



**The Perfectly Natural Selection**

**HOMEOWNERS' ASSOCIATION**

**BUILDING DESIGN GUIDELINES**

**BOSKLOOF ECO-ESTATE - DESIGN GUIDELINES  
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### Document Control

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# BOSKLOOF ECO-ESTATE - DESIGN GUIDELINES

## SECTION 1: THE ECO-ESTATE CONCEPT

Eco-estate living is where man lives in harmony with nature. This is achieved through careful design, sensitive landscaping, energy efficiency and general conservation. The development of Boskloof Eco-Estate (“Boskloof”) will take place in an environment characterised by the presence of endangered Renosterveld. In order to protect, conserve and maintain the natural features of the site, and to implement a programme to restore the Renosterveld, an **environmental management system** will be implemented in conjunction with **design guidelines** for the built environment. This will ensure the long term sustainability of this exclusive natural environment.

Boskloof encaptures the natural beauty and splendor of Cape mountainside flora in a secure, private estate of 51 ha. It offers 73 exclusive residential opportunities for individuals wanting to enjoy living close to nature and insist on the highest standards of environmental quality.

Boskloof offers the following:

- 27 Properties of approximately 500 m<sup>2</sup> arranged around a landscaped dam
- 46 Properties in excess of 1 000 m<sup>2</sup> on the higher slopes developed along design guidelines
- Controlled security access
- A Home Owners’ Association
- Design Guidelines
- An Environmental Management System

## SECTION 2: ENVIRONMENTAL DESIGN

### 2.1 General

This unique residential setting is located in the Helderberg Basin with unobstructed south-facing sea views of Table Mountain and the entire False Bay Coastline. It is the unspoiled natural beauty that is the sanctuary’s most priceless asset, and it is the express intention of the present and future owners of this virgin piece of earth to prohibit any development that may have a negative effect on its visual and ecological qualities.

The form and nature of the building work that will take place at Boskloof will directly determine to what extent the inherent characteristics of the terrain will be affected. It would therefore be desirable to restrict the scale, height, materials and finishes of all proposed structures and to encourage extensive use of natural materials to minimize visual impact and ecological damage. To this end a set of principles, guidelines and controls has been formulated to guide and inform the future development of housing within the scheme.

The implementation and maintenance of these guidelines and controls will ensure a development within which the following aims will be achieved:

- A coordinated and aesthetically pleasing residential development to enhance the investment value of the scheme as a whole, and individual properties in particular.
- To safeguard the natural ecological balance and minimize any damage to the virgin habitat.
- To limit visual impact on the inherent natural beauty of the terrain.

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- To assist individual owners during the design and building processes to achieve a coherent and pleasing aesthetic.
- To protect established properties from haphazard building development in their proximity.

Due to the variation in the nature of different parts of the terrain, building line constraints have been adjusted between the various individual sites.

As much of the indigenous vegetation should be maintained as possible. Planting of alien species will not be allowed and a planting program of appropriate species will be implemented.

The connection between climate and building is one of the primary determinants of the nature of architecture. Selective design is the process in which the building envelope is configured and constructed in such a manner as to make positive use of the beneficial elements of the naturally occurring climate.

The development of the site and its architectural forms can therefore be responsibly guided by sensitive ecological awareness. For example, the path of the sun, or solar geometry, will influence the development of the built form, the use of fenestration and shading devices. Community water purification systems, the generation of solar and hydrogen power, planned gardening, maintenance and other activities directed towards conservation within the housing precinct can be not only ecologically beneficial, but also economically sound. More specifically, the following considerations would be generally present in an ecologically aware design approach.

### **2.2 The Site**

- The building should be orientated with reference to the sun, the existing land formation and vegetation to create privacy and protect architecture from climatic extremes.
- Care should be taken during construction to ensure conservation of the existing topsoil.
- Modification of the existing land formation should be kept to a minimum.
- When planning supplementary planting, artificial irrigation should be kept to a minimum and consideration given to the prevention of soil erosion.
- Climatic extremes can be moderated by using a combination of deciduous and evergreen trees to the north, north-west and north-east for summer shading.

### **2.3 Architecture**

- Orientation and location are critical to optimize the benefits of solar radiation, daylighting, controlled air movement, and thermal efficiency.
- Careful and detailed site analysis is required to enable climate-responsive architectural forms, surfaces and openings to effectively respond to microclimatic sun, earth and water conditions.
- Small, adaptable, ergonomically planned homes conserve space and energy consumption.
- It would be beneficial to the general ambiance if exterior patios, courtyards, decks and balconies are designed for privacy and quietness.
- Maximising the ratio of interior volumes to exterior surfaces conserves both energy and materials.
- Avoiding energy-intensive materials would assist in sustaining nature's eco-systematic balance.

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- Simple roof-forms designed in response to local climatic conditions save material, energy and cost.
- Treating outdoor spaces as part of the architectural scheme, and conversely indoor spaces as continuity of the outdoors, can afford a dynamic connection between the inhabitants and nature.
- Providing cross-ventilation of all interior rooms and spaces is a most effective form of natural cooling, thereby conserving energy.
- Functional design to otherwise conventional architecture.
- Ergonomic interior planning and design invariably results in efficient, labour and energy saving environments.
- Hardwoods used in construction should be from a replenishable source.

### **2.4 Solar Manipulation**

- In the Boskloof climate, living spaces benefit by maximizing northern exposure.
- Maximum glass to the north, a moderate amount to the east, and the minimum of glass to the west and south afford the best solar advantage.
- Shading of openings should not be neglected for spring, summer and particularly autumn sun conditions: fixed rather than movable forms of shading and solar attenuation should be considered.
- A balance should be achieved between the amount of external glazing and interior elements that will retain heat absorbed by sun-exposure and reflection, e.g. mass concrete or masonry.
- Use of patent solar collectors for heating domestic hot water and hot spa tubs will save energy, but they may not be cost effective under prevailing utility rates.
- Carefully designed roof overhangs on the sun-side of buildings can effectively control summer sun penetration, yet admit the gentler sun in winter.
- Skylights are generally areas through which energy is lost, but correctly designed north-facing clerestory windows may be utilized to admit full winter sun, thereby conserving energy as well as providing welcome daylighting of deep interior spaces.
- The inter-seasonal enjoyment of outdoor spaces can be extended with the use of architectural forms, shading from trees, deciduous arbors and pergolas.

### **2.5 Ventilation**

- Screened ventilation air-intakes are sometimes more effective than openable windows.
- Windows best serve for daylighting, thermal gain, view, privacy control and interior space function.
- Carefully located interior doors can aid and control the cross-ventilation of rooms and all interior spaces.
- Wide interior doors are not only better suited to the needs of the disabled, but improve interior air circulation, daylighting and view between interior spaces.
- Exterior screen doors that double-up as insulated storm doors simultaneously provide access, summer ventilation and winter thermal protection.
- Cooling towers, roof monitors, exterior and interior architectural configurations and other wind inceptors can effectively be used to control the ventilation of interior spaces.

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### **2.6 Window Treatments**

- Windows in the north facade work best if not fully draped with solid curtaining: alternatively, adjustable blinds that provide privacy while still allowing for solar gains during winter are a preferable option.
- Insulating, moveable shutters and thermal covers can be used, but have a notable stacking space requirement.
- Exterior shutters and screening are more effective than interior solar controls.

### **2.7 Exterior and Interior Colours**

- During cold seasons darker-coloured exterior walls benefit from low-angle winter solar gains, but these should be protected from overheating during summer months from the more steeply-angled sun by means of roof overhangs.
- The reflectivity of exterior earth and paving surfaces should be considered year-round regarding the influence they may have on the temperature of interior spaces, especially where there is a predominance of exterior glazing.
- White or very light-coloured ceilings and interior side-walls allow for the deeper reflective penetration of natural light.
- Doors between interior room spaces can act as reflector: glossy white lacquered or enameled doors in the path of incoming daylight can assist in lightening adjoining spaces.

## **SECTION 3: SUBMISSION OF PLANS**

Please note that the Boskloof properties are governed by an approved SDP (Spatial Development Plan/Site Development Plan) and therefore the current CTZS (City of Cape Town Zoning Scheme) do not take precedent for a SR1 (Single Residential 1) type submissions.

**3.1** Building plans can only be submitted to the Municipality for building plan approval after they have been approved by the Home Owners Association (HOA).

**3.2** To facilitate the process of approval, design proposals should first be submitted to the HOA in sketch plan format, prior to final working drawings being prepared.

**3.3** Designs need to be undertaken by a SACAP-registered architectural professional and plans will be scrutinized on behalf of the HOA by its Design Review Committee (DRC). A scrutiny retainer is payable, which amount is subject to annual review by the HOA. The unused balance of the scrutiny retainer, if any, will be refunded to the owner on completion of the construction and final design approval by the HOA.

**3.4** The submission procedure by the owner should be as follows:

- Submit the prescribed application form, scrutiny retainer and sketch plans (in 3-fold) to the HOA.(via the Managing Agent)
- Sketch plans should at least comprise:
  - a locality plan indicating the position of the property within Boskloof Eco-estate;
  - a site plan also indicating the development platform and building platform (para 5.2 - 5.4); basic property corner beacon levels and Ffl (Final floor levels) are to be indicated.



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- roof and layout plans, sections and elevations including a description of the building envelope;
  - sufficient information to understand the appearance, arrangement and external finishes (including colours) of the proposed building or structure.
  - Stormwater management on the property needs to be indicated in enough detail to enable the DRC to judge the effectiveness of the stormwater run-off. This would include, but is not limited to 1: downpipes from the roofs of the building, as well as 2: stormwater (above and below ground) on the whole property, ultimately indicating the position of the final run-off from the property.
  - All retaining structures also need a subsurface drainage design, to prevent collapsing of structures, resulting in environmental damage, during wet seasons, and high water table conditions
- The HOA will respond within 10 working days after submission. The HOA reserves the right to require amendments to be made to plans submitted as may be deemed necessary in order to comply with the Design Guidelines. It can also request further information, drawings, samples of materials, etc. to be submitted as may reasonably be required in order to process and evaluate submissions.
  - After sketch plans have been approved (with amendments if required), working drawings must be submitted to the HOA in 6-fold. This submission must be made within 6 months of sketch plan approval after which the latter will lapse.
  - Final plans must include a site plan, contoured ground levels (natural and finished), floor plans, elevations, sections, drainage (sewer and storm water), finishes and hard and soft landscaping.
  - The HOA will respond within 10 working days, and if approved, will stamp and sign the drawings, and will return **5 copies** to the applicant. The Managing Agent will retain one copy for record purposes. If not approved, a meeting will be arranged with the owner and if required the professional team, to resolve the questions in the final design. Once finally approved, the above process will continue.
  - Drawings must then be submitted to the Municipality for their approval. These Design Guidelines are subordinate to the National Building Regulations (NBR) and supplementary to the requirements of the Municipality by-laws and SANS10 400 regulations. In the event of any conflict, the more restrictive provision shall apply. The Municipality may not approve any plans that have not been finally approved by the HOA. Should council require standard amendments to drawings previously approved by HOA and submitted, these will need to be re-stamped and reviewed by HOA to avoid any extra alterations going un-noticed.

Building work or site preparation may only proceed once Municipal approval has been obtained and section 4.4 has been acceded to. No work can commence until the building deposit, as well as the signed contractors manual has been received by the HOA. The official site hand over letter from the estate manager must be obtained before any machinery or material can enter the Boskloof gate. No form of site establishment will be allowed.

- The building timeframe and related penalties are defined as per Constitution (see Section 31 and 32).

Once the appointment of an SACAP-registered architectural professional has been confirmed, communication by the D.R.C. will be done exclusively with that SACAP-registered architectural professional, during the design approval process.

# BOSKLOOF ECO-ESTATE - DESIGN GUIDELINES

## SECTION 4: GENERAL PROVISIONS

### 4.1 Alterations to this Document

- This document may be updated from time to time, without notice.
- With the natural course of time certain materials may become unavailable or obsolete, and design criteria will evolve, and this will all necessitate the updating of the Design Guidelines from time to time.
- The onus remains with the Owner to ensure that his/her appointed architectural professional, contractor or any other relevant person/s is utilizing the latest version of this document prior to commencing with the design of any building on the Estate (the version number in the front of this document must be checked with the relevant management agent).
- Any variation to this document following the approval of Building Plans will have no bearing on construction in accordance to the approved plans; Contractors, however, must comply with the rules regarding all activities pertaining to the construction phase as defined in the current version of this document.
- Only the Boskloof H.O.A. (Building portfolio owner and Chairperson) may give instruction for alterations to this document. Any alterations to this document also require the approval of the Helderberg Municipality.

### 4.2 Precedent

- No precedent on Boskloof may be referred to by Owners, or their Architect, as motivation for any divergence from the Design Guidelines.

### 4.3 Owners / Employers

- Only Contractors registered with the NHBRC may undertake construction work within Boskloof.
- The Property Owner and the Building Contractor are required to indemnify Boskloof from any cost, financial or otherwise, whether to the Owner, Building Contractor, or any other party associated with the building operations, arising from their prudent exercise of the rules and guidelines defined within this document.
- Owners / Employers will, ultimately, be held liable for any damage to property or unreasonable disturbance inflicted on Boskloof by the Building Contractor or any other party in his employ.

### 4.4 Contractors Manual and Deposits

- Upon the approval of building plans by Helderberg Municipality and prior to any construction, the following documents must be completed:
  - Contractors Manual must be signed between the Owner and the H.O.A;
  - Form 3: Building (Contractors Obligation Agreement, NHBRC certificate of Builder, Building deposit)
- Prior to construction, the Owner must forward to the H.O.A. a refundable deposit, (which amount will be reviewed annually), which will be refunded on completion of construction. This refund will be subject to no damage having been incurred on any Boskloof property .It is also a requirement that the Contractors Manual has been adhered to, and the completed building/operation will in every way, comply with the drawings as approved by the D.R.C. Any deviation may result forfeiture of the deposit, as well as the possibility of further penalties being imposed on the Owner / Employer, by the H.O.A., at its discretion. The value of the refundable deposit will be determined by the HOA at the beginning of every Calendar year.

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- Complete Building Control List by Estate Manager
- Quality Control during the construction phase will be performed by the following steps:
  - Site Inspection by Estate Manager on a weekly basis including photo's of progress of building operations
  - Inspection by scrutiny architect at the following stages of construction:
    - Completion of ground floor (slab height);
    - Wall plate height (before trusses are erected);
    - Final inspection after completion
- Landscaping plan must be submitted 8 weeks before work is planned for landscaping and approval thereof by H.O.A.
- Sign Off and payment of refundable deposit will be done where:
  - Complete Form: Authorization by Building Committee for refunding of Building Deposit
  - Proof of the Municipal Occupational Certificate (MOC) is obtained after inspection from the Helderberg Municipality as proof of completion of house according to local council requirements;
  - Final H.O.A inspection is required before the payment of the refundable deposit;
  - A 6 month window is granted to complete identified outstanding items from final H.O.A inspection where final inspection by H.O.A is not successful directly after construction;
  - A non-completion levy will be instated where the identified outstanding items from the final H.O.A inspection is not completed which will be reversed once the final H.O.A inspection is successful.
- The road verge along any property will be restored to its original condition by the owner of such property after building work on the property has been completed. This must be done within three (3) months of the building contractor having left the site. The owner is required to notify the Home Owners Association in advance of his/her intentions to do such rehabilitation work. A full specification of the repair work and method spec needs to be submitted prior to commencing with such. This is required to ensure that the repair work meets at least the original design criteria on Boskloof. Failure to do rehabilitation/repair work will result in the Home Owners Association undertaking the work and levying the cost to the owner. If necessary, the deposit will be utilized for this eventuality.
- Referenced Documents
  - Boskloof - Site Instructions for owners and builders
  - Boskloof - Building Committee Authorization - Refund Building Deposit
  - Boskloof - Building Control Form for Estate Manager
  - Boskloof - Contractors Obligations Agreement
  - Boskloof - Form 1 Submission of sketches
  - Boskloof - Form 2 Submit working drawings
  - Boskloof - Form 3 Building work
  - Boskloof - Form 4 Variation from building work

## **BOSKLOOF ECO-ESTATE - DESIGN GUIDELINES**

- Boskloof - NOTIFICATION sketches
- Boskloof - OFFICIAL Site hand over
- Boskloof - Procedures for repayment of building deposit

### **4.5 Variations**

- Any variation of any kind to the approved design or finish of any house or external works must be submitted to the H.O.A. and council approval before commencing with such variation.
- The procedure for this submission is similar to that in Section 3 above (depending on the scope of the variation), and is subject to a smaller scrutiny retainer (which will be adjusted from time to time at the discretion of the H.O.A.).
- Variations as a result of complications during construction, that require immediate action, can be discussed directly with the H.O.A. and, following verbal approval, may be implemented. In this case, amended drawings must be submitted to the H.O.A. within two weeks of such approval.
- No “as built” drawings will be accepted. Scrutiny and approval procedure must be implemented

### **4.6 General maintenance of existing structures**

All completed and existing structures will be reviewed at 18months intervals by the estate manager to determine the state of repair, owing to the common interest of the home owner’s general wish to uphold the capital asset value of the properties within the estate. Concerns will be presented in written format and expected to be addressed within the agreed timeframe which will be set out by the DRC.

## **SECTION 5: DESIGN GUIDELINES**

### **5.1 Introduction**

Reference should be made to Section 2: Environmental Design, when planning the basic concept of the house.

The aim of these architectural design guidelines is to advise owners of the combinations of building forms and materials appropriate for use within the unique natural setting in Boskloof Eco-Estate. Our primary aim is to protect all owners’ assets by encouraging the concept of the houses forming a partnership with nature, thereby not competing with the natural beauty of the Estate.

The main emphasis envisaged by these guidelines is reducing the visual impact of the buildings by means of sensitive integration into the landscape. This is achieved by breaking up the building forms into separate elements, carefully placed within the natural contours, terracing down the slope with minimal cut and fill. These separate forms with individual roofs will safeguard views from neighboring properties and minimize the building mass. A sturdy foundation will anchor the building, thereby furthering the integration into the terrain.

Boskloof does not warrant contrived stylistic imitation/replica architecture - by remaining within the contextual guidelines, the long-term value of each purchaser’s investment will be protected. The appropriate aesthetic which is encouraged is that of low, horizontal forms harmonizing with the terrain.

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Plastered and painted masonry should be the main construction material, although selective limited use of clap-boarding or log-profile cladding may be employed to create elemental interest. A careful selection of natural materials and textures along with a limited colour palette within a prescribed earthy range will serve to assist the forms in blending with the landscape. Where authentic natural materials prove too costly, it is preferred that they be replaced with approved less expensive options rather than with imitation finishes, e.g. rather use textured plaster in lieu of imitation stone if natural stone is too costly.

Dark, non-reflective roofs assist to reduce the visual impact of the structure by creating an unobtrusive neutral lid to the buildings. Windows should primarily be of horizontal format shaded beneath wide eaves. Door and window frames should be dark in colour thereby adding to the recessive nature of the openings. While the wide eaves primarily serve as sun control, they also prevent external reflection off the glass, and the shadow created serves to visually lower the roof earthwards.

### 5.2 Development Platform

- this is a designated area within which the Building Platform should be located;
- it is determined by a setback from each property boundary.

(see Table 1)

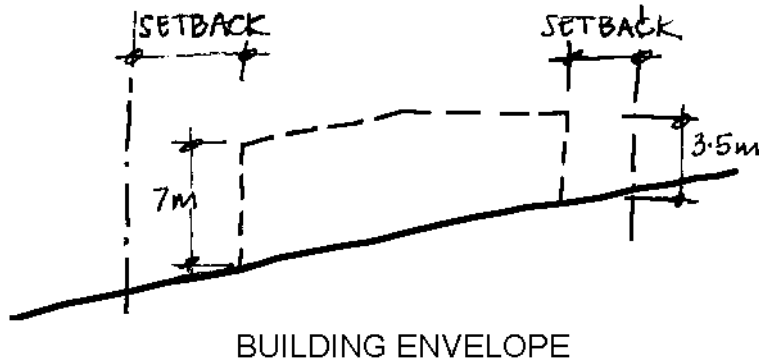
### 5.3 Building Platform

- this is the two-dimensional plan area containing the house, outbuildings, terraces and ancillary structures, located within the Development Platform;
- position of the Building Platform is to be approved on submission of sketch plans;
- larger property (No's 13127 - 13172):
  - maximum Building Platform = not to exceed 40% of property area
- smaller property (No's 13100 - 13126):
  - maximum Building Platform = not to exceed 50% of property area
- exclusions: driveways, swimming pools, landscaping.

### 5.4 Building Envelope

- the Building Envelope is the three-dimensional volume in which the house and ancillary buildings must occur;
- this is separately determined for each property;
- this is determined by a combination of the Development Platform and the height restrictions;
- envelope height (pitched roofs to be measured to the midpoint between eaves and ridge):
  - maximum 3.5m above highest point of property (except Property 13123 to 13126 where maximum 4.2m applies);
  - maximum 7.0m above any point on the property.

## BOSKLOOF ECO-ESTATE - DESIGN GUIDELINES

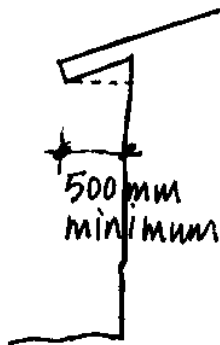


### 5.5 Building Form

- main building to be broken up into separate elements to reduce the visual impact;
- maximum block width = 6.5m;
- blocks must be roofed individually;
- connecting structures to have lower roofs;
- all forms to be directly attached to ground - no stilts permitted unless supporting a timber deck.

### 5.6 Roofs

- flat roofs:
  - to be concealed behind parapet wall;
  - slabs to have brown stone-chip covering minimum 5cm thick to conceal the waterproofing, and possible glare
- pitched roofs:
  - maximum pitch 25° unless specifically approved by DRC;
  - if thatch, then 45° may be used;
  - using hipped ends instead of gables will reduce the overall impact of the roof;
  - if mono-pitch roof required, then maximum span = 4.0m; (where certain design criteria (within the design guidelines) requires a wider mono pitched roof, then the



width can be extended by a maximum of 2m, i.e. total width being 6 meters.)

- perimeter eaves/overhangs to project minimum 500mm and maximum 750mm.

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- other roofs:
  - vaulted roofs permitted if within 20° roof envelope.



VAULTED ROOFS

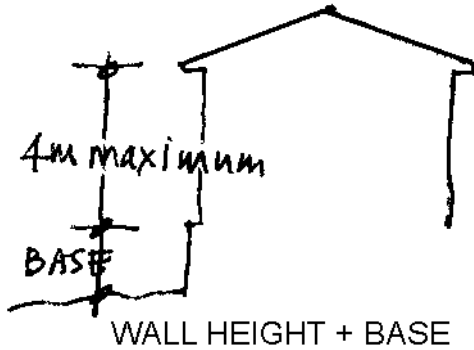
- materials permitted:
  - brown & black (mixed) natural slate;
  - painted profiled metal sheeting;
  - fibre cement (non-asbestos) tiles and concrete tiles (in Elite or Renown profile only);
  - thatch, but only if installed by approved contractor, and in accordance with Estate's Fire Management plan;
  - no reflective materials permitted for visual reasons.
- roof colours:
  - dark grey/charcoal/black;
  - dark browns;
  - no light or reflective colours permitted for visual reasons.
- fascias & bargeboards:
  - natural timber preferred, or can be finished to match pergola (if installed), walls or roof;
  - uPVC not permitted for fire risk reasons.
- gutters & downpipes:
  - unpainted galvanised iron preferred, or can be finished to match roof or wall colour;
  - uPVC not permitted for fire risk reasons.

### 5.7 Walls

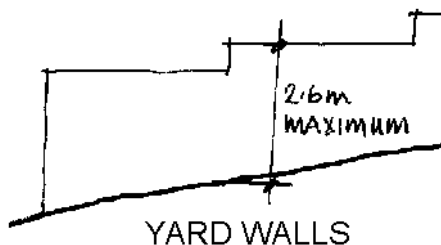
- external building walls:
  - plastered and painted with earthy colours, the choice of colour being subject to the approval of the DRC. A sample colour to be painted on an external wall of the house, the coverage at least the size of a door for clarity purposes. It is reiterated that all external colour choices are subject to approval before the house is painted; or
  - natural stone (to be Sandstone, subject to approval - no river boulders permitted);

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- approved rock face clay bricks for plinths only (sample to be submitted);
- painted clap-boarding or log-profile cladding permitted in limited areas (finished to approved colours) - max 50% of external wall area;
- maximum 4m wall height permitted in one vertical plane - if higher, then plaster or stone base to be added to break up verticality;



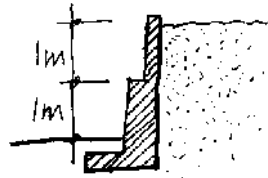
- Notwithstanding the above and in the entire discretion of the HOA, timber log construction may be allowed as a special concession, subject to the following considerations:
  - the special merit of the design proposal, showing an understanding of and sensitivity towards the spirit of the Boskloof Design Guidelines, and compliance with all the salient aspects thereof;
  - avoidance of foreign architecture which may be associated with log construction typically found in other contexts (Swiss chalet, Canadian, Victorian, etc.);
  - mitigation of visual impact through appropriate application of form, scale, materials and finishes.
- chimneys:
  - black metal pipe with cowl;
  - may be of stone if building has other stone elements;
  - to comply with National Building Regulations;
  - height may exceed Building Envelope restriction if required.
  - Exclusion of reflective stainless steel pipes exceeding a length of 1.2m
- yard walls:
  - maximum height 2.6m above natural ground level (ngl);
  - permitted to be built up to property boundary;
  - finish to both sides to match house walls in colour and texture.





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- retaining walls:
  - to be stepped in 1m increments;
  - maximum height 2m;
  - materials: natural stone; stone gabions; plaster & paint to match house walls; Terraforce blocks (or similar approved) with exposed aggregate finish or colour beige
  - timber post and rail subject to approval by the HOA on accompaniment of an engineers' supporting report.



RETAINING WALLS

- boundary and landscape walls:
  - boundary walls permitted only as per section 6.4 (Fencing);
  - landscaping walls maximum 1.2m above natural ground level (ngl);
  - landscaping walls to be either natural stone or to match house walls.
  - Suitable subsurface drainage needs to be designed to prevent the hydraulic build up of pressure on the structure by underground water. The outlet also needs to be indicated.

### 5.8 Doors & Windows

- natural timber frames preferred,
- Though both Aluminium and uPVC products will be considered by the DRC's for specific approval.
- Non-compliant Finishes: white, nor white treated but means of retro-finished painting or spraying will be considered.
- Samples are to be submitted to the DRC for HOA approval prior to ordering of any product, by the registered owner.
- however, the use of PVC products may be utilized as long as they:
  - Have been designed according to the guidelines
  - Are produced in an approved colour, as required by the guidelines (white finish, white which has been painted will not be allowed)
  - The owner has submitted samples, and gained approval for the specific products by the HOA
- frames to be dark in colour (black/charcoal or dark brown) or may be an earthy colour to match the earthy colour paint work on the external walls. Should the choice be an earthy colour, it would need to be approved by the DRC on the submission of a sample colour prior to ordering and installation;

## BOSKLOOF ECO-ESTATE - DESIGN GUIDELINES

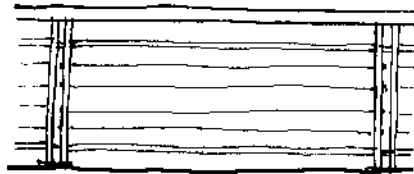
- minimum glass pane size = 0.36m<sup>2</sup>;
- windows to be primarily horizontally proportioned;
- reflective glass not permitted;
- shutters permitted for sun control & privacy - must be functional & match windows/doors in colour/finish.
- To comply with SANS 10400 XA energy efficiency

### 5.9 Pergolas, Awnings & Carports

- natural timber structures preferred, or timber or any other approved material painted to match fascias & bargeboards;
- no pre-cast moulded columns or other columns with historical references permitted;
- masonry columns to be simple, square and plastered;
- carport roof to be concealed within depth of pergola structure;
- awnings to be dark brown or charcoal in colour, no stripes permitted.
- Adjustable aluminium louvred awnings set behind a deep fascias, non-reflective finish only

### 5.10 Balustrading

- natural timber structures preferred, or may be painted to match fascias or roof;
- construction to be of simple horizontal and/or vertical elements (no diagonal members permitted);
- no glass panels permitted;
- no decorative elements permitted.



BALUSTRADES

### 5.11 Outbuildings

- no freestanding buildings permitted - must be attached to main structure;
- must match main structure in all aspects of finish.

### 5.12 Terraces, Paving & Driveways

- materials permitted:
  - natural stone
  - brick pavers

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- exposed aggregate pavers
- terracotta tiles
- cobbles: granite or dark tinted cement
- pigmented cement flagstones
- tinted or painted screeds
- light colour tiles not permitted externally;
- driveway finish to match Estate roads;
- driveway maximum crossover width = 5.0m. A two by 110mm diameter UPVC pipe of minimum 4mm wall thickness must be installed below the driveway, on common property.

Generation of off-street parking to be introduced on private properties will be for common use only and restricted to a single bay only. Soft landscaping finish only. i.e. - stone chip with border.

### 5.13 Swimming Pools

- dark colours or flat grey preferred;
- no pale blue or white colour permitted due to visual impact and reflection;
- must be fully sunk into natural ground; EGL to be indicated on plan.
- backwash to be piped to sewer line, not storm water;
- filtration units to be concealed from neighbours & street;
- pool fence must comply with Municipal safety requirements;
- pool fence to be colour charcoal or black or as per 5.10.

### 5.14 Parking

- Provide parking for 2 cars (including garage).
- If this minimum provision is made in the form of open bays, such bays shall be located within the Development Platform.
- Off-street bays: Refer to 5.12

### 5.15 Miscellaneous Items

- TV aerials & satellite dishes to be positioned as discreetly as possible to prevent a visual eyesore.
- Plumbing to be concealed within walls.
- Air conditioning units to be positioned so as to be invisible from street.
- Solar panels to be positioned flat on north facing roof slopes, no external tanks or freestanding panels permitted; panels to be non- or low reflective.
- Decorative items such as “broekie-lace”, finials, elaborate mouldings etc. are not permitted.
- Water tanks will be allowed within the owners’ property; it must be screened and the color of the tanks to fit in with the surroundings. Owners are requested to submit a sketch/proposal for final approval by the DRC.
- Photo Voltaic panels may be installed on North facing slopes of roofs should they not create reflective issues for neighbouring property owners.

## **BOSKLOOF ECO-ESTATE - DESIGN GUIDELINES**

### **5.16 Materials**

- only approved timber from replenishable sources permitted;
- asbestos-based products not permitted; fibre-cement products are permitted (i.e.- Vermont plank)
- natural sandstone use encouraged - no river boulders;
- natural materials encouraged.

### **5.17 Renovations, Additions and Other External Changes**

- All renovations and structural changes including additions of air conditioning units, fire places and braai structures as well as other external changes including paint colour and recoating of a swimming pool must comply with design guidelines and follow the proper approval process at the discretion of the DRC. The owner may be required to pay:
  1. an additional amount to the road maintenance fund if heavy equipment is needed or heavy vehicles are used to deliver materials;
  2. a scrutiny fee for building plan approval

### **5.18 General**

- In addition to these guidelines, the Boskloof Design Review Committee reserves the right to reject any proposed architectural form or feature that in its sole opinion would detract from the overall ambience and quality of the estate.
- Only plans prepared by SACAP-registered architectural professionals will be considered for scrutiny by the Design Review Committee. Registration numbers are to appear on plan titles.
- All buildings to comply with the National Building Regulations and SANS10 400.

## **SECTION 6: LANDSCAPING GUIDELINES**

### **6.1 Landscape Character**

- The intention in the greater landscape conservation, rehabilitation, design and construction of the nature reserve itself, is to preserve and protect the unique qualities of the Renosterveld landscape. It is characterised by its openness, rolling landforms, the dense indigenous vegetation of extraordinary variety and the occasional forest filled kloofs.
- The nature reserve layout either preserves or rehabilitates substantial areas of Renosterveld, a vegetation type indigenous to this area. The private gardens within the development continue and consolidate this theme, integrating the estate with the surrounding nature reserve.
- In order to maintain continuity in the overall landscape character, Owners of property are required to design and implement the landscape rehabilitation around the houses in accordance with certain conditions, specifications and restrictions.
- In this way the collective natural landscape of the eco-estate will be preserved for the appreciation and benefit of all.

## BOSKLOOF ECO-ESTATE - DESIGN GUIDELINES

### 6.2 Conditions

- A landscape plan for the rehabilitation of the remainder of each property must be submitted for approval by the appointed D.R.C. eight weeks before the planned completion date of the house.
- This plan shall be to a scale of 1:100 and shall show the following:
  3. Adjacent areas of nature reserve or property.
  4. All grading, retaining and terracing intended to be undertaken, including gradients and structural elements.
  5. All plant material, species, numbers, spacing and size must be indicated, including grass species for lawns, and must conform with the restriction in plant choice given in these guidelines.
  6. All paving, water features, swimming pools, pumps and filters, fences and gazebos and any other structural elements must be indicated and the intended finishes specified. This must include details of stormwater handling and elevation where relevant.
- The irrigation layout, pipelines, head positions and head types and intended coverage area must also be shown.
- Any requested extension of the erf garden onto an immediately adjacent verge, showing its extent and detail; such extension to be subject to the approval of the D.R.C. and on the basis of continuing maintenance becoming the responsibility of the erf owner.
- Washing lines, dustbin storage areas and other utility areas and their screening must be indicated.

### 6.3 Restrictions

- The gardening and landscaping activities of any property shall be confined to the physical extent of the pegged residential boundary.
- In certain zones of the estate the extension of a property's garden area into the immediately adjacent verge is obligatory subject to certain specific design requirements. There are also certain zones where no extension will be considered, as a result of the greater visual impact and sensitivity. Such requirements will be indicated on the site diagrams.
- No extension of a property's garden into immediate adjacent area of nature reserve will be permitted. This would include irrigation, plantings, storage, fencing, pool equipment, earth mounds or sections of embankments or cut slopes.
- No tree, landscaping or other planting may be removed from the nature reserve by any owner.
- All declared invasive alien plants, trees, shrubs and grasses are not permitted within the estate.
- Fences shall comply in height, position and construction with the Design Guidelines (Section 6.4).
- Garden lights: All lights must be "muted" or "soft", and must shine downwards. Lighting must be used in keeping with an eco-estate. The lights must be used exclusively for entertainment and navigational purposes and may not be left on all night.
- Above ground pools and "Porta-pools" are not permitted.
- No temporary structures are permitted within the property, including wendy houses.
- Invasive alien vegetation clearance on any undeveloped property, remains the responsibility of the owner and must be undertaken on a quarterly basis. Failing this, the H.O.A. will undertake the clearance at the cost of the owner.

## **BOSKLOOF ECO-ESTATE - DESIGN GUIDELINES**

### **6.4 Boundary Walls and Fences**

- No fence or boundary walls are allowed on the street boundary of a property, nor on the side (lateral) boundaries in front of the street building line, however where the property is on the lower slope of the road and where excavation work has been carried out on the roadside boundary and retaining walls built, above ground level a boundary wall must be built to 1m in height at the highest point and stepped to follow the contour of the pavement area. The wall is also to be returned along the side boundaries (lateral) where required, again to a height of 1m, stepped to follow contour lines to the building line. Thereafter boundary walls to comply with below mentioned specifications. The 1m high walls must also be finished to the below specifications.
- Boundary walls are only allowed on the side boundaries of a property where it abuts another residential property, but only between the street and rear building lines. Boundary walls shall be finished on both sides to match house walls in colour and texture.
- The maximum height of a boundary wall shall be 1,8m above normal ground level, except on sloping sides where it may be stepped and extend to 2,6m above natural ground level at the highest point (vide sketch, section 5.7).
- A fence of approved design may be erected on the rear boundary of a property, as well as the side boundaries behind the street building line.
- Fencing shall consist of black or green plastic coated square or diamond mesh wire fencing of approved design, or weld mesh fencing, on tanalith treated timber poles. Mesh fencing shall not exceed 1,8 m in height above natural ground level. Details to be submitted for approval with landscape plan (section 6.2).
- Wooden fencing of simple rustic design, tanalith treated, to a maximum height of 1.2 m above natural ground level subject to approval by the HOA.
- If only required for purposes of site demarcation, a tanalith treated, timber post-and-rail fence will also be permitted. Single or double rail, maximum height 1,2m permitted.

### **6.5 Plant Species Permitted**

- Extensive rehabilitation is being undertaken on site using indigenous plant material . Nursery-grown specimens of listed species are permitted. A complete Boskloof Plant List is attached.
- The principle of the Department of Water Affairs and Forestry's Waterwise gardening programmes is supported by the HOA.

### **6.6 Hard Landscaping**

- Hard landscaping surfaces, i.e. brick paving, tiling, etc., around buildings will not be permitted to cover the entire site. Cumulatively, paving shall not cover more than 25% of each property and a minimum of 25% of each property should be covered in soft landscaping.

## BOSKLOOF ECO-ESTATE - DESIGN GUIDELINES

### 6.7 Recommended Plant List

- Trees
  - Kiggelaria africana*
  - Olea europaea subsp africana*
  - Rhus lucida*
  - Rhus undulata*
  - Tarchonanthus camphoratus*
- Shrubs
  - Athanasia trifurcata*
  - Chironia baccifera*
  - Chrysanthemoides monilifera*
  - Dodonaea angustifolia*
  - Elytropappus rhinocerotis*
  - Erica cerinthoides*
  - Eriocephalus africanus*
  - Leucadendron salignum*
  - Leysera gnaphalodes*
  - Linum africanum*
  - Metalasia muricata*
  - Myrsine africana*
  - Osyris compressa*
  - Otholobium hirtum*
  - Passerina vulgaris*
  - Podalyria calyptrata*
  - Protea cynaroides*
  - Protea neriifolia*
  - Protea repens*
  - Salvia chamelaeagnea*
  - Stoebe plumosa*
- Feature Plants
  - Chasmanthe aethiopica*
  - Cyperus textilis*
  - Gladiolus carneus*
  - Moraea tripetala*
  - Ornithogalum thyrsoides*
  - Oxalis pes-caprae*
  - Oxalis purpurea*
  - Pelargonium triste*
  - Trachyandra muricata*
  - Wachendorfia paniculata*
  - Watsonia borbonica*
  - Zantheschia aethiopica*
- Ground Covers
  - Arctotheca calendula*
  - Arctotis acaulis*
  - Carpobrotus edulis*
  - Cenia turbinata*
  - Chrysocoma ciliata*
  - Cynodon dactylon*
  - Dorotheanthus bellidiformis*
  - Helichrysum teretifolium*
  - Scabiosa columbaria*
  - Stenotaphrum secundatum*
  - Themeda triandra*
  - Ursinia anthemoides*

## BOSKLOOF ECO-ESTATE - DESIGN GUIDELINES

**TABLE 1: DEVELOPMENT PLATFORM**

The development platform for each property will be determined by strict observance of the setbacks stated below.

ERF NO	SETBACKS FROM ERF BOUNDARIES IN METRES					
	A	B	C	D	Development Platform (m <sup>2</sup> )	Plot Area (m <sup>2</sup> )
	Side Boundary*	Side Boundary next to Nature Reserve	Street Boundary*	Rear Boundary*		
13100	1.5	1.5	3.0	3.0	655	871
13101	1.5	1.5	3.0	3.0	384	530
13102	1.5	1.5	3.0	3.0	392	540
13103	1.5	1.5	3.0	3.0	363	511
13104	1.5	1.5	3.0	3.0	422	558
13105	1.5	1.5	3.0	3.0	472	706
13106	1.5	1.5	3.0	3.0	386	500
13107	1.5	1.5	3.0	3.0	378	555
13108	1.5	1.5	3.0	3.0	384	550
13109	1.5	1.5	3.0	3.0	419	593
13110	1.5	1.5	3.0	3.0	465	636
13111	1.5	1.5	3.0	3.0	382	531
13112	1.5	1.5	3.0	3.0	355	506
13113	1.5	1.5	3.0	3.0	380	537
13114	1.5	1.5	3.0	3.0	430	597
13115	1.5	1.5	3.0	3.0	437	596
13116	1.5	1.5	3.0	3.0	412	558
13117	1.5	1.5	3.0	3.0	423	572
13118	1.5	1.5	3.0	3.0	424	601
13119	1.5	1.5	3.0	3.0	385	542
13120	1.5	1.5	3.0	3.0	364	533
13121	1.5	1.5	3.0	3.0	370	533
13122	1.5	1.5	3.0	3.0	359	511
13123	1.5	1.5	3.0	3.0	409	579
13124	1.5	1.5	3.0	3.0	360	513
13125	1.5	1.5	3.0	3.0	359	513
13126	1.5	1.5	3.0	3.0	398	557
13127	3.0	7.5	5.0	N/A	626	1257
13128	3.0	N/A	5.0	7.5	519	1016
13129	3.0	N/A	5.0	7.5	673	1232
13130	3.0	N/A	5.0	7.5	574	1080
13131	3.0	N/A	5.0	7.5	705	1267
13132	3.0	N/A	5.0	7.5	670	1217



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13133	3.0	N/A	5.0	7.5	592	1111
13134	3.0	3.0	5.0	7.5	529	1040
13135	3.0	3.0	5.0 + 7.5	7.5	893	1553
13136	3.0	3.0	5.0	7.5	571	1089
13137	3.0	N/A	5.0	7.5	652	1180
13138	3.0	3.0	5.0	7.5	677	1211
13139	3.0	3.0	7.5	5.0	665	1223
13140	3.0	3.0	5.0	7.5	775	1350
13141	3.0	N/A	5.0	7.5	598	1122
13142	3.0	N/A	5.0	7.5	565	1061
13143	5.0	3.0	5.0	7.5	507	1059
13144	5.0	3.0	5.0	7.5	661	1277
13145	5.0	N/A	5.0	7.5	889	1734
13146	5.0	N/A	5.0	7.5	865	1665
13147	5.0	N/A	5.0	7.5	954	1783
13148	5.0	3.0	5.0	7.5	1034	1732
13149	5.0	3.0	7.5	3.0	914	1508
13150	5.0	N/A	7.5	3.0	627	1239
13151	5.0	N/A	7.5	3.0	624	1249
13152	5.0	3.0	7.5	3.0	717	1247
13153	5.0	3.0	5.0	3.0	636	1102
13154	5.0	N/A	7.5	5.0	511	1134
13155	5.0	N/A	7.5	5.0	654	1351
13156	5.0	N/A	7.5	5.0	684	1385
13157	5.0	3.0	7.5	3.0	563	1172
13158	5.0	3.0	7.5	7.5	793	1557
13159	5.0	3.0	7.5	7.5	875	1672
13160	3.0	3.0	7.5	7.5	795	1472
13161	3.0	N/A	7.5	7.5	715	1347
13162	3.0	3.0	5.0	7.5	777	1466
13163	5.0	3.0	5.0	5.0	802	1360
13164	3.0	N/A	5.0	5.0	760	1242
13165	3.0	3.0	5.0	5.0	762	1262
13166	3.0	3.0	5.0	7.5	834	1385
13167	3.0	N/A	5.0	7.5	679	1204
13168	3.0	3.0	5.0	7.5	732	1230
13169	3.0	3.0	5.0	7.5	680	1232
13170	3.0	N/A	5.0	7.5	759	1313
13171	3.0	N/A	5.0	7.5	730	1272
13172	3.0	3.0	5.0	7.5	697	1289

\* As defined in the Somerset West Zoning Scheme regulations.