**TABLE OF CONTENTS**

**EXECUTIVE SUMMARY**

**INTRODUCTION**

**SITE INFORMATION:**
- General Locality
- Site Plan
- Cadastral Site Plan
- Rendered Site Plan

**DESIGN FRAMEWORK:**

**BASIC LIMITATIONS:**
- Unit Descriptions
- Building Forms
- Building Alignment
- Basements
- Coverage & Building Lines
- Building Platforms & Alignments
- Datums & Site Levels
- Section Heights & Final Floor Levels

**BASIC LIMITATIONS:**

**DETAILED DESIGN CRITERIA:**
- Building Widths
- Roof Forms
- Permissible Roof Angles
- Materials Allowed
- Flat Concrete Roofs
- Roof Windows
- Roof Detail & Trims
- Basic Building Forms
- Verandahs, Balconies, Pergolas & Decks
- Building Materials
- Windows & Door Openings
- Chimneys & Structural Elements
- Garden Walling, Fences & Courtyards
- Swimming Pools & Water Features
- Garages
- Hard Surface Materials
- Driveways & Parking
- Entrance Paving
- Pedestrian Access
- Outbuildings & Servants
- Quarters
- Services
- Noise
- Colour Palette

**LANDSCAPE GUIDELINES:**
- External Lighting Policy
- Garden Ornaments /
  Secondary Elements
- SOFT LANDSCAPE ELEMENTS
- Site Clearing
- Irrigation
- Signage
- Planting Character

**PLANT LISTS:**
- Groundcovers,
  Geophytes, Restios / Grasses,
- Climbing Plants & Lawn
- Environmental, Recycling & Solar
- Heating
- General Notes
- Typical House Plans & Elevations
- Based on the Manual: UNITS 1-10
- Typical House Plans & Elevations
- Based on the Manual: UNIT 14
- Typical House Plans & Elevations
- Based on the Manual: UNITS 11-13, 15-21

**SUMMARY OF PROCEDURES & CONTROLS:**
- Approval Scrutiny
  Procedure for Building Plans & Landscape Plans

**CONTACT INFORMATION**

### 1. EXECUTIVE SUMMARY

**WELCOME TO KLEIN WELGEMEEND ESTATE**

Set against the mountainside on Boyes Drive in Lakeside, Klein Welgemeend Estate provides the discerning home owner an intimate living experience, with spectacular views across False Bay to the east and Table Mountain National Park to the west. The estate comprises the remainder of the original farm Klein Welgemeend together with the historic homestead which will be retained and preserved. Klein Welgemeend Estate has been designed to maximise the sloped nature of the site, creating homes which will benefit from the views and provide the home owner with a secluded haven within each garden. The architectural approach utilises clean and contemporary forms in a layered manner together with a mix of natural materials and colour, which will guide the interface between interior and exterior, creating an easy relationship with the similarly layered and textured landscape. The landscape design approach is integral to the character and aesthetic of the estate, focussing on complementing the architecture. The common areas of the estate will be designed in a manner reflective of the architectural style with the use of formal planting areas in bold form and colour and a strong backbone of street trees. The public open space will be designed to provide a natural retreat from the urban environment, a forested stream with natural ponds, mulched pathways and seating areas, all surrounded by indigenous vegetation. The design manual sets down building and aesthetic
controls which, seen in the correct light, will enhance the built form and environment, improving both lifestyle as well as property values. It also takes account of the private open space between buildings which are extensive and will be landscaped to soften and integrate buildings with the site. To ensure that the spirit and intent of the design manual is appropriately responded to, the external form and mass, together with materials will be strictly controlled and the emphasis will be on integration whilst obviously the internal style and finish is to the owner’s discretion and taste.

It is an unusual consideration in this form of community living on estates that “you own the inside of your house and the outside of your neighbour’s house.” These controls are to be understood on the basis that their intention is to protect the individual asset of each owner and the greater community as a whole.

2 INTRODUCTION: GENERAL PRINCIPLES OF DESIGN CONSTRUCTION

The Klein Welgemeend Estate consists of the original homestead which is to be retained as a home for the Smith family, 10 pre-designed contemporary units on the south-east boundary and 11 freestanding houses which will be bound by the design and landscaping principles contained in this manual. The entire estate will be secured by means of high quality fencing and surveillance monitoring which has been carefully researched and developed by one of the top security consultants in South Africa, Mr Renford Brand of Independent Security Consultancy. Communal areas include a landscaped buffer zone with a natural stream system to the south-west and the use of the “historic” croquet lawn (now to become a “landscaped village green”), which was part of the original estate and which will be upgraded for use by all residents.

In general the intention is to define the “scale, proportion, height and range of materials” of the houses and encourage use of verandahs and pergolas as a means of layering the buildings. A simple and clear set of principles, guidelines and controls have been formulated to achieve this. The emphasis is on unity, symmetry and harmony in an appropriately scaled manner. Simple rectangular forms, refined and robust details as well as controlled scale and proportion are intended in order to achieve a unified architecture appropriate to this setting. All buildings must comply with the guidelines and controls set out in the manual in addition to the Municipal and National Building Regulations. The development and project team will ensure that the spirit and intent of the design manual is maintained throughout the development process.
3. SITE INFORMATION: GENERAL LOCALITY

The site is located below Boyes Drive in the Cape Peninsula overlooking False Bay and the Hottentots Holland Mountains in the distance to the north-east. It is 35kms from the centre of Cape Town and 45kms from Cape Town International Airport with easy freeway access to both. The site forms the lower slopes of the mountain chain behind Boyes Drive and virtually all the land behind Boyes Drive is part of the extensive Cape Peninsula National Park. There is easy access to the mountain chain via a monitored pedestrian security gate. Extensive landscaping will form part of the re-development of the site and the existing water catchment area to the southwest will be developed into an indigenous forest area with articulated water catchment zones and spill overs together with mulched walkways for the benefit and use of all residents. The prevailing winds in the summer are from the south-east and in the winter from the north-west. Rainfall occurs mainly between May and September.

SITE ANALYSIS DRAWINGS

The following/opposite diagram/s contains the basic site information both technical and descriptive. The information is vital in ascertaining basic data for any consultants working on the property and this information is available electronically and can be emailed to any clients as required.
Architectural and Landscape design manual
4 DESIGN FRAMEWORK: UNIT DESCRIPTIONS
Units 1-10 are pre-designed and will be built by a reputable building company for the home owners. Units 11-21 are subject to the controls of the design manual.
Of significance in terms of the controls for units 11 to 21 are the following:
- Each site has a specific “building platform”. No building work may take place outside the building platform and no walling or fencing is permitted outside of this platform. The general security is provided by the Estate. There will be no “definition” of the boundary edge.
- Each and every dwelling within its platform will be subject to a setting out datum which may not be altered under any circumstances. The datum will refer to the garage levels and the principle living room level.
- Each and every dwelling shall further be subject to height limitations in relation to the basic datum.
- Each and every dwelling shall further be subject to width restrictions for mono pitched roofs and maximum widths of flat roofs.
- Each and every dwelling shall be subject to a maximum floor area on ground and first floor.

5. BASIC LIMITATIONS: BUILDING FORMS
The basic building forms are to be “clean and contemporary” taking the form of lean-to roofs running with the slope of the landscape (except in the case of units 1-10 on the lower and flatter forward slopes) and abutting flat roofed components. Whilst there are limitations on verandahs and pergolas in terms of areas, the “layering” of the building with single and double storey pergolas and decks is encouraged so that the opportunity to break and mask the built form is maximised.

BUILDING ALIGNMENTS
No buildings are permitted to sit skew to their common boundaries and all buildings are to maintain a common alignment with each other, as per the site plan indications in this manual.

BASEMENTS
Basements are permitted in all cases provided they in no way affect the datums of any part of the structure and provided they are “bona fide” basements with no external windows. They are in no way to affect adjoining ground levels by lowering them to achieve natural light. Basements must fall directly under the house footprint. The design and execution of basements is the entire responsibility of the home owner.

COVERAGE & BUILDING LINES
Coverage is dealt with in terms of the sub division application and will be limited by the area allowances in the preceding table. The building lines are subject to compliance with the general provisions of the platforms. See next page for Table of Areas

BUILDING PLATFORMS & ALIGNMENTS
In order to achieve a sense of order within the development building platforms have been put in place to ensure that there is a sense of “interrelatedness”. All buildings are to be constructed within these platforms – these positions are binding and not negotiable.

Notes
1. Over and above the platform, an additional allowance of one third of the common boundary length is permitted at ground or first floor, which must be alternated.
2. Building lines for the one third are restricted to 1.5 metres on the south west and 2.5 metres on the north east.
### Architectural and Landscape design manual

<table>
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<tr>
<th>PORTION NUMBER</th>
<th>HOUSE TYPE</th>
<th>GROUND FLOOR AREA</th>
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<th>LOWER GROUND FLOOR AREA</th>
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<th>GARAGE</th>
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The above table of areas represents the maximum permissible buildable area per floor for each unit.

**NOTES:**
1. Later enclosure of verandahs will not be permitted if the general area provisions are exceeded with the exception of units 1-10 where the ground floor verandahs may be enclosed with an approved frameless glass system.
2. Double storey verandahs will be measured as if they are single storey verandahs in terms of the area provisions.
Pools and garden features outside of the platform are subject to the special consent of the controlling architect, the landscape architect and the HOA and in these instances will need to be discretely handled and respect the privacy of the adjoining sites. The houses proposed are also to conform with the general alignments indicated on the rendered site plan on page 7 to form cohesive “built edges”. Garage positions have been determined on the site layout drawings, together with datums and may only be altered at the discretion of the controlling architect and landscape architect and any expense that may arise in connection with this would be to the individual’s account.

**DATUMS & SITE LEVELS**

In order to further achieve this sense of order within the development, all buildings are given a prescribed datum. All houses will be required to conform to these datums and the project surveyor will be required to attend and sign off at the following stages:

1. Attend on the first set out and confirm levels.
2. Verify that wallplate heights are in accordance with the drawings.
3. Issue a certificate of compliance in terms of the finished floor, eaves and ridge heights on completion, which must be lodged with the controlling architect and the developer.

In the event that ground conditions make the achievement of the above datums difficult, a maximum adjustment of 350mm either side of the datum will be considered. The granting of the leeway is not a right and will be considered in relation to the effect it may have on an adjoining owner and more importantly will be reviewed in terms of the cohesiveness of the general built landscape of the site. The datums have been carefully considered weighing up an enormous amount of data covering engineering road levels, existing survey data and a balance of cut and fill on all properties.

In the case of portions 19, 20 and 21, a relaxation upwards of the living room datums may be granted (see under optional floor levels for the above units).

Any amendments to the datum require sign off by the controlling architect, landscape architect and the developer. The general design intention with regard to all building work cut into the landscape and all buildings are to be integrated into the cut and fill, never sitting directly adjacent to a cut with nominal space behind.

**NOTES:**

1. Datums may be raised or lowered by 250 mm

See over for Datums & Site Levels table
Each building will have to conform to the datums in the table above, measured from the finished floor levels.

<table>
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<th>PORTION NUMBER</th>
<th>HOUSE TYPE</th>
<th>GARAGE DATUM</th>
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SECTION HEIGHTS & FINISHED FLOOR LEVELS
In order to limit the vertical scale of the buildings within the development maximum building heights have been put in place. See diagrammatic cross section for maximum height limitations.

Each building will have to conform to the maximum height limitations indicated on the cross section above. These levels will be measured in relation to the site datums.

BUILDING WIDTHS
In order to achieve control over the massing of the buildings specific limitations on building widths have been put in place. See diagrammatic cross section for maximum width limitations.

Each building will have to conform to the maximum height limitations indicated on the cross section above. These levels will be measured in relation to the site datums.
**ROOF FORMS**

In order to achieve a cohesive and coordinated architectural style roof forms are to follow the general slope of the site and are to be mono pitch in their nature with a limited range of angles and specific ratios between flat roofs and pitched portions. Every effort is to be made to minimise the impact of buildings on the site and the use of verandahs, pergolas & “vertical gardening” is recommended and indeed required. The controlling architect reserves the right to limit the extent of “bare facades” and will make recommendations in instances for the masking and screening of components of the design with mixtures of lattice, mesh, bar, fin and trellised elements.

For the permissible roof angles to mono pitch roofs, refer to diagrammatic cross section.

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**6. DETAILED DESIGN CRITERIA**

**Materials allowed**

The permissible roofing materials and colours are:

- Zincalume Kliplock roofing system
- Volcanic Grey

**Flat Concrete Roofs**

Flat concrete roofs are permitted and a necessary component of dealing with the abutting lean-to roof construction methodology but with a maximum upstand beam height of 350-500mm. Ideally wherever practicable and possible flat roofs are to be planted and where not planted they are to be filled with grey quarry stone or flake.

**Roof Windows**

Roof windows are permitted provided they align with the roof plane.

**Roof Detail & Trims**

In general detail and embellishment is not permitted and clean and simple roof lines are to be preserved. Detail and trim are encouraged more dynamically in the form of framed/planted screens incorporating decks in places as referred to above.

---

*Also the images on the right are very low res*
BASIC BUILDING FORMS
The following cross section sketch gives a clear indication of the basic building forms permitted. You will find reference to all the fundamental considerations that govern the general design constraints for the site. The overriding principle is to align the houses with the contours and boundaries of the site and minimise their intrusiveness in the landscape and further to break monolithic forms into a series of composite roof forms of appropriate scale. House forms must be simple utilising an interplay of composite forms offset by flat roofed sections, decks and screened/planted frames. Roof forms play a dominant role in establishing a cohesive architectural language and creating a sense of unity. As every attempt is to be made to ensure an integrated development on completion any submission that works against the spirit of the manual will be rejected.

VERANDAHS, BALCONIES, PERGOLAS & DECKS
Verandahs in general are encouraged as a means of layering the more contemporary design style on the Estate. They do nevertheless have area limitations. Framing of facades may be extended across the facades in some cases but exclude the verandah component where the verandah area allowance has been reached. Verandahs may not be enclosed at a later date if the enclosure in any way constitutes an increase in the maximum permissible floor area in terms of the Estate design manual. Verandahs have a minimum width of 1100mm. Balconies at a first floor level are acceptable but covered by the area allowances in the manual. Pergolas inside the building platform area do not have an area restriction but may not be enclosed or covered at a later date. Retractable awnings may only be used under pergolas and all canvas/awning material to be plain in greys or whites and no stripes are permitted. Decks inside the building platform area do not have an area restriction provided they do not create obvious overlooking problems for adjoining owners.
BASIC BUILDING FORMS
The basic structural framework is to consist of framed concrete, or framed steel components with infill panels or loadbearing brickwork. The framing or screening components are to consist of painted steel sections or weathered/stained hardwood. Materials that are permitted for the basic structural framework are:
• Framed concrete structures.
• Framed steel structures.
• Loadbearing brick structures.
• Stonework with recessed plaster joints.
• Plasterwork with a limited colour palette.
• Weathered hardwood i.e. Teak/Balau.
• Vertical/horizontal corrugated Chromadek or Zincalume sheeting.

Materials that are permitted for the framing elements are:
• Square, channel or H section steel painted.
• Weathered hardwood i.e. Teak/Balau.
• Stained hardwood.

Materials that are permitted for providing screening to the external framing elements are:
• Latte.
• Weathered hardwood i.e. Teak/Balau.
• Tubular, square or angular painted metal sections.
  In some cases the scale of these elements may be controlled.
• Punched metal panels. In some cases the scale of these elements may be controlled.
• Tensioned wire cables.
• Natural timber or trellis work detailing.
WINDOW & DOOR OPENINGS
Windows and doors are only permitted in aluminium and are to be within the range specified in the colour palette. In general window and door proportions are restricted to a vertical format where on an exposed wall plane. Large horizontal openings are to be masked generally with lightweight framing or screening. No reflective glass will be permitted.

ALUMINIUM COLOURS:
Matt silk grey ITC37044
Matt Dark Umber Grey ANP 3057
(Interpon powder coatings available from Inducote)

ALUMINIUM WINDOWS AND DOORS:
No timber doors and windows will be permitted with the exception of front doors which may be decorative timber doors. For all painted steel works the colours are to match the above colours but may be lightened/white at 10% or darkened/black at 10%.

CHIMNEYS & STRUCTURAL ELEMENTS
Chimneys on external walls are significant design elements and need to conform with the general intent of the design manual which is to maintain clean and simple lines. All flues above first floor wallplate level may only be constructed in metalwork and only turbo cowls will be permitted. All exposed flues and cowls to be in stainless steel. In principle the only form of garden walling enclosure permitted

GARDEN WALLING, FENCES & COURTYARDS
In principle the only form of garden walling enclosure permitted is on the building platform. No perimeter walling on any erf is permitted. The only form of boundary definition permitted is as part of the landscaping design to be handled by the Estate landscape architect. Walling outside of the platform in instances where required to define access between house and garage is permitted but is to remain secondary to the soft landscaping of the site. The height of any such walling in this case may not exceed 1200mm. Fencing is similarly permitted only to the building platform and the materials permitted for fencing are:
- Horizontal or vertical “latte”.
- Horizontal or vertical Balau square edged planks.
- Galvanized, unpainted mesh screening if appropriate.
- 1200mm high Palisade fencing to match the Estate fencing.

Generally all fencing is not to exceed 1200mm. However in the case of privacy requirements or screening of yards, the height may be 1800mm. Courtyards are only permitted as an extension of the building and within the building platform. These are to be plastered as per the house or as per fencing above. Kitchen yards likewise are to be attached to the house. Refuse to be taken daily to the main refuse room.
SWIMMING POOLS & WATER FEATURES
Swimming pools are required to be within the building platform as are water features. The maximum area of any swimming pool shall be 30sq.m. In some cases consideration will be given to these items being placed outside of the building platform provided that they have no impact on adjoining owners and are suitably screened and planted. Swimming pool fences are discouraged in favour of nets or pool covers and will subject to approval. In the event that fencing is used, it is to conform with the Estate fencing profile as previously mentioned. Swimming pool pumps must be screened from view as well as suitably enclosed to minimise noise impact on adjoining owners.

DRIVEWAYS & PARKING
Driveways and entrance paving shall consider the Estate's road reserve landscaping, making allowance for planting areas and tree surrounds, minimum of 1.2 x 1.2m. Vehicular paving materials shall be chosen from the list of proposed materials, and may not exceed the erf boundary.

ENTRANCE PAVING
All pedestrian paving shall be chosen from the list of proposed materials.

PEDESTRIAN ACCESS
All pedestrian paving shall be chosen from the list of proposed materials.

GARAGES
Garage positions are assigned in most instances. Consideration will be given to alternative garage positions if required, however any costs associated with the moving of assigned garage positions will be for the individual owner's costs.

HARD SURFACING MATERIALS
The following paving materials are accepted:
- Exposed aggregate (Worcester stone) concrete in situ
- Slate tiles
- Natural stone pavers / tiles
- Granite cobbles / setts
- Worcester stone chip 6 – 13mm
- Mulch pathways

The following paving materials are not acceptable:
- Sleepers
- Concrete pavers
- Bricks or concrete pavers
- Interlocking pavers.

OUTBUILDINGS & STAFF QUARTERS
No staff quarters or outbuildings are permitted. Any staffing requirements are to be integrated into the house and to be resolved in terms of the internal planning of the house.

SERVICES
All services which include solar panels, solar geysers, air conditioning units, etc., are to be hidden and generally located on the flat roofed portions of the buildings and designed in such a way as to minimise their impact.
Any services which will have an obvious visual impact require review and the consideration of alternatives to lessen the impact on other home owners.

NOISE
In the planning of all houses, consideration should be given to noise generating sources (workshops, home theatres, music rooms, air conditioners, pumps, etc.) and where possible these areas should be planned to minimise the noise impact on neighbours. In this instance home theatres could be planned in a basement situation.

MATERIAL & COLOUR PALETTE - general summary

ROOF MATERIAL & COLOUR:
- Zincalume Kliplock roofing system
- Volcanic Grey

WALL COLOURS:
- ‘FYNBOS’
  - Light Hemp
  - Midrange Rendevous
  - Dark Dusted Moss
- ‘EARTH’
  - Light Smokescreen
  - Midrange Cement Wash
  - Dark State of Greys
- ‘STONE’
  - Light Karma
  - Midrange Bauhaus
  - Dark State of Greys

ALUMINIUM COLOURS:
- Matt silk grey ITC37044 Inducote

ALUMINIUM WINDOWS AND DOORS:
No timber doors and windows will be permitted with the exception of front doors which may be decorative timber doors.
- Matt Silk Grey ITC 37044
- Matt Dark Umber Grey ANP 3057
  (Interpon powder coatings available from Inducote)

For all painted steel works the colours are to match the above colours but may be lightened/white at 10% or darkened/black at 10%.

WOOD STAINS:
No Pine may be used externally – only natural weathered Teak, Balau or Karri or Meranti in the following colours:
- Sundried
- Fancourt Imbuia
- Washed Oil
  (Woodcote by Midas Earthcote)

STONE WORK COLOUR & TYPE:
- Durbanville Black
- Blackheath Grey

LANDSCAPE GUIDELINES

External Lighting Policy
Outdoor lighting is to provide an ambience within the Estate, spot lighting or security lighting shall not be allowed within the Estate. Outdoor lighting is to be provided within the Estate landscaping; up lighting for specimen trees, ground level lighting on pathways and bollard lighting within designated areas. All lighting shall be to the approval of the Design Review Committee or the H.O.A.

Garden Ornaments/Secondary Elements
All landscape elements used to enhance the residential gardens including; art, furniture, pots, birdbaths, ‘Wendy houses’ and sheds, shall be to the approval of the Design Review Committee or the H.O.A.

SOFT LANDSCAPING ELEMENTS

Site Clearing
No trees outside of the building area on each erf may be removed without the approval of the Design Review Committee or the H.O.A.
Committee. Damage to any trees within any erf or on common property shall be subject to penalties in accordance with the Environmental Management Plan.

Irrigation
All landscaped areas are to be irrigated by an automatic irrigation system, either a pop-up sprinkler, stand pipe or drip system shall be allowed. No micro-jet sprinkler systems will be allowed. All irrigation systems to be designed by reputable irrigation consultants / contractors and shall be to the approval of the Design Review Committee or the H.O.A.

Signage
Lettering, directional signage and numbering will be on low stone clad walls in a brushed steel finish with low level back lighting. Lettering or numbers shall be 150mm in height. Signage and numbering shall conform to the guidelines and shall be indicated on all building plans. All signage and numbering shall be to the approval of the Design Review Committee or the H.O.A.

Planting Character
The planting character is predominantly indigenous, but inclusive of coastal and maritime plant varieties. Included is a list of the proposed plant palette. No alien invasive or invasive exotics are allowed within the Estate. The communal areas will be using plants in a contemporary manner, providing strong emphasis on form and colour. The open space area will be creating a natural retreat from the city life. The planting will be encouraged to cover built structures and allow the buildings to disappear within the vegetation, for this reason climbing plants and informal hedging will be encouraged.

PLANTS NOT PERMITTED ON THE ESTATE:
Any alien invasive or invasive exotic plants.
Any “Tropical” plants, e.g. Banana trees, Scheffleras, Strelitzias, Yuccas, Phormiums and Cussonias. Any Cypresses and conifers.

PLANTING CHARACTER

**TREES**
- Brachylaena discolor
- Celtis africana
- Ceratonia siliqua
- Combretum erythrophyllum
- Dais cotonifolia
- Diospyros whyteana
- Ilex mitis
- Kigeliaaria africana
- Nuxia floribunda
- Olea africana
- Olea europaea ssp. Africana
- Podocarpus latifolius
- Prunus africana
- Raphanea melanophloeos
- Rhus lancea
- Rhus pendulina
- Salix capensis
- Sideroxylon inerme
- Syzigium cordatum
- Syzigium guineense
- Tarchonanthus camphoratus

**SHRUBS**
- Agathosma ciliata / glabrata / ovata ‘Glientana’
- Aloe succotrina
- Buddleja saligna / salviifolia
- Chrysantheroides monilifera
- Coleonema album / pulchrum
- Eriocephalus africanus
- Euryops pectinatus / virgineus
- Felicia echinata / filifolia
- Grewia occidentalis
- Halleria lucida
- Hemizygia obermeyerae
- Hypoestes aristata
- Leucadendron salignum
- Leucospermum cordifolium / reflexum
- Leonotus leonorus
- Mackaya bella
- Melianthus major
- Metalasia muricata
- Pelargonium cucculatum
- Plumbago auriculata
- Polyscias myrtifolia / petite / x dalmasiana
- Protea cynaroides
- Psoralea pinnata
- Rhus crenata
- Salvia africana-caerulea / africana-lutea
- Salvia chamelaeagnea / dolomitica / leucanthe
- Tecoma capensis

NOTE: Indigenous plants from the Cape Peninsula which do not appear on the list may be used on approval of the Design Review Committee or the H.O.A.

**GROUNDCOVERS**
- Asystacia gangetica
- Bulbine frutescens
Carissa ‘Green Carpet’  
Carpobrotus edulis  
Chlorophyllum saundersiae  
Cineraria saxifraga  
Clivia miniata  
Crassula multicava / ovata  
Dietes bicolor / grandiflora / iridoides  
Felicia amelloides / ‘Glenwood’  
Festuca glauca  
Helichrysum petiolare  
Pelargonium capitatum / fruticosum  
Plectranthus neochillus  
Scabiosa africana / incisa  
Trachelospermum jasminoides

GEOPHYTES  
Agapanthus africanus / nana / praecox  
Aristea major  
Chasmanthe aethiopica / florbunda

Crocosmia paniculata  
Kniphofia uvaria  
Tulbaghia violacea  
Wachendorfia thyrsiflora  
Watsonia sp.  
Zantedeschia aethiopica

RESTIOS / GRASSES  
Calopsis paniculata  
Chondropetalum tectorum  
Elegia capensis  
Elegia fistulosa  
Cyperus textilis  
Juncus kraussii  
Juncus effuses  
Restio festuciformis  
Scirpus nodosus  
Thamnocortus insignis

CLIMBINING PLANTS  
Parthenocissus tricuspidata  
Podranea ricosoliana  
Rhoicissus tomentosa  
Senecio tamoides  
Thunbergia alata / lutea  
Wisteria sinensis
LAWN
Cynodon dactylon
Stenotaphrum secundatum
No Kikuyu lawn shall be allowed in the Estate.

NOTE: Indigenous plants from the Cape Peninsula which do not appear on the list may be used on approval of the Design Review Committee or the H.O.A.

ENVIRONMENTALLY RESPONSIBLE SYSTEMS
SOLAR WATER HEATING
The optimisation of solar water heating is mandatory to all units. Solar systems with back up electrical supply are to be utilised and all systems are to be linked to time switching options. Notwithstanding this requirement solar panels are to integral with roof planes and/or flat roof portions to minimise their visual impact and will be subject to review prior to installation in the form of proposed layouts provided to the controlling architect.

DUAL FLUSH TOILETS
All units are to make use of dual flush toilet cisterns in all cases.

LOW FLOW SHOWER HEADS
All units are to make use of low flow shower heads in all cases.

GENERAL NOTES
Solar panels and swimming pool heating pipes are to be flush with the roof, with all other piping to be concealed. Discretion is to be taken with the positioning of all satellitedishes and television aerials. Carports may not be erected within the Estate. All exterior additions to the buildings shall be to the approval of the Design Review Committee or the H.O.A.
TYPICAL HOUSE PLANS & ELEVATIONS BASED ON THE MANUAL
The following typical house plans are included for reference purposes indicating the general intent of the design manual.
TYPICAL HOUSE PLANS & ELEVATIONS BASED ON THE MANUAL
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UNIT 14

PLAN

ELEVATION
TYPICAL HOUSE PLANS & ELEVATIONS BASED ON THE MANUAL
The following typical house plans are included for reference purposes indicating the general intent of the design manual.

UNITS 11-13, 15-21

1:100 GROUND FLOOR PLAN

1:100 UPPER FLOOR PLAN

PLANS

ELEVATION
APPROVAL SCRUTINY PROCEDURE FOR BUILDING PLANS & LANDSCAPING PLANS

One of the main objects of the Association, in terms of its Constitution, is control over the architectural standards of the Klein Welgemeend Estate. This design manual contains the specifications, which reflect the tone for architectural development. Buildings and any structures must therefore be constructed in accordance with such specifications. It is a requirement of the Constitution that all building plans be submitted to the Architect and Developer for consideration before submission for approval to the Local Authority. A member is not entitled to erect any such building or structure without the written consent of the Trustees. The Trustees have designated Nic Border Architects, Planners & Interior Designers as controlling architect until further notice. In payment for these professional services, a scrutiny and approval fee has been negotiated, and is payable at the outset of the scrutiny process by the member directly to the Architect.

The process of scrutiny and approval of plans for building at Klein Welgemeend is as follows:

1. All plans for construction of houses or alteration to houses should be prepared by Nic Border Architects, Planners & Interior Designers or one of the architects on the approved list.

2. A preliminary meeting with the controlling architect to outline the spirit and intent of the design manual is a prerequisite for any practitioner prior to commencement of any work.

3. Preliminary sketch plans of buildings must be submitted to and approved by the developer of the Klein Welgemeend Estate and the controlling architect before working drawings are commenced.

4. The requirements for preliminary sketch plans are as follows:
   - Erf no. and name of owner to be indicated.
   - Drawings to be to scale and indicate the materials and colour ranges being considered.
   - All boundary definition, extent of paving and external constructions of whatever kind to be shown.
   - Preliminary landscaping proposals to be included.
   - A site plan to scale to be provided.
   - Floor plans at all levels to be included.
   - All drawings to have contour lines and show levels relating to mean sea level on all plans, sections and elevations.
   - The main elevation (i.e. street side) to be shown and preferably a 3 dimensional drawing.
   - A cross section to be shown – this should reflect the slope of the site and the building platform relative to the natural and constructed ground levels.
   - The property must be surveyed to reflect the current natural ground level. If the original natural ground level has been temporarily raised because of the activities of subcontractors, home owners or other agents, then the natural ground level must be shown as the level that existed before such activities raised the level.
   - A roof plan is to be included.

5. The developer/controlling architect may request any changes in design or site layout, that in their opinion, is required to conform with the design manual, inclusive of the landscaping component, the development plan, the environmental management plan, or any requirements that may be imposed on the Klein Welgemeend Estate in terms of legislation, bye laws or regulations.

6. The developer and Nic Border Architects, Planners & Interior Designers will meet every first and third morning of the month at 09h00 provided there is business on the agenda. All plans for scrutiny should be completed by 12 noon on the Monday proceeding the aforesaid Tuesday. If there is no other business and plans are not received by this deadline, then such plans will be held over for scrutiny to the next scheduled Tuesday.

7. The developer and architect may approve fully motivated waivers under special conditions provided the Local Authority is agreeable thereto.

8. The developer will stamp and sign all copies of working drawings once approved through this process. The Local Authority will only accept and process submitted plans once they have been duly stamped and signed by the developer and controlling architect.

9. Four copies of the plans as approved by the developer will be returned to the architect for submission to the Local Authority. All Local Authority scrutiny fees and connection fees are for the account of the home owner.

10. All correspondence in connection with plans and/or and planning process should be addressed to the developer but sent directly to Nic Border Architects, Planners & Interior Designers.

11. The scrutiny fees payable to the HOA, Architect, Landscape Architect as well as the damage recovery deposit are to be paid on submission of the drawings. No work will be considered unless these fees have been paid in full.

CONTACT INFORMATION

All correspondence should be addressed to:
The Development Manager
Klein Welgemeend Estate
c/o Pontius Trading 22
Prescient House
The Terraces
Steenberg Office Park
Steenberg Boulevard
Tokai
7945