



ARCHITECTURAL GUIDELINES

Revision August 2018

Appendices

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70m² is not available for inclusion into house. The basic permissible 150m² of house plus 70m² for patio and garage/carport affords a total area of improvement of 220m² on an erf.

The Town Planning Scheme allows for houses up to a maximum of 300m² of habitable space but this requires the purchase of additional bulk.

CONSOLIDATION OF ERVEN

Okhahlamba Municipality by-laws governing the Town Planning Scheme allow for the consolidation of adjoining erven in a process clearly defined by the municipality. Applications for Consolidation should be addressed to the municipality.

Provisions In terms of the Town Planning Scheme:

- each numbered erf comes with an allowance of 150 square meters for the erection of a dwelling.
- each dwelling comes with an allowance of 70 square meters for non-habitable development for a garage/carport or patio etc.
- Since the 70 m² dispensation is per dwelling, and only one dwelling may be built per erf this dispensation remains the same whether for single or consolidated erven

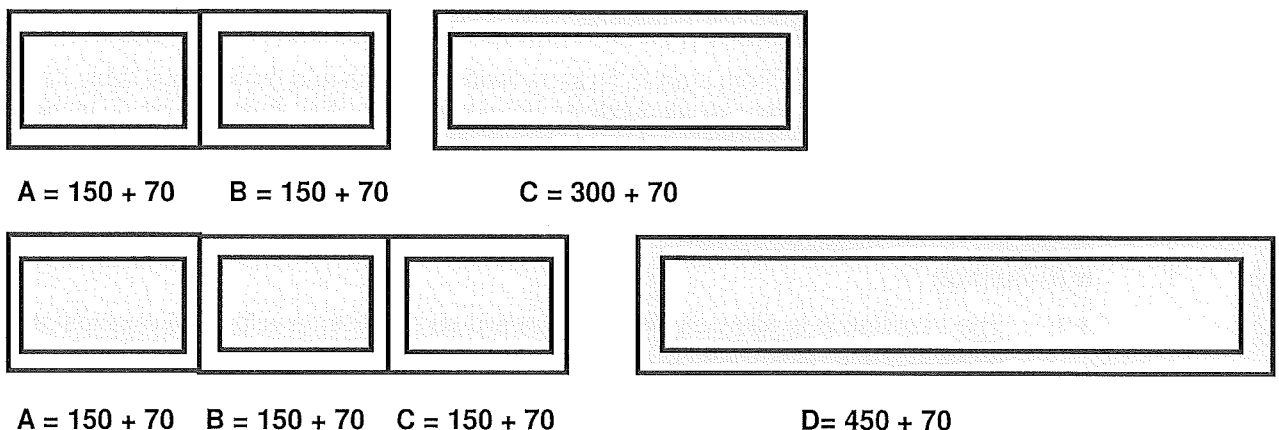
On consolidation:

- The two or more erven that have been consolidated now no longer exist. The erf numbers are discarded and a surveyed site plan is redrawn of the outer perimeter of the new boundaries and a new erf number is allocated.
- the previous boundary that separated the two erven no longer exists.
- Since there is now one large erf, a proposed dwelling may be positioned anywhere within the building lines of the new erf.

Bulk holding after consolidation:

The basic 150m² per original erf is carried over to the new erf – see illustration below.

The large square represents the erf perimeter boundary and the yellow square is the area inside the building lines on which the dwelling etc may be built.



- 1.3. All builders working on the Estate must be registered with the NHBRC and details of their registration must be lodged with the Estate.

2. Local Authority Requirements and Conditions pertaining to building contracts

- 2.1. Zoning conditions form part of the Contract of Sale and must be included in the application for approval of plans by the local authority.
- 2.2. Each individual building contract must be registered, by the Owner, with the NHBRC and proof thereof, together with that registration number must be submitted for Estate records.
- 2.3. Only designs that comply with energy regulation SANS 10400-A will be approved.
- 2.4. Only after first obtaining the signed approval of the plans from the Cathkin Estates Architectural Review Committee may the approved plans be submitted to the Local Authority for their approval. This also pertains to all alterations. It is the owner's obligation to obtain building plan approval from the local authority.
- 2.5. Final approval of the building, as built, must also be obtained from the Architectural Review Committee before an Occupation Certificate is requested from the Local Authority. 'As built' drawings must be lodged with the Review Committee before final approval is applied for. See paragraph
- 2.6. The Chairman, through the ARC shall be responsible for the management of the approval of building plans and the implementation of all building and civil contracts in terms of by-laws, estate guidelines and procedures including landscaping, sewage disposal and routine maintenance. Appeals against decisions taken by the Chairman and the ARC shall be lodged in writing with the chairman who shall refer such appeal to the Board of Trustees for a final decision.

3. Colour and Texture

- 3.1 The colour palette for the development is very specific. It must reflect the light browns of the veld, the darker reddish brown of the weathering rock, the sandstone colours and the dark rusty brown of the iron in the rock face.
- 3.2 Colour charts must be submitted together with a materials board, when the **final** building plans are lodged.
- 3.3 The texture of the materials used must suitably mirror the textures of the sandstone and rock to create a modern relevant and contextual feeling. To this end the local sandstone and off-shutter concrete with a textured plaster can be used.
- 3.4 The approved colours are as follows. Note: It is not a requirement that these brands are used, but rather that you use this information to match your choice. A 1 m² area of wall is to be painted in the desired colour for ARC approval of the colour prior to proceeding with painting.

Plascon Colour Chart	Dekade colour Chart
Beech Wood Y3-D2-1	Slovak CATH013
Ivory Ridge Y3-D2-2	Turn Around CATH015
Houri Y4-E2-2	Airless CATH018
River Reeds Y4-C2-1	Summer Harvest CATH002
Egoli Y3-C1-3	Tainted Beige CATH001
Organdy Y3-C2-1	Worn Pathway CATH006

- 5.7 For building purposes, each erf is allocated 150m² of habitable bulk (unless extra bulk, up to a maximum of 150m² per individual erf is purchased) plus a maximum amount of 70m² of non habitable bulk per dwelling for garages and open verandahs.
- 5.8 The minimum habitable undercover roof area of dwellings shall not be less than 120m².
- 5.9 The maximum under-roof area shall not exceed 300m² per single erf dwelling and shall not exceed 350m² per dwelling for two or more consolidated erven. The area of non-habitable space per dwelling is 70 m².
- 5.10 The maximum building height to the apex of the roof from the internal finished floor level shall be 5, 5 meters for single storey houses and 8 metres for double storey houses and 6 meters for split level houses.
- 5.11 No plinths or retaining structures shall be higher than 1,2m unless softened by planting or intervening structures.
- 5.12 No columns, or pilotii, will be acceptable to support buildings. Timber decks, however, not more than 1,2m above ground level will be allowed to have columns for support. In Village 5 where the slopes are steep the designs will be considered on merit in the context of this request.
- 5.13 Building lines are to be 3m from erf boundary on roads, 3m from boundaries of adjacent properties and 2m from any undisturbed or grassland boundary lines.
- 5.14 Where contours fall in a north-west direction and a split level solution is required the pitch of the roof may be increased to 35 degrees if necessary. Permission for split level design where the height of the ridge may exceed 5.3m must be obtained. The height however may not exceed 6 meters. Height testing on site before designs are finalised must be executed to the satisfaction of the Chairman of the Architectural Review Committee and all affected property owners.
- 5.15 Please refer to "Building Heights", paragraph 13.15 below.
- 5.16 All plans are to include a toilet which can be accessed externally.

6. Civil and Structural Engineering

- 6.1 The stormwater from roofs and paved areas is to be managed and collected in open channels or underground pipes (not into sewage system) and led to roadways or to the open veld where the water is to be spread through stone covered spillways to prevent erosion.
- 6.2 Erven at the lower levels of the developments are to allow for the acceptance of storm-water from the higher lying areas, including surrounding verges and make allowance for such water. See paragraph 21.7.

7. Orientation

- 7.1 Due to the natural slope of the sites to the west, the view to the west and the sun to the north a building location on the higher eastern areas of the erven will be preferred in terms of usage, views and privacy.
- 7.2 The location of the buildings must be such that, the view of the mountain from neighbouring buildings on adjoining properties is not obstructed. Swimming pools must also be sensitively located to reduce noise and visual disturbance.

11. External walls

- 11.1 Walls generally to the houses to be built of brickwork plastered and painted, with plinths, feature walls, columns and chimneys in local sandstone or a matching facebrick which will need to be approved.
- 11.2 Low sandstone garden walls will be encouraged to anchor the house into the landscape especially if sandstone is used to the plinth and elsewhere.
- 11.3 No smooth polished stone cladding will be permitted or any form of artificial stone.
- 11.4 Local sandstone is available and may be laid in dry-pack or in pointed random pattern format.
- 11.5 The colour of the walls must be selected from the approved palette of colours for that village available at the estate office. See paragraph 2.4 above.
- 11.6 Sills are to be clay tiles, sandstone or plastered brick.

12. Windows and Doors

- 12.1 Timber or aluminium windows and doors are to be used. Timber is to be left natural with an oil or varnished finish. Aluminium is to be epoxy coated with an approved bronze or a dark gray colour. Contrasting colours will not be allowed. It should be noted that the high UV factor and harsh climate of the area necessitates an ongoing very high level of maintenance to wood elements.
- 12.2 All glazing must conform to SANS 10400 and SANS 10400XA and according to the SABS Code of Safety with respect to type and thickness of glass
- 12.3 No reflective type glazing will be allowed.
- 12.4 Large glass areas in the form of shopfronts or curtain walls will be allowed provided that they are protected by large roof overhangs.
- 12.5 Burglar bars are to be constructed of square or round section steel, polycarbonate or aluminium to be fixed internally only.
- 12.6 No fancy designs or concertina type gates will be allowed.
- 12.7 Shutters are to be side hung or on sliding rails. In all cases they are to be functional. They are to be louvered in hardwood or in aluminium in colours as for windows and doors.
- 12.8 The following are not permitted: Steel window, external door and door frames, false shutters, decorative division panels, Win blocks.

13. Roofs and Rooflights

- 13.1 No thatched roofs are allowed on the main house or any other feature.
- 13.2 If solar panels are to be installed consideration must be given to designing the roof with a north facing element that can accommodate solar panels. If this is not done solar panels must be installed at ground level and be suitably screened. Note: the design of solar panel is subject to approval by the Architectural Review Committee. See paragraph 25 Solar Panels.
- 13.3 Roofs to the major elements should be double pitched with slopes between 30° and 15°. Main ridge lines should run parallel with the contours. Single lean to roofs will also be acceptable with appropriate design. The pitch may be increased to 35 degrees on split level designed houses where special permission has been granted.
- 13.4 Should the ridge line be in the direction of the slope then a stepped roof is recommended to reduce the height of the building at the lower part of the site.

- Village 1 – Clay or concrete tiles only
- Village 2 – Clay or concrete tiles, Chromadek and flat concrete
- Village 3 – Clay or concrete tiles, Chromadek and flat concrete
- Village 5 – Clay or concrete tiles and Chromadek
- The colours are to be selected from the approved palette and included for approval with Stage 2 of the plan submission.

13.19 Water conservation: If it is decided to conserve water from the roofs all connecting pipes are to be taken to a tank, which is either buried in the ground or shielded with screen walls. Down-pipes taken at angles across the façade of the building will not be allowed.

13.20 Due to the sometimes extreme weather patterns and high winds it is recommended that a Roofing Certificate be obtained from a registered engineer. While this is not mandatory it is recommended both for Owner peace of mind and for insurance purposes.

14. Chimneys

14.1 Chimney cowls are to be standard Jetmaster metal cowls or clay tiles with clay chimney pots.

14.2 Chimney stacks must not be higher than 500mm above the highest point of the roof.

15. Garage Doors and Gates

15.1 Garage doors should be constructed of hardwood with horizontal vertical or diagonal planking with a natural timber oil or varnish finish or approved aluminum design in colour as approved by the Architectural Review Committee.

15.2 Doors may not be side hung.

15.3 Courtyard gates to be either hardwood timber to match garage doors or if the mild steel, aluminium or wrought iron in which case they are to be of simple design and to match the colour scheme of the windows.

16. Yards

16.1 Yards are compulsory and are permitted to encroach over the building line.

16.2 All yard walls, either kitchen, drying or courtyard are to be of 220 brick construction with a coping to match the house.

16.3 Yard walls to be a minimum of 2,1m high and to provide adequate screening to dust bins, gas bottles etc.

16.4 Caravans, boats, trailers and general storage areas must not be visible from roads, other properties and private and public areas.

16.5 Obtrusive yard walls will not be allowed

16.6 Wash lines are to be the circular or retractable type should be positioned in the walled yard and may not be visible from any point outside the site.

17. Toilet facility

17.1 All plans are to include a toilet and hand basin which can be accessed externally.

- 20.7 Carports to an approved design will be allowed only with written approval from the Architectural Review Committee and form part of the 70sq m non-habitable area allowed in the Municipal by-laws for patios, garages and covered parking.
- 20.8 A standard carport specification is available that requires brick and plaster columns, fibre cement fascia, grey granite stone aggregate or concrete paver floor and wattle lath (ntinga) or other approved covering. Shade cloth is not permitted.

21. Terracing and Platforms

Caveat: The Estate is situated in an area that is subject to high annual rainfall, much of which occurs in heavy downpours during thunderstorms. Elevations range from 1187m to 1480 resulting in considerable stormwater run-off which varies according to each individual erf. Stormwater management onto and on and an erf is the responsibility of the owner and his design team.

- 21.1 Terracing with platforms disturbs the surrounding environment and must be minimised as far as possible by stepping the buildings with the contours.
- 21.2 Prior approval should be sought from the Review Committee on the extent of cut and fill and terraces before designs are developed to any degree.
- 21.3 Terracing is to complement the surrounding contours and be unobtrusive and environmentally friendly.
- 21.5 Loffelstein walls are permitted but vegetation must be planted in order to screen the wall.
- 21.6 For safety and maintenance reasons soil banks should be limited to a 1:2 slope.
- 21.7 Careful consideration needs to be given to stormwater management both in relation to hard surfaces on the erf but also to general land contours and the sometimes considerable run off from the surrounding area and road.

22. Swimming Pools and Water Features

Caveat: Before proceeding with an application for a pool, owners who do not intend to permanently reside on the Estate are requested to give serious consideration to the practical aspects of pool cleaning and maintenance on a remote property where there are no local contractors offering a maintenance/repair service, and where the climate affords a relatively short swimming season. It must also be borne in mind that pools must conform to national safety standards.

- 22.1 Pools must be within the building lines and be built into the ground. The only permissible exception to this will be temporary short-term small paddling pools for toddlers/small children.
- 22.2 The maximum permissible size for pools is no larger than 6mx 3m with a volume no greater than 25000 litres
- 22.3 Concept plans, showing size, type, materials and locality are required for all pools and large water features with due consideration given to the noise factor for neighbours.
- 22.3 Pools must comply with safety regulations and the National Building Regulations. Pools must be fenced with the approved material and colour.
- 22.4 The owner is required to indemnify the Estate, its Board of Trustees and employees, from any injury or death caused by the use of any private pool and water feature.
- 22.5 All built in water features with plunge pools must be fitted with a pool safety net whether or not the feature contains water.

- 24.6 The storage units for the solar heating must be located within the roof space or at ground level.
- 24.6 Standardised house numbers are to be purchased from the Estate and fitted on stone to match existing estate signs.
- 24.8 Decorative features such as precast concrete garden gnomes, burglar proofing on outside of windows, window boxes and precast concrete walls or fencing will not be allowed unless they are designed as units to take planting.
- 24.9 Extraction systems for kitchen and toilets must all be hidden and unobtrusive. Effluent staining, smells and smoke disturbance must be considered in the design.
- 24.10 All exposed piping and cables to be discretely hidden.
- 24.11 If rainwater storage tanks are to be fitted to gutters they must be discreetly positioned and suitably screened from roads and surrounding properties.

25. Electrical

- 25.1 The normal power supply will be an extension of the ESKOM power supply, which is subject to load shedding, power failure and surges. It is to be noted that electricity will be supplied from the nearest kiosk to the nearest point on each site. Owners will have to arrange for their own power connection and necessary consumption deposit.
- 25.2 All electrical installations are to be installed and maintained in accordance with the relevant SABS codes and the requirements of the local authority and ESKOM, the local power provider. The required connection fee and consumption deposit are to be paid prior to building commencement.
- 25.3 Each house will have a maximum of **40 amps** electrical supply on a single phase and electrical demand must be designed accordingly. In the case of consolidation of two or more erven an allocation of 40 amps per erf will be available.
- 25.4 It is a requirement that all houses be fitted with a maximum demand relay circuit that switches off geysers when the maximum demand of 40kW is reached.
- 24.5 External exposed electrical equipment such as TV aerials, DSTV dishes, alarm sirens, lightning protection must all be carefully considered and discussed with the Review Committee before installation, to ensure that they are hidden from view as far as possible and if that is not possible, that they are rendered as unobtrusive as possible.
- 24.6 The underground electrical cable connecting the house to the Estate's electrical kiosk must be armour coated.

26. Solar Energy

- 26.1 With Architectural Review Committee approval, solar panels may be fitted to the roof providing that there is a north facing element that can accommodate the solar panels.
- 26.2 If there is no suitable north facing roof element the solar panels must be installed at ground level and be suitably screened to the satisfaction of the Architectural Review Committee. It should be noted that neighbouring buildings and gardens could impact the efficiency of ground level installations.
- 26.3 The type and design of solar panel is subject to the approval of the Architectural Review Committee.
- 26.4 Water storage geysers/tanks may only be fitted at a low level and be properly screened, or, alternatively placed in the roof.

- 29.7 All wastewater from the kitchen is to be filtered through a domestic type grease trap placed before the French drain
- 29.8 A percolation test must be carried out on each French drain site and interpreted by a professional engineer who shall recommend, in writing, the size and position of the French drain. The owner shall allow the appropriate finances for soil testing purposes.
- 29.9 Where percolation rates are not satisfactory an aerobic bio-digester sewage plant is to be included and installed.
- 29.10 Once placed all sewage works must be left open and inspected by the Engineer, Estate Manager, owner or owner's agent and the Municipality. Covering over may only proceed after the certificate of approval is issued by the Estate Manager.

30. Water meters

All houses are to be fitted with the standard 20mm water meter and valve and connected to the existing water supply. Water connection position is to be identified prior to building.

31. Fire fighting

- 31.1 Allowance is to be made for one 30 meter long, 20mm fire hose reel at each dwelling. The connection is to be separate from and independent of the water reticulation to the dwelling.
- 31.2 Each home must have one 4.5 kg multi-purpose fire extinguisher.
- 31.3 Refill hydrants will be placed in each village.

32. Landscaping and the environment

- 32.1 Cathkin Estate is based on ecologically sustainable development principles that subscribes to ISO 14000 requirements

In that context it is necessary that designs of both structures and landscape are ecologically friendly and therefore energy efficient, water sensitive, attractive and unobtrusive. The sites have largely a western aspect because of the slope and the view.

This will require careful planning to ensure that glare and reflective surfaces will not impinge onto the surroundings.

- 32.1.2 Design should achieve passive thermal efficiency and control rather than relying on the application of air-conditioning. Similarly in winter the area can be cold and natural heating and temperature control must be considered.
- 32.3 The sites are orientated so that each site achieves maximum privacy and uninterrupted views as far as possible. However, on the sides the houses are close enough to require careful design consideration to ensure that privacy between neighbours is achieved.
- 32.4 All existing houses must have sight of any proposed house plan that is to be erected on either side before building commences. The compulsory neighbours consent form must be signed.
- 32.5 Side walls should be penetrated as little as possible and balconies, verandahs, pools and braai areas should be shielded from adjacent houses wherever possible.
- 32.6 The principle pertaining to the landscaping is "to make your home an extension of the natural rugged African veld surrounding you".

- Entrance point
- Future extensions if any
- Contours, datum, levels, cut and fill
- Planting layout and paved areas including driveways.
- Two sets of drawings required for concept design
- The proposals will be approved / commented upon or rejected within 3 weeks of receipt of drawings.

33.2 Work stage 2 – final design

- The drawings are to show the final detail design while addressing all the issues mentioned for the concept design.
- Details and brief specification for all proposed materials and colours to be submitted together with samples
- Architectural language. In order to assist in the creation of a unified and homogenous development while still allowing for variation and diversity of design the following “styles” will **not** be allowed within the development: Cape Dutch, Edwardian, Victorian, Tuscan, neo-classical, timber frame, log cabin and so called “high tech” with excessive glazing or metallic finishes.
- No thatched roofs are allowed on the main house or any other feature. See paragraph 12.1 above.

Drawings to include

- Paper prints size A1 with sufficient copies for the local authority plus an additional copy to be retained by the estate.
- Scale 1:100. Site plan 1:200 together with a 1:50 section showing typical structure and all required heights, overhangs etc.
- All other items required for the concept plans.
- A perspective / model may be requested if considered necessary.
- Storm water control on erf and driveway
- Materials to be used and proposed colours
- Sewage plan, materials and percolation/geotech test results
- It should be noted that in order to avoid future conflicts, all house plans will be shown to existing neighbours prior to being signed off by the ARC.
- The proposals will be approved / commented upon or rejected within four weeks of receipt of the drawings.
- On receipt of ARC approval of final drawings the Plans should be submitted to Okhahlamba Municipality for their approval.

Work stage 3 – Post Plan Approval Mandatory Meetings & Inspections

- 33.3.1 Once all planning is complete and approvals have been granted plus a copy of the approved plans carrying the municipal stamp of approval has been lodged with the Estate Manager, a meeting will take place with the Owner (if possible), Architect, Builder, Project Manager, the Architectural Review Committee (ARC) and the Estate Manager to:

33.3.6 An inspection will be made of any swimming pool/water feature built on site to check:

- Building lines, colour, noise factor
- Pool fence complies with Municipal Bylaws
- Water features with plunge pool has covering net or has false bottom safety feature
- Filter is replaceable cartridge type (not sand)
- Discharge complies with rules.
- Certificate 7 – Swimming Pool approval will be issued.

33.3.7 An inspection of the completed build will be held with the Architect, Builder, Project Manager, ARC and Estate Manager.

- This meeting will take place once all Compliance Certificates (gas, plumbing, electrical, pest control etc) have been handed over to the Estate and the Architect/Project Manager/Owner has provided the Estate a set of final 'as built' plans.
- The final product must satisfy the Architectural Guidelines and have received an Occupation Certificate from Okhahlamba Municipality.

Once all conditions are met to the satisfaction of ARC and Estate Manager Certificate 8 –Final Certificate for Occupation will be issued to the Owner.

34. Compliance Certificates

- 33.1 The Architect, Project Manager or Owner must provide the Estate with a certificate of compliance regarding the "as built" or completed building and the final approved plans.
- 33.2 The final product must satisfy the Architectural Guidelines, and receive an occupation certificate from the Estate and the local Okhahlamba Municipality.
- 33.3 In order to receive such occupation certificates, the property owner must lodge with the Architectural Review Committee the Compliance Certificates for regulated installations such as NHBRC, plumbing, electrical, pest control, gas and glazing, as well copies of the Municipal inspection documentation.

35. Insurance

All building contracts must include the following insurances

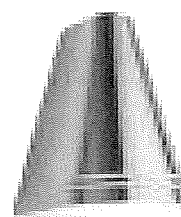
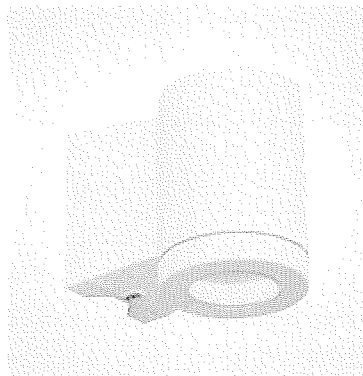
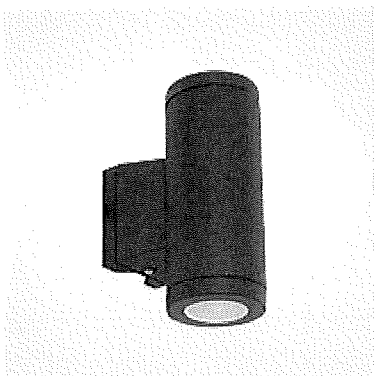
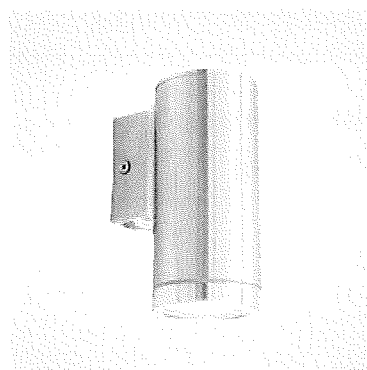
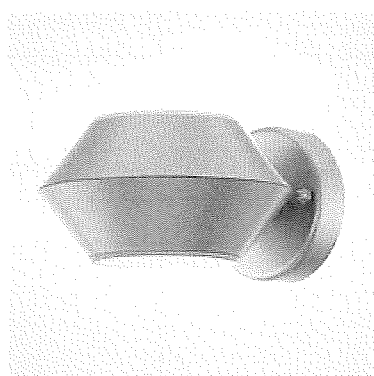
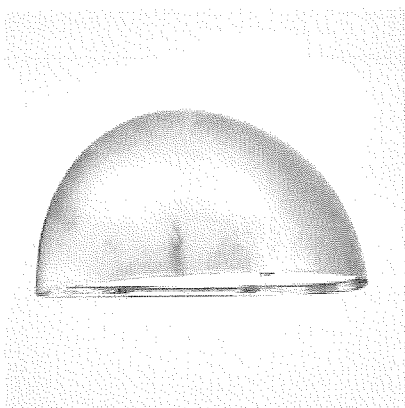
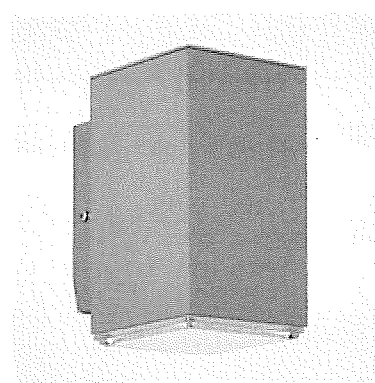
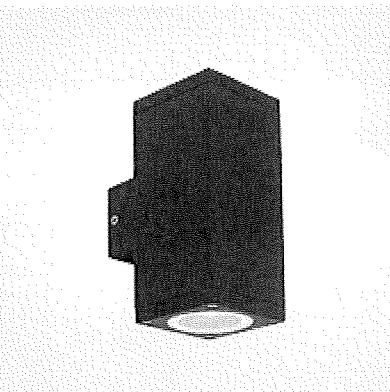
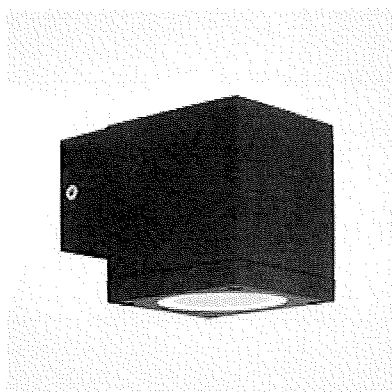
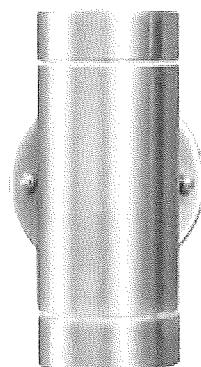
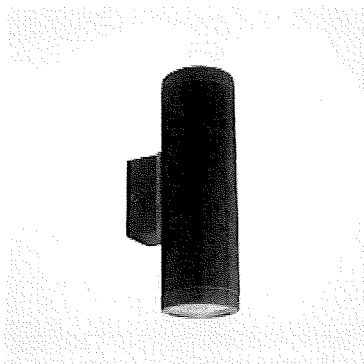
- Contract Works Insurance including Builders All Risk Insurance
- Public Liability Insurance greater than R5000000.00 is required for building contractors
- Professional Indemnity Insurance

Written proof that all insurances are in place must be submitted to the Review Committee before work commences on site.

36. Deposits and Fees

- 36.1 Building fees are subject to change by the Board of Trustees and must be paid by the owner prior to site handover. Plan approval (R7000 for new build or R1000 for alterations and additions), electricity connection fee (R7000), and refundable deposits for builders' damages (R7500) and horticulture/landscaping (R7500).

EXAMPLES OF APPROVED EXTERNAL DOWNLIGHTS



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I, the above architect/designer, am aware of the estate layout and have duly considered both the Architectural Guidelines and Environment Management Plan. I hereby submit my proposal and declare that these comply, to the best of my knowledge, with the above documents.

SIGNATURE: _____ Date: _____

COMMENTS: _____

