

*Kyalami*  
ESTATES

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# Architectural Guidelines



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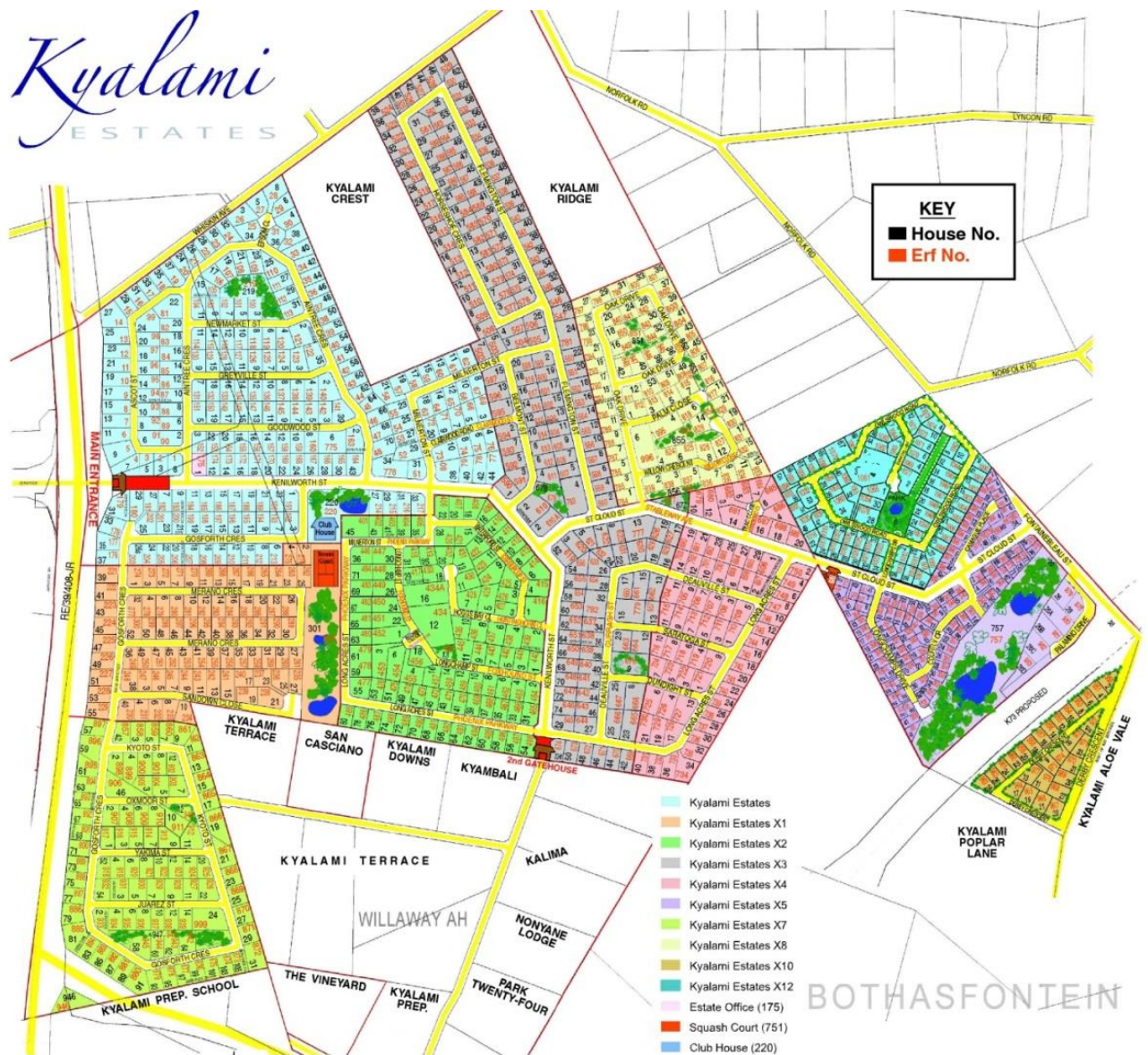
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# 1. Plans

- 1.1 All new construction or alterations to existing structures, working drawings and a scrutiny fee payable to KEHOA, which amount may vary from time to time, must be delivered to the Estate Managers office for submission for consideration and comment by the Architectural Consultant appointed by KEHOA. In addition, an amount of R15 000.00 in respect of new construction on vacant stands and R10 000.00 in respect of alterations or other minor building works is to be paid to KEHOA as a non-interest bearing development/landscape/pavement deposit. In the case of new construction R14 000.00 will be refunded upon completion of construction and the satisfactory restoration of verges/pavements. The remaining R1 000.00 is retained by KEHOA. In the case of alterations/minor building works, the entire amount is refundable upon completion of construction and restoration as above. The amounts stated are subject to amendment from time to time.
- 1.2 Plans that have been approved by KEHOA can be collected and submitted to the Local Authority for their approval. It is placed on record that KEHOA reserves the right to prevent owners from commencing construction without the plans being approved by KEHOA in terms of this section.
- 1.3 Design should show sensitivity to the environment, with special consideration being given to any existing natural features, e.g. flora, fauna and topography.
- 1.4 For final submission, 3 paper copies are required. One copy of the final plan will be retained by KEHOA for record purposes.
  - 1.4.1 Architects and draughtsmen submitting plans must ensure that one copy is appropriately coloured in terms of Local Authority requirements.
- 1.5 Floor levels must be shown on the plans, related to a datum point, and the site plan must show sufficient contour lines, with clearly indicated cut and fill.
  - 1.5.1 Storm water management must be clearly indicated on the dwelling and ground levels.
- 1.6 **Height of Dwellings:** The height of the ridge level from the natural ground level adjacent to the exterior wall must not exceed 6.5m for a single storey and 9m in respect of double storey houses. Architectural features such as chimneys may project above this line subject to the satisfaction of KEHOA.
- 1.7 Once construction has commenced on previously vacant stands, it shall be completed within twelve (12) months of the commencement date, failing which a penalty will be imposed by KEHOA unless an extension of time has been allowed in writing. Such penalty shall be added to the levies payable for those months and is detailed in the addendum.
- 1.8 In terms of the Municipal and KEHOA rules, no dwelling may be occupied unless all work is complete and an occupation certificate obtained. Completion of work shall include painting, garden, driveway and the complete installation of plumbing, electrical fittings and all items as per the approved plans. Levies during construction and occupation must at all times be current.
- 1.9 In respect of alterations to any existing dwelling once construction has commenced it must be completed within six (6) months of commencement date, failing which a



penalty will be imposed by KEHOA unless an extension of time has been allowed in writing. The penalty is detailed in the addendum.

## 2. Other Issues

- 2.1 The zoning for Kyalami Estates and Kyalami Estates Extension 1, 2, 3, 4, 7, 8, 10,12 and Palamino Place is “Residential 1” and constructions are limited to two storeys. The zoning for St Legers (Kyalami Estates Extension 5) is “Residential 2” and limited to two storeys.
- 2.2 The main dwelling, excluding garaging, domestic quarters, covered patio and any permitted outbuildings, must have a minimum size of 180 m<sup>2</sup>. Maximum coverage allowed is 50% and a FAR of 0,8.
- 2.3 No Galvanised iron type of roofing material, painted or otherwise, or any type of reflective or pseudo roofing material is permitted. “Chromadek” or “Colomet” type of roofing may be used.
- 2.4 Special aesthetic consideration should be given to the design of parapets, fascia’s, capping eaves, roof trim, guttering and roofing material in general. Cloak verge tiles should be used in the place of rolled tiles.
- 2.5 Exposed edges of “Chromadek” type or shaped roof sheeting are not permitted. Edges must be concealed with a fascia board or other suitable detail.
- 2.6 Awnings, TV aerials, satellite dishes, solar geysers, blinds and other items, such as air conditioning units, solar panels and generators, which do not form part of the basic structure, should be clearly shown and annotated. All such items should be discreetly sited so as to cause minimum nuisance to neighbours from a visual or any other point of view. Where such accessories are added after completion of the dwelling unit, it is not necessary to submit plans, but the positioning must be discussed and agreed with neighbours before installation. Where no such agreement is forthcoming, then the question may be referred to KEHOA for arbitration.
- 2.7 Additions should match original design and style, both in elevation consideration, as well as materials, etc. Garden gazebo’s can either match the original design and style of the house, or alternatively thatched structures are permissible providing that all municipal fire safety requirements have been adhered to.
- 2.8 Domestic accommodation and kitchens should open onto a screened yard or patio.
- 2.9 Yard and screen walls should match the basic materials of the buildings. Maximum height permitted is 1.8m. Anything in excess of this height requires engineer’s certification and KEHOA approval.
- 2.10 No wire fences or pre-cast walls will be allowed. Special wooden fences will only be considered on side boundary lines after written approval is obtained from the adjoining owners and KEHOA. All boundary walls must be plastered and painted on both sides.
- 2.11 Where dwellings exceed one storey the approval of the owners of adjoining properties must be obtained. This approval may not unreasonably be withheld or delayed and KEHOA reserves the right to overrule the withholding of approval if it is deemed to be unreasonable.

- 2.11.1 A non-habitable basement, (i.e. at least 75% below natural ground level) will be permitted in certain circumstances. The overall height of the building must still fall within the applicable guidelines.
- 2.12 The right of privacy of adjacent property owners will be a major factor in the consideration of applications for double storey houses.
- 2.13 Electric fencing will be allowed with the written approval of the adjoining neighbours and KEHOA.
- 2.14 Neighbouring and adjacent owners must indicate on working drawings that they accept the proposed double storey house on the relevant Stand within one week of receiving the plans where practical (e.g. the adjacent owner on leave). Failure to do so will result in KEHOA determining the approval or rejection of the double storey on behalf of the dilatory neighbour. Neighbouring and adjacent owners must confirm their approval of the double storey by signing the following acceptance on all prints of the final working drawings. This approval must be signed in black ink. Photocopies or similar reproductions will not be accepted.
- “I,.....the owner of Stand.....accept the double storey as shown on this drawing.  
Signed..... Date.....”**
- 2.15 Notwithstanding the fact that the adjoining owner(s) agree to the double storey, the approval or rejection of such application shall be at the sole discretion of KEHOA.
- 2.16 If the adjoining owners reject a double storey construction, they are required to provide sound and compelling reasons for such rejection. The Architectural Committee of KEHOA reserves the right to accept or override such objection after giving due consideration to the facts.

### 3. Building Lines

- 3.1 All building line relaxations require a specific application to the Local Authority on the prescribed form. KEHOA cannot be responsible for such applications being declined by the Local Authority.
- 3.2 The following are the applicable building lines:
- |                  |   |
|------------------|---|
| <b>Frontage:</b> | <b>5 metres</b>   |
| <b>Sides:</b>    | <b>Aggregate 6 metres with a minimum of 2.25 metres on one side</b> |
| <b>Rear:</b>     | <b>2.25 metres</b>  |
- All stands along any provincial road boundary are subject to a 16 metre building line along that boundary. Provincial roads involved are Kyalami Main Road and Allandale Road. Applications for relaxation of this line must be made to Gautrans.
- 3.3 From a KEHOA perspective relaxation of street building lines will only be considered in exceptional circumstances, and then only if the incursion is no greater than 2m. Applications, which must be suitably motivated, will only be approved in respect of garages with an entrance parallel to the street. There must at all times be sufficient space to allow for two parking spaces for visitors to the property. Relaxation of side or rear building lines beyond 2.25m will only be considered at ground level and only if written approval is obtained from the owners of adjoining properties.

3.3.1 Adjoining owners must indicate that they accept any proposed relaxation of building lines of the relevant Stand by signing the following acceptance in black ink on all working drawings. Photocopies or similar will not be acceptable.

**“I,.....the owner of Stand.....accept the building lines as shown on this drawing.**

**Signed..... Date.....”**

3.4 Notwithstanding that the adjoining owner had agreed to the relaxation of the building line, the approval or rejection of the building line shall be at the sole discretion of KEHOA.

3.5 The treatment of sidewalks is considered to be of paramount importance as they have a direct influence on the aesthetic quality of the neighbourhood. The diverse nature of neighbourhoods should give rise to a varied treatment of street boundaries. To create a degree of visual integrity, the street boundary walling designs will be strictly controlled and must be indicated on the plans. No deviations will be allowed without the express consent of KEHOA Architectural Committee.

3.6 No lean-to or carport will be allowed unless integrated into the original design.

3.7 Staff accommodation should be screened from the street and be contained under the same roof. No free-standing structures will be permitted.

3.8 All exposed plumbing pipes must be adequately screened in suitable ducts. In double storey houses, these ducts must be integrated with the design of the house, not applied to the outside.

3.9 “Granny” flats will be considered in special circumstances but must be linked physically and visually to the main dwelling and must be seen as part of one unit. The reason for this is that the Halfway House Town Planning Scheme requires a property to be rezoned if a separate dwelling is constructed. The rezoning process can be a lengthy and costly one.

3.9.1 The flat must in no way be distinguishable as a separate flat or entity.

3.9.2 The area of the “Granny” flat must not exceed 100m<sup>2</sup>.

3.9.3 The owner must, in writing, undertake that this flat will never be sublet for income purposes and, in the event of the property being sold, the new owner must abide by this undertaking.

3.9.4 A double levy will be charged where a “Granny” flat is allowed.

3.10 No stand may be subdivided nor may a sectional title plan be registered under any circumstances.

3.11 No more than two (2) stands may be consolidated.

3.11.1 Where two residential Stands are consolidated or notarially tied to form a larger Stand, a levy per original Stand and/or a double levy will be applicable to such Stands. KEHOA does not consider or approve consolidation of notarially tied stands.

## 4. Approval

4.1 Perspective view and photographs may be requested.

- 4.2 Notwithstanding the fact that the building plans may comply with all of the above, the approval or rejection of such plans shall be at the sole discretion of KEHOA, which approval shall not be unreasonably withheld or delayed.
- 4.3 Nothing in the above will be construed as permitting the contravention of the Conditions of Title to any Erf or any by-laws or regulations of the relevant Local Authority.
- 4.4 The fee for the above scrutiny and approval is described in the schedule.

## 5. Awnings

- 5.1 Canvas awnings are preferred to match the overall colour theme of the main building.
- 5.1.1 **Exclusions:** Steel or aluminium awnings.

## 6. Swimming Pools

- 6.1 Plans must be provided for all swimming pools
- 6.2 Portable pools above ground level are not permitted.
- 6.3 Swimming pool backwash must be connected to the sewer system and NOT to storm water drainage pipes and it may not be discharged directly onto the roadways.
- 6.4 All swimming pools must be fenced in or covered in accordance with Local Authority regulations.

## 7. Paving and Driveways

- 7.1 Brick paving, exposed aggregate concrete paving, cobbles, natural stone chip with edging and grey concrete slabs with contrasting patterning are permitted.
- 7.1.1 **Exclusions:** Premix, chip and spray, tarmacadam and slasto/crazy paving.

## 8. Burglar Bars

If required must be internally mounted where possible. Burglar bars should be installed in a grid pattern, made to suit the proportions of the window.

## 9. Contracting Activity : Code of Conduct

This document, which is obtainable from the Estate Office by all owners who are contemplating any building activities, specifies the terms and conditions governing all contractors operating within Kyalami Estates. No building may commence until such time as this document has been signed by the owner and the contractor and handed to the KEHOA office.

## Addendum A

### Ascot Village (Kyalami Estates Extension 10)

Although the owners in Ascot Village will be required to construct a dwelling in either an Italian Tuscan or French Provincial style, varying architectural styles within the aforesaid schemes need not conflict with one another and should blend in harmoniously thus creating a visually pleasing development when seen as a whole. It is not intended that the individual house designs should be unreasonably restricted. KEHOA and the Architectural Director individually or collectively scrutinise plans to ensure that the overall character and quality of Ascot Village is not visually impaired.

## 1. Building Lines

The following are the applicable building lines:

### **Stands 953 – 963, 971 – 973 and 977**

**Frontage:** 3 metres for all buildings

**Sides:** Aggregate of 6 metres, with a minimum of 2.25 metres. The aggregate relaxation of these building lines if approved must not exceed 4 metres.

**Back:** 2.25 metres

**K73:** 16 metres. This building line can only be relaxed with written permission from Gautrans.

### **Stands 964 - 970 and 974 - 976**

**Frontage:** 5 metres for all buildings

**Sides:** Aggregate of 6 metres, with a minimum of 2.25 metres. The aggregate relaxation of these building lines if approved must not exceed 4 metres.

**Back:** 2.25 metres

## 2. Other Issues

2.1 **Minimum House Size:** 230m<sup>2</sup> (excluding staff accommodation, garages and patios).

2.2 **Maximum House Size:** 50% coverage and a FAR of 0.8.

### 2.3 Carports and Garage Doors

2.3.1 Carports will not be allowed.

2.3.2 The initial construction of the house must contain a closed double garage. Only wooden garage doors will be permitted.



## Addendum B

# Owlswood Village (Kyalami Estates Extension 12)

## 1. Building Lines

The following are the applicable building lines:

- Frontage:** 5 metres provided that the total parking bays includes 2 bays for owners and 2 bays for visitors.
- Sides:** Aggregate of 6 metres with a minimum of 2.25 metres on one side.
- Back:** 2.25 metres

## 2. Other Issues

- 2.1 **Roofs:** the use of mono pitches, thatched and steel roofs will be encouraged.
- 2.2 **Minimum House Size:** 150m<sup>2</sup> (excluding staff accommodation, garages and patios).
- 2.3 **Maximum House Size:** 50% coverage and a FAR of 0.8.
- 2.4 **External Walls:**
  - 2.4.1 Only plastered and painted walls will be allowed. Light tone paint finishes are preferred.
  - 2.4.2 Solid boundary wall on street frontage will be allowed by special consent.
  - 2.4.3 Plastered brick plinth of minimum 600mm high steel palisade fencing is permitted.

# Addendum C

## Palamino Place (Stand 978 to 983)

### 1. Building Lines

The following are the applicable building lines:

<b>Frontage:</b>	5 metres
<b>Sides:</b>	Aggregate of 6 metres with a minimum of 2.25 metres on one side.
<b>Back:</b>	2.25 metres
<b>K73:</b>	16 metres. This building line can only be relaxed with written permission from Gautrans.

### 2. Other Issues

- 2.1 **Minimum House Size:** 150m<sup>2</sup> (excluding staff accommodation, garages and patios).
- 2.2 **Maximum House Size:** 50% coverage and a FAR of 0.5.
- 2.3 **Boundary Walls:**
  - 2.3.1 Street Side – Solid walling will be discouraged.
  - 2.3.2 Park Side – Post and plinth with palisade.

## Addendum D

### St Legers (Kyalami Estates Extension 5)

## 1. Building Lines

The following are the applicable building lines:

<b>Frontage:</b>	3.5 metres
<b>Sides:</b>	2 metres with minimum of 1 metre on one side with a 3 metre aggregate. No side space for garages/carports.
<b>Back:</b>	1 metre for habitable rooms. Nil for garages/carports.

## 2. Other Issues

- 2.1 **Height of Dwellings:** The height of the ridge level from the natural ground level adjacent to the exterior wall must not exceed 7.5 metres. Architectural features such as chimneys may project above this line subject to the satisfaction of KEHOA.
- 2.2 **Roofs:** Individual houses must have a pitched roof of an area of at least 30% of plan area (coverage) of unit. Only concrete roof tiles will be permitted.
- 2.3 **Minimum House Size:** 130m<sup>2</sup> excluding garages, patios and staff accommodation.
- 2.4 **Maximum House Size:** 40% coverage with a FAR of 0,6.
- 2.5 **External Walls:** Only plastered and painted walls will be allowed.
- 2.6 **Boundary Walls:** Solid boundary walls on street frontage will be allowed by special consent. Plastered brick plinth of minimum 600mm high steel palisade fencing is permitted.