

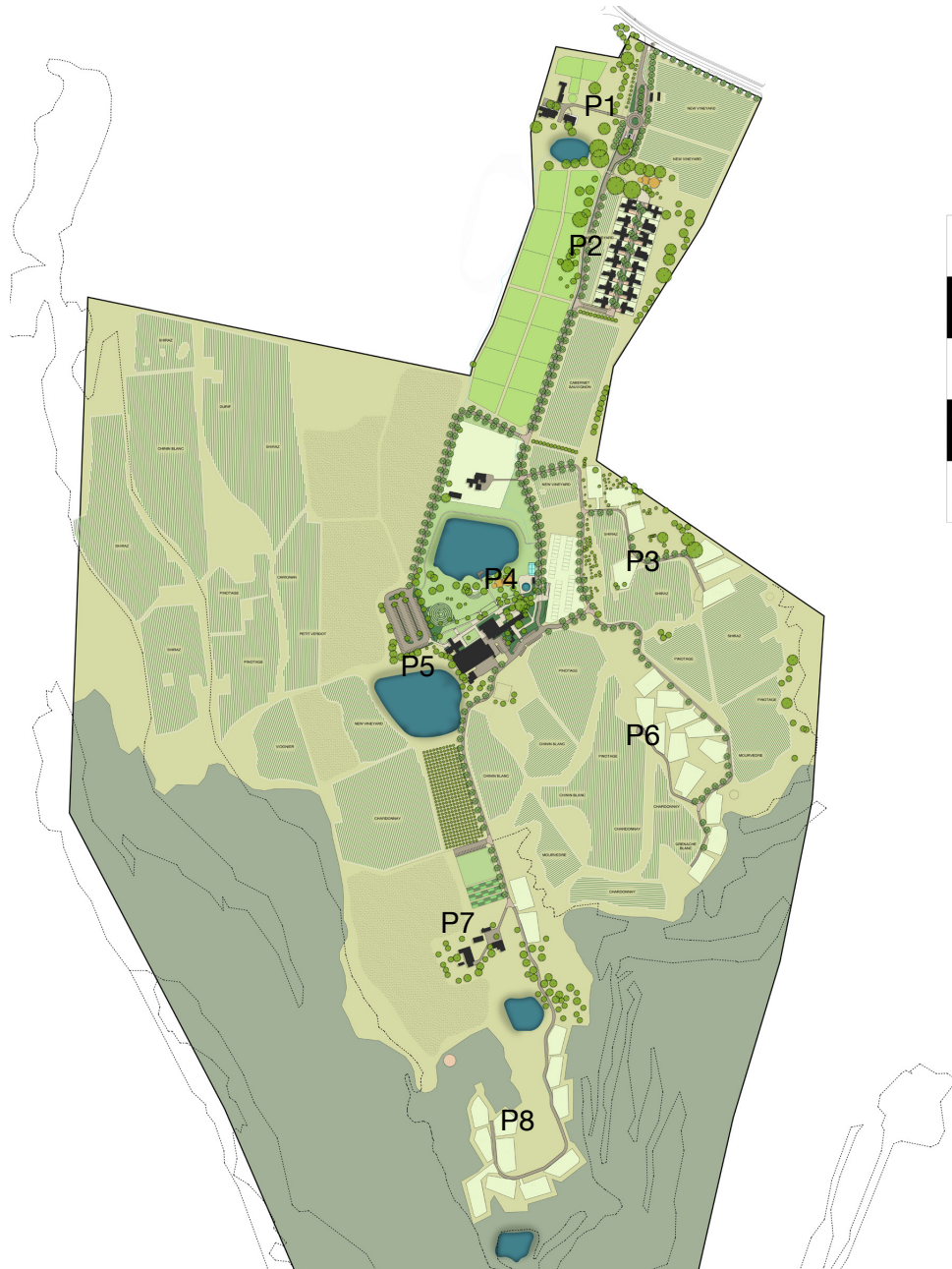


RHEBOKSKLOOF

ESTATE

ARCHITECTURAL GUIDELINES

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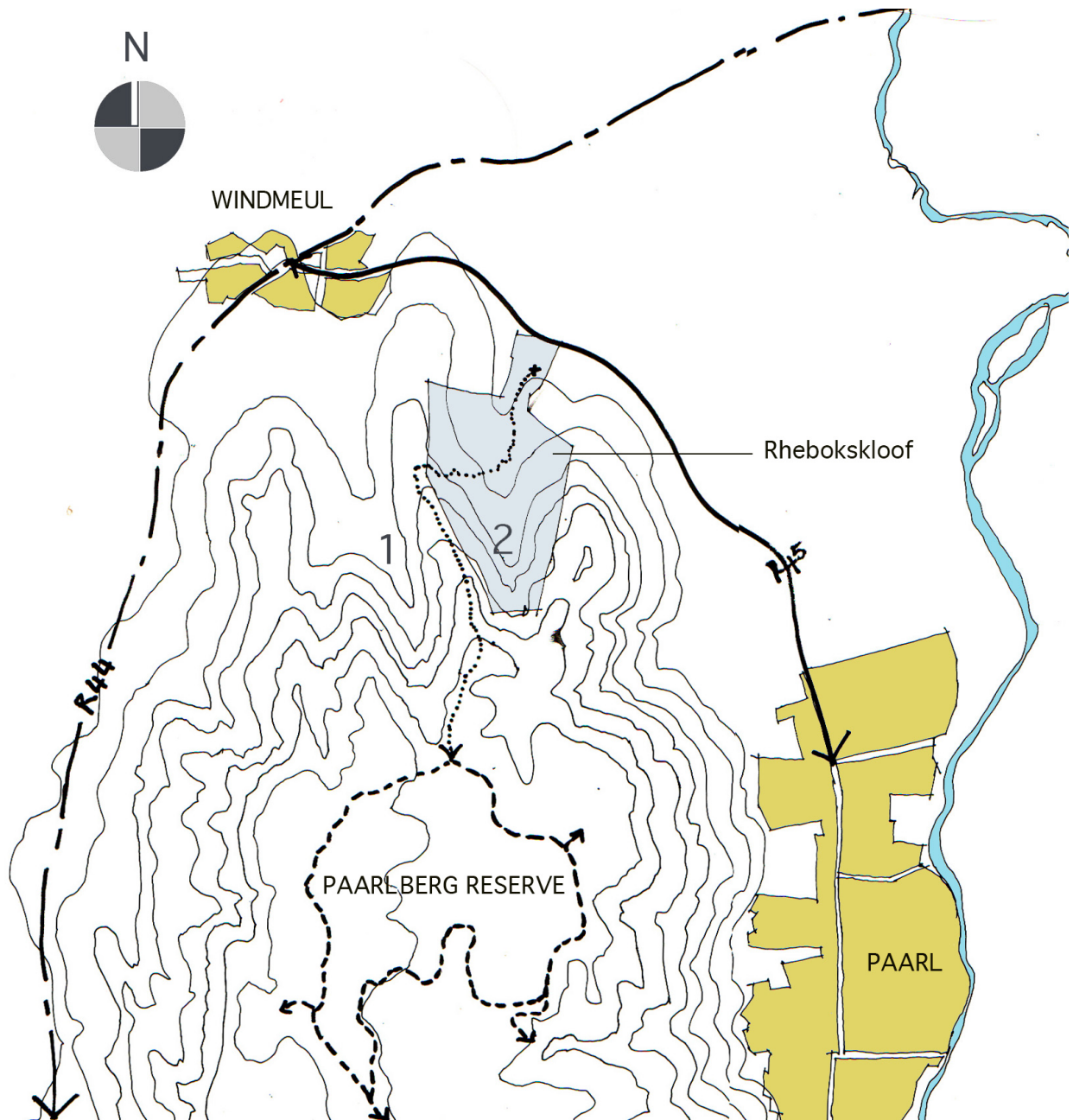
CHAPTERS

General Design Informants	1
Two Architectural Discourses	2
The Valley Guide	3
The Mountain Guide	4
Building Plan Submission	5

1 General Design Informants

1.1. The Valley

The Rhebokskloof Valley is one of only two deep penetrations into the side of the Paarl Mountain. As such, much of the valley is visually shielded from the immediate region and the hinterland.



The Rhebokskloof Valley seen in context of Paarl Mountain

1.2. The “Cultural Landscape”

This guide responds to the concept of a cultural landscape framework approach, where a series of specialist inputs leads to agreement on the identification of Heritage Resources such as: “Noteworthy buildings and associated structures; significant forests and avenues; cultivated land; steep slopes; horizonlines (peaks); axial alignments...” (Constantia-Tokai Valley, 1991, Fabio Todeschini et al).

1.3. Noteworthy Buildings

The built fabric in the valley dates predominantly from the Victorian era with a layering of additions that include a Cape Dutch Revival extension at the Guesthouse precinct (P7), the copy of a Cape Dutch Homestead (1990) at the Hospitality Hub (P4) and a modern administrative building and functional hall adjacent to the wine cellar (P5). The only notable exception is that of the two buildings at the entrance, which predate the Cape Dutch style and as such represents an unique part of the region’s architectural heritage (P1).

1.4. Trees & Avenues Mature Oak trees at the Pionier’s Precinct (P1) as well as to the north of the existing Restaurant Building (P4) and forming the old “wagenweg” at the Guesthouse precinct (P7) must be protected. While not historically significant, the copse of Eucalyptus trees above the paddocks and to the west of the main entrance below (P2) with the adjoining windbreak avenues are never-the-less visually integrated with their setting and suitably veil the valley of Rhebokskloof, which is gradually revealed on the approach up the valley from the main entrance.

1.5. Settlement Pattern The historical development of the four farms that constitute the current (2011) Rhebokskloof Wine Estate followed a typical pattern of orthogonally arranged homes with outbuildings, located primarily in the valley and on the lower slopes of the surrounding hills. With Vineyards on the fertile mid slopes below the 290 m contour on slopes of up to 1:3. The fynbos wilderness areas on the steeper slopes, stretch over the horizon lines of the Rhebokskloof Valley and on into the Paarlberg Reserve.

2 Two Architectural Discourses

2.1. Form

An important principle of this guide is that form alone is not the primary goal. “Form should derive from, not dictate, the design structure.” (Edmund Bacon, design of Cities 1973) the “design structure” in this case is to be found in the cultural and natural landscapes. It is from a reading of the land, its shape, slope and characteristics, the patterns of its historical settlement and an evaluation of it’s efficacy as a functioning agricultural entity that it becomes clear that a universal and form driven response would be inappropriate.

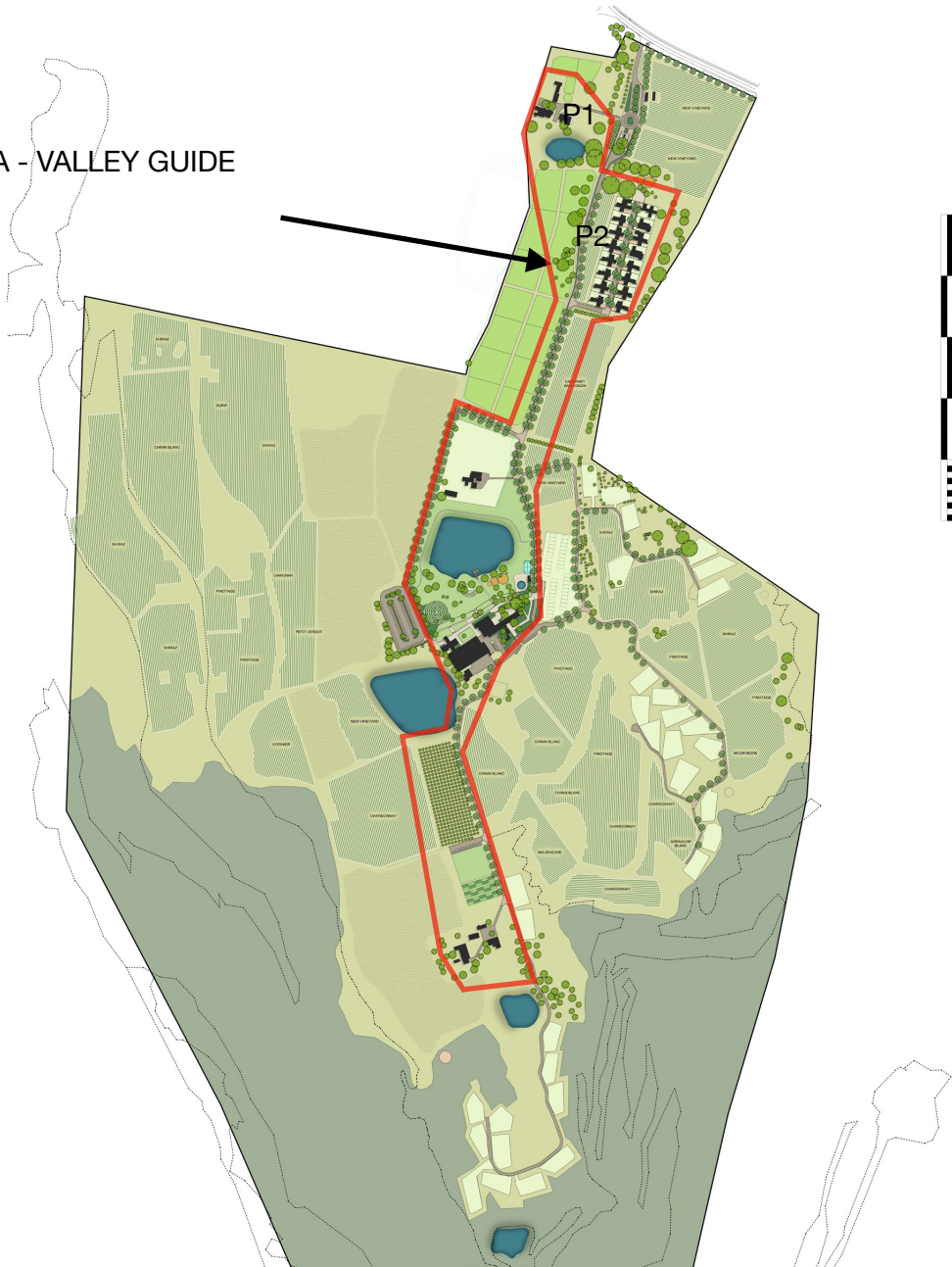
2.2. Two Architectural Guides

There are two possible architectural responses to the two essential locational constraint sets:

- The cultural landscape and the existing settlement pattern giving rise to the Valley Guide, for new buildings located on the lower slopes of the valley or in immediate proximity to existing buildings, on the one hand,
- The natural landscape of the mid slopes between the agricultural land and the wilderness giving rise to the Mountain Guide, for new buildings in these areas of lower agricultural potential.

3 The Valley Guide

AREA A - VALLEY GUIDE



National building regulations

3.1 National building regulations

3.1.1 All designs to be in compliance with the National Building Regulations

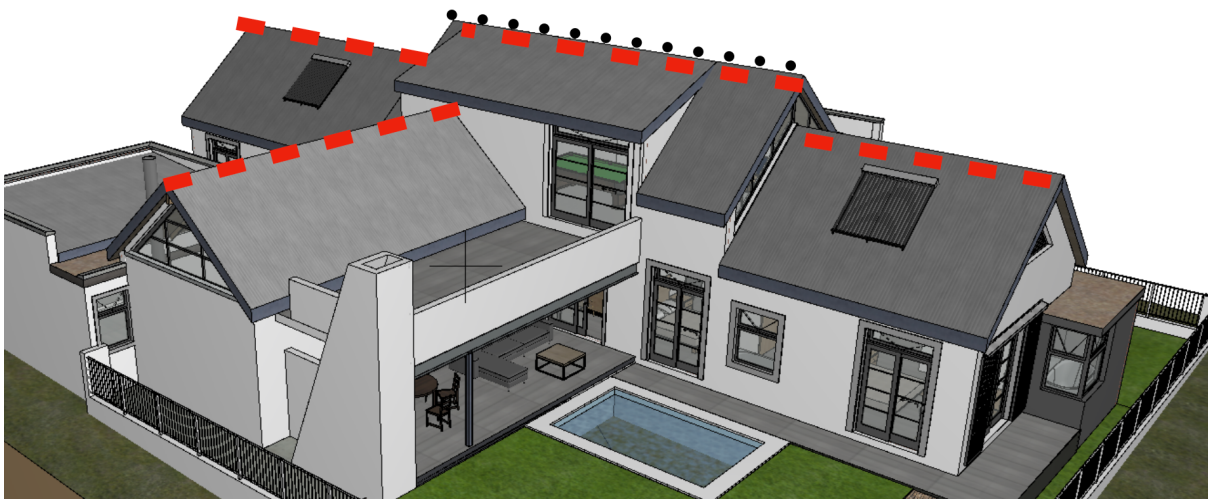
3.2 Coverage

3.2.1 50% Excluding covered stoeps facing the street.

3.3 Height Limit

3.3.1 6m maximum to base level.

3.3.2 8m maximum to base level for maximum of 30% of the main roof ridge line.



6m HEIGHT : 70% of TOTAL MAIN ROOF RIDGE LINE



8m: HEIGHT: 30% of MAIN ROOF RIDGE LINE



3.3.3 Attic space (wall plate at maximum of 1.5m above the floor level) maximum useable floor area of 50% of the ground floor area)

3.3.4 Chimneys may exceed the height limit to meet the requirements of the national building regulations.

3.4 Setbacks

3.4.1 Streets and public spaces: generally - 4.5m.

3.4.2 Streets and public spaces: gable end walls - 0.5m for a maximum of 25% of the boundary.

3.4.3 Lateral boundaries (between properties): generally - 3m .

- 3.4.4 Lateral boundaries: walls without windows - 0m for a maximum length of 30% of that boundary.
- 3.4.5 Garages: 0m on any boundary & 4.5m setback from street boundary.

3.5 Walls

- 3.5.1 Plastered and painted in white and/or tones of grey.
- 3.5.2 Natural granite from the farm or timber cladding.

3.6 Windows & Doors

- 3.6.1 Natural Timber or PVC or aluminium or painted timber, then to be painted to compliment the tones of the main house.
- 3.6.2 All windows larger than 2 sq.m surface area to be protected from glare and reflected low angle sun light by shutters (in compliance with the same colour rules as window and door frames), pergolas, screens, deep set eaves or landscaping shading elements.

3.7 Building plan form and alignment

- 3.7.1 All buildings must be orthogonal in plan and must be predominantly parallel to the street boundaries.

3.8 Roofs

- 3.8.1 The main body of the dwelling to be double pitched symmetrical roofs with minimum pitch of 40 degrees and a maximum pitch of 45degrees.
- 3.8.2 Lean-to roofs, verandahs and garages may have pitches of 2 degrees to 10 degrees
- 3.8.3 All roofs to be dark grey to black in colour.

3.9 Site Lighting

- 3.91 All external lighting to have concealed light bulbs. Designed for demarcation of routes or entrances, but not for general site illumination.

3.10 Services

- 3.10.1 Solar panels and solar geysers are to be positioned as sensitively as possible relative to the adjoining streets and public spaces - within the efficient orientation range of the devices and as specifically approved by the HOA.
- 3.10.1 Water tanks should be painted to match the walls of the house and screened with planting or trellis screens.
- 3.10.3 Gas bottles, washing lines and refuse bins to be screened from the street and public spaces.

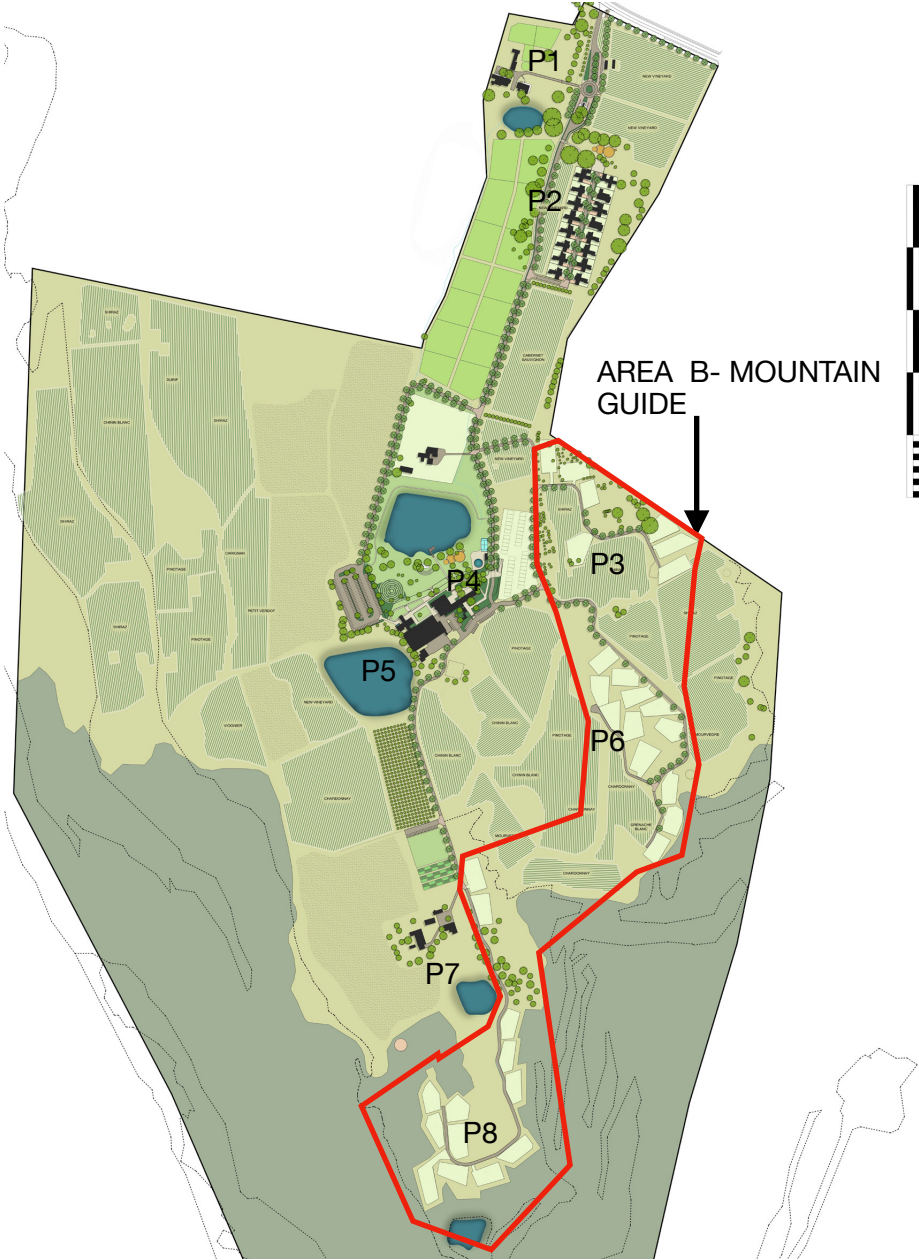
3.11 Landscaping

- 3.11.1 All planting to be in compliance with the landscape architect's species list
- 3.11.2 Paving to compliment the cement pavers used for the estate's roads.

3.12 Boundary Walls & Fences

- 3.12.1 Street and public space boundaries to be either pole fencing (horse paddock)-treated timber or white, palisade fencing (black), clearVu fencing (black) or solid masonry walls (match house colours) or a complimentary mixture of the above.
- 3.12.2 Service yards may have 1.8m solid fences which compliment the style and rendering of the main house.

AREA B: THE MOUNTAIN GUIDE



4.1 National building regulations

4.1.1 All designs to be in compliance with the National Building Regulations

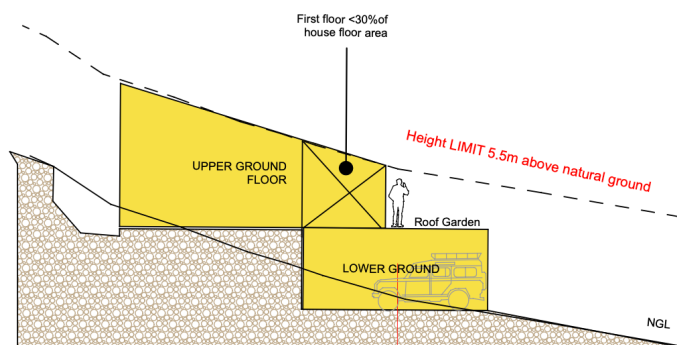
4.2 Coverage

40% Coverage, excluding covered stoeps and roof overhangs.

4.3 Height Limit

4.3.1 5.5m maximum to natural ground level measured vertically.

4.3.2 Double storey over a maximum of 30% of the TOTAL floor area of the house. This rule applies to a second story whether above or below the main living floor.



AREA calc example

Required Area of Double Storey	Total House Area (incl Double Storey)	Main Floor Area (Above or below the double storey)
50	167	117
100	333	233
150	500	350
200	667	467
250	833	583
300	1000	700

4.4 Setbacks

4.4.1 Streets: generally - 5.0m. 4.4.2 Streets: pergolas - 0.5m for a maximum of 20% of the boundary.

4.4.3 Lateral boundaries (between properties): generally - 3m. 0m for a maximum length of 20% of one such lateral boundary.

4.5 Walls

4.5.1 Plastered and painted in white and/or tones of grey. Natural stone or timber cladding.

4.5.2 Where stone is used as a cladding, the stone should be selected to match the existing granite or the off- cuts of existing quarry granite should be re-cycled and used.

4.6 Windows & Doors

4.6.1 Natural Timber or if PVC/ aluminium / painted timber, then to be painted to compliment the tones of the main house

4.6.2 All windows larger than 2sq.m surface area to be protected from glare and reflected low angle sun light by shutters (in compliance with the same colour rules as window and door frames), pergolas, screens, deep set eaves or landscaping shading elements.

4.7 Building plan form and alignment

4.7.1 All buildings must be positioned predominantly in cut and along the contours.

4.8 Roofs

4.8.1 Mono pitched roofs at slopes similar to that of the adjacent natural ground slopes.

4.8.2 15% of the coverage of the house to be roofed with a green roof.

4.8.3 All pitched roofs to be dark grey to black in colour. Thatch is not permitted.

4.9 Site Lighting

4.9.1 All external lighting to have concealed light bulbs. Designed for demarcation of routes or entrances, but not for general site illumination.

4.10 Services

4.10.1 Solar panels and solar geysers are to be positioned as sensitively as possible relative to the adjoining streets and public spaces - within the efficient orientation range of the devices.

4.10.2 Water tanks should be painted to match the walls of the house and screened with planting or trellis screens.

4.10.3 Gas bottles, washing lines and refuse bins to be screened from the street and public spaces.

4.11 Landscaping

4.11.1 All planting to be in compliance with the landscape architect's species list.

4.11.2 Paving to compliment the cement pavers used for the estate's roads.

4.11.3 30% of the site area to be fynbos, planted and seeded according to the landscape architects.

4.11.4 Granite boulders and existing indigenous trees to be protected during construction.

4.11.5 Boundary Walls & Fences

4.11.6 Street and public space boundaries to be either pole fencing (horse paddock)-treated timber or white, palisade fencing (black), clearVu fencing (black) or solid masonry walls (match house colours) or a complimentary mixture of the above.

4.11.7 Service yards may have 1.8m solid fences which compliment the style and rendering of the main house.

5 Building Plan Submission Procedures

5.1 General:

All design proposals will be subject to scrutiny and approval by the ***Rhebokskloof Estate Home Owners Association (RBKHOA) or its duly appointed proxy***. The scrutiny is set by the RBKHOA.

5.2

Referrals due to non compliance will also be subject to a scrutiny fee set by the RBKHOA

5.3

All plans submitted are to be submitted IN PDF format.

5.4 Information Required on Submissions:

The following information must be indicated on the Sketch Plans submitted for approval:

- 5.4.1. Confirmation that the design has been submitted by a Professional Architect registered with the South African Council for the Architectural Profession (SACAP).
- 5.4.2 A power of attorney signed by the owner, nominating the architect as their representative in the plan application process.
- 5.4.3 Submission of a professional surveyors drawing indicating boundary peg positions and includes a contour survey at 500mm intervals and shows all existing trees and boulders.
- 5.4.4 Site Plan indicating the positioning of all structures, boundary lines & setbacks, boundary walls, fences, paved areas, pools and proposed landscaping areas and north arrow are to be shown, on a numbered contour grid of no less than 500mm contour intervals. All finished levels specific to paved areas, structures to be clearly indicated.
- 5.4.5 Plans to include 1:100 scaled drawings, indicating roof plan, ground floor plans, first floor plans and any other detached structures.
- 5.4.6 A minimum of 4 x elevational drawings, also at 1:100 scale, are required depicting all major façades.
- 5.4.7 Longitudinal section/ or cross section indicating level interaction to service road and indicating by parallel dotted line the height limit as per the architectural guide relative to natural ground level.
- 5.4.8 A 3D computer model showing the house in its setting.
- 5.4.9 Indication of treatment of boundary interfaces.
- 5.4.10 Specification of proposed external finishes regarding roofing, walling, windows, doors and fencing.
- 5.4.11 Development data to include erf size and all relevant permissible coverage items i.e. ground floor, first floor, garage and or detached structures, indicated as a percentage and in relation to the erf size.
- 5.4.12 Locality plan of the site relative to adjoining erven.
- 5.4.13 Confirmation that swimming pool water (if applicable) will discharge into the owners' property and not onto the Estate Roads.

6 Building Controls and Access Control during Construction:

The following terms and conditions must be complied with before construction on any site commences:

6.1

Only registered residential building contractors that conform to the Home Owners registration requirements shall be allowed to take possession of a building site within the Rhebokskloof Estate. A minimum requirement is that building contractors must show proof of MBA membership (Standard Member or Master Member only). Further, each accepted building contractor is required to conform to the Contractors Conduct Agreement.

6.2

Contractors and owners are to register with the Homeowners Association on such terms and conditions as the Association may determine from time to time, and are to counter sign the Contractors Conduct Agreement.

6.3

Has paid a Builders Deposit of R(to be determined) to the Association in respect of liability for possible damage to township services, the private roadways and private open spaces during construction.

6.4

The deposit will be invested by the Association in the name of the Association at a registered and recognised financial institution with interest accruing for the benefit of the Home Owner / Contractor.

6.5

The deposit and interest, or any balance thereof, shall be repaid to the Contractor/ Owner on completion of the works after due assessment by a representative of the HOA of the following:

- 6.5(a) Repair damages (if applicable) to HOA property. The deemed cost of repair of damages will be deducted from the deposit and in the case where the deposit is less than the claim, the shortfall will be claimed from the Owner/Contractor
- 6.5(b) Confirmation that the completed works conform to the Final Approved Plans by the Rhebokskloof Architectural Review Committee.

6.6

Such contractor and/or his employees, casual labourers, and/or sub-contractors (including such sub-contractors staff and labourers) are registered with the Associations' security service provider in adherence to their security rules, regulations and controls that might change from time to time due to the nature and extent of the Development. The owner/contractor is required to erect a single signboard as per RARC specifications. The signage shall be removed on completion of construction.

6.7

During any period of construction on any residential erf a monthly Building Control Levy of R (*to be determined*) plus VAT will be payable to the Rhebokskloof Wine Estate Home Owners Association.

7 On Site Regulations (in conjunction with the Contractors Conduct Agreement)

7.1

Site must be demarcated and a black 1,8m high shade cloth (minimum 60% transparency) type fence must be erected along the boundary of the property and silt fences put in place before ANY earthworks can be done.

7.2

Topsoil must be stripped and stockpiled, with silt fences on the downstream side.

7.3

At least 200mm of topsoil must be placed above subsoil when refilling trenches, etc, which are not to be hard, surfaced.

7.4

Ablution facilities must be provided on site.

7.5

All construction work to remain within the building site.

7.6

No contractors or labour is allowed off their building site.

7.7

Workers are to be transported by the main contractor directly to their building site. No worker will be allowed to enter or leave the estate unsupervised.

7.8

No open fires. Closed fires to be under constant supervision in approved structures (e.g. drum)

7.9

No burning of any waste material on site at all.

7.10

Litter controls necessary by main contractor. Waste to be collected and removed from site at least weekly.

7.11

Dust control necessary and road surfaces to be kept clean at all times.

7.12

Cement batching to be mixed within steel “trommels” or similar mixers, and not on the ground.

7.13

The maximum vehicle size allowed on the estate roads, other than the main access road to the Wine Cellar / hotel is a SV-9 vehicle having the following configuration:

- (a) Maximum overall length <9 meters;
- (b) Maximum axel load to conform to the National Road Ordinance Act.

7.14

No cleaning of ready mix vehicles will be allowed on site or anywhere on the estate.

7.15

Silt fencing to be maintained at all times and is to be kept clean during construction to prevent build up of soil to a point where it washes over the fence. Soil removed as a result of cleaning must be placed within the building envelope.

7.16

No “environmentally hazardous” materials (e.g. diesel or petrol) may be stored on site.

8 Environmental Plan/Sketch indicating the following:

8.1

Boundary fencing to be erected with shade cloth around the entire site (1.8m high) and is to be suitably maintained for the duration of construction.

8.2

Position and type of silt fences to be used on site. Boundary fence to act as silt fence.

8.3

Area to be demarcated for delivery and storage of building materials.

8.4

Position of site ablution facility.

8.5

Topsoil stripping plan

8.6

Topsoil to be stockpiled within the building site (indicate position of stockpile). Silt fences to be placed at the base of each stockpile to reduce any loss.

8.7

No mixing of topsoil with subsoil (e.g. clay) may occur.

9 Construction Period:

The following items are required before construction on the site may commence:

9.1

Approval by HOA to commence

9.2

Search & Rescue complete and signed off (Plants)

9.3

Builders Deposit received by HOA

9.4

Copies of Approved plans received from Drakenstein Council forwarded to HOA

9.5

Site fencing complete (may commence after the topsoil has been stripped under certain circumstances)

9.6

Any deviations to the approved plans are to be submitted for approval prior to these changes been implemented on site.

10 Occupation on Completion of Construction

Occupation certificates will only be issued by Council on confirmation by the HOA that all Estate requirements are met and the completed works conform to the final plans approved by the Rhebokskloof Architectural Review Committee (RARC). The HOA is to be notified when the dwelling has achieved Practical Completion in order to conduct their inspections. Once the dwelling is complete and all items noted by the HOA have been addressed, a Completion Certificate will be issued by HOA

11 Post Construction

All exterior modifications, additions or alterations are to be submitted to the HOA for approval, along with the necessary scrutiny fees. This includes but is not limited to paving, tiling, pergolas and screens, landscaping work etc.