- Cottage pane

6.13. VERANDAHS, PERGOLAS AND BALCONIES

6.13.1. Verandah Roofs

Verandah with lean-to roof sheeting, min 3°

Alumimium Louver verandah roof system will be allowed at the discretion of the HOA.

6.13.2. Verandah Supports

Verandah supports should generally be plain square columns, plastered and painted. Where walls are present they may be utilized.

6.13.3. Pergolas

Pergola structures must either be constructed in natural hardwood with expressed steel connectors, or similar to galv. mild steel columns and beams. Steel to either be painted or powder coated to match colour of window frames. Wooden posts and aluminium structures will also be allowed at the discretion of the HOA.

6.13.4. Specific Exclusions

- Decorative wrought iron / cast aluminium supports
- Victorian broekie lace
- Period imitations
- Ornate design
- Diagonal, curved or netting balustrade
- Timber deck balconies

6.13.5. Balconies

Balconies are not allowed to protrude into any building line zone.

6.13.6. Balcony Design

Balconies may consist of a solid structure with either solid brick, aluminium or frameless glass balustrade.

6.14. BOUNDARY WALLS, FENCES AND YARD WALLS

6.14.1. Street Boundary Walls

Street boundary walls are not to protrude past the front facade of the Dwelling or front facade of the Garage, or closer than the 4,0m street building line, with a maximum height of 2,0m from natural ground level.

6.14.2. Fencing

Simple metal powder coated Clear View fencing on its own or between masonry walls and pillars, plastered and painted, with a maximum height of 2.0m from natural ground level will be allowed along all side and back boundaries bordering public open spaces.

6.14.3. Hedges

Densely planted shrubs as boundary demarcation is encouraged.

6.14.4. Yard Walls

Kitchen yard walls must be constructed , plastered and painted masonry walls to a maximum height of 2.0m from natural ground level. Wash lines, garbage bins, air conditioners, gas containers etc. must be positioned behind these walls and may not be visible from the estate roads.

6.14.5. Public Open Space & Green Belt Walls

Walling along public open spaces may only be the approved Clear View Fencing on its own or with low plastered and painted base wall with plastered and painted pillars. Overall height may not exceed 2.0m. Solid Walling will be allowed for 50% of the property boundary length to screen entertainment area's.

Densely planted shrubs can be used as a screen

6.14.6. Specific Exclusions

- Pre-fabricated concrete walling systems
- Sheet material
- Wire fencing
- Barbed Wire fencing
- Log type fencing
- Any twists and bends in metal work
- Any forms of decorative metal work

6.15. SWIMMING POOLS

6.15.1. Design and Position

Swimming pools may be of any shape or design and should be positioned in the ground, preferably, at the side or rear of the house, away from the street front.

6.15.2. Pumps

Filtration units must be so located as not to cause a disturbance to neighbours and must be concealed within a pool pump room or other type of enclosure.

6.15.3. Fencing

Pool enclosures must comply with National Building Regulations and be of simple design not exceeding 1.2m in height.

6.15.4. Backwash

Backwash pipes to be connected to the sewerage system of the dwelling.

6.15.5. Boundary Position

No pool edge may be located closer than 1.5m from any side or back boundary.

6.15.6. Specific Exclusions

- Porta plastic pools

6.16. DRIVEWAYS AND PAVING

6.16.1. Material

Driveways must be paved or cobbled and be grey or of one approved colour.

6.16.2. Parking Spaces

Driveways are to be used as parking spaces for visitors.

6.16.3. Specific Exclusions

- Grey concrete paving slabs
- Slasto / crazy paving
- Multi coloured designs

6.17. LIGHTING

6.17.1. External Lighting

External lighting should be sensitively positioned without negatively impacting on neighbours properties.

6.18. COLOURS

6.18.1. External Colours

External colours must reflect earthy tones. No bright colours will be allowed. Textured paint finishes preferred.

7. MISCELLANEOUS

7.1. GENERAL

All changes/additions/renovations must be submitted to the HOA for approval PRIOR to commencing work.

7.2. PIPES

All waste and soil pipes must be concealed within walls or ducts and not be visible on the exterior of the buildings above boundary/kitchen yard walls nor from the street. All ducting on exterior of building e.g. for air conditioning etc. to be painted same colour as walls.

7.3. AERIALS

Aerials and satellite dishes are to be mounted as inconspicuously as possible and preferably away from the street facade.

7.4. SOLAR PANELS

Solar heating panels must be placed flat against the roof surface, preferably out of the view from the road and must blend with the roof colour.

7.5. AIR CONDITIONING UNITS

Air-conditioning units must be well concealed and not visible from the street.

Air-conditioning units cannot be mounted on roofs. Air- conditioning units wall-mounted higher than 0.5m above NGL or visible from the street front, must be enclosed with ventilated louvre encasement.

Generally, encasement material and colour must match the wall mounted on. Steel may also be used, provided that it is either painted or powder coated to match the colour of the wall mounted on. A combination of timber, Nutec boards, aluminium and/or steel may be used.

The design of the encasement should be simple, discreet, without any ornate detailing, and not distracting from the overall design of the building. The

orientation of the louvres should be horizontal. Timber, aluminium or steel slats are to be 50mm wide, and spaced 75mm centre to centre (25mm gaps between slats).

7.6. BINS

Refuse bins must at all times be located within the kitchen yard enclosures.

7.7. YARDS

Washing lines, dog kennels, gas bottles etc. must be located within the kitchen yard. Gas bottles up to 9kg may be kept inside the house. Above 9kg must be stored outside the house as per NBR. Gas installation must have a installation certificate from a registered installer.

7.8. CARAVANS, TRAILERS, BOATS, ETC

Caravans, trailers and boats must be housed behind a garden gate and not stored in the driveway.

7.9. SIGNAGE

Signage during building projects are encouraged but is not compulsory.

7.10. STAFF ACCOMMODATION

No staff accommodation may face the street, and all such accommodation must be contained and intergrated into the main structure of the house.

7.11. HOUSE NUMBERS

Home owners are to ensure that houses are numbered.

7.12. OUTBUILDINGS

No outbuildings, wendy houses or sheds etc.

7.13. GABION WALLS

Gabion wall are allowed with HOA consent.

7.14. GEYSERS

Geysers must not be externally visible i.e. must be internal to the house and concealed in roof space.

7.15. EXTERNAL WATER RESERVE TANKS

Water reserve tanks must be well concealed and not visible from the street. Water tanks should be concealed by a brick screen wall or similar screen used for air-conditioning units. Water tanks may only be placed on or below natural ground level, and may not be mounted on roofs or any other elevated structure.

7.16. AMENDMENTS TO GUIDELINES

The HOA and Managing Agents reserve the right to Review and Amend any regulations from time to time.