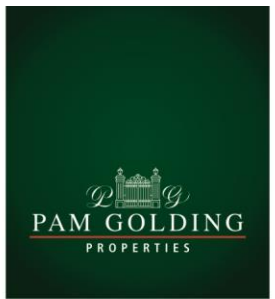


Fernwood
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GUIDELINES PART A

ARCHITECTURAL DESIGN MANUAL



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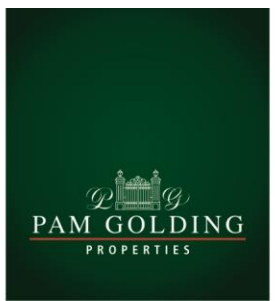
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1. Introduction

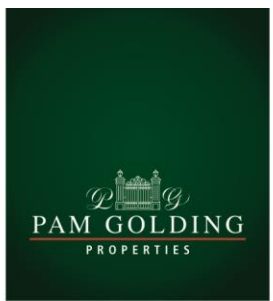
1.1. General

Fernwood Private Security Estate offers its prospective owners the opportunity to invest in a lifestyle concept, situated within a unique natural setting. It is the intention of this manual to form a foundation for a cohesive, sensitive and holistic design approach that will benefit all occupants, without enforcing a foreign stylized ideal. This architectural and



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landscaping manual advises home owners of properties in Fernwood Private Security Estate of the style and nature of architecture that is required for the Estate. It provides an outline of the design possibilities and sets out specific options and requirements for the dwellings and the landscaping. The document offers architectural inspiration and guidance for the exciting and creative process of designing homes that will be set in a unique natural setting, and it explains the procedure for submitting plans to the Fernwood Private Security Estate Homeowners Association (hereafter referred to as the 'Property Owners Association'). The principles and design criteria in this document will create a development that compliments the natural setting, taking aesthetic and design reference from Knysna's vernacular Architecture. The character of the architecture should therefore be one of simplistic neutrality, unimposing on the natural setting.

Fernwood Private Security Estate is situated on what used to be erf 1399 on the eastern slopes of the Knysna basin.

Note:

The manual is supplementary to the National Building Regulations. These guidelines will be subject to periodical revision.

1.2. A sense of place

Before designing within a certain environment, especially one as sensitive as this, careful consideration needs to be taken in the reaction towards it. A certain "Sense of Place", understanding towards the working environment needs to be gained before proceeding.

Fernwood is sited on the foothills of Knysna Heads: A unique and special location, the meeting place of the mountain and valley, where the rising slopes offer vistas to the valley below and mountain ridge above.



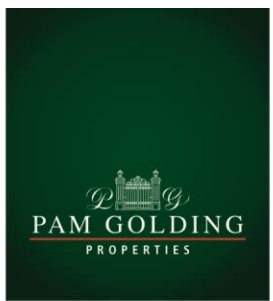
1.3. Knysna's history

The word Knysna comes from a word in the Khoi language, although people are uncertain what it means. There is speculation though that the word refers to the Knysna heads, perhaps the most famous feature of the town. From the stone-age era, the Khoisan people inhabited the Garden Route and were displaced in the 17th century after the arrival of Dutch settlers.

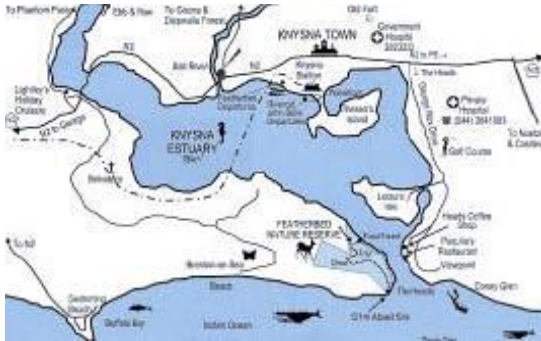


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George Rex arrived in the Knysna area in 1804. He bought the Melkhoudkraai estate on the shores of the Knysna lagoon and moved his whole family out to the estate where they settled.



The early development of Knysna as a port was driven by the timber industry, where persons such as George Rex played a significant role. Being a difficult port to enter, a harbour pilot was employed to assist large vessels. One of the better-known pilots was John Benn, originally a shipwright from Mossel Bay, appointed as pilot in 1868 and whose name is borne by a double-deck pleasure cruiser currently operating as a tourist attraction on the Knysna lagoon. The port was officially closed in 1954.

During the gold rush, the Millwood mines were the place to be. Alluvial Gold was discovered in 1885 in Millwood, about 20 kms outside of Knysna, deep in the indigenous Knysna forest. Later on, all the old mining buildings were moved to Knysna. Fans of the mining society of Knysna are keeping one of the original cottages and the mine in good order so that visitors can still visit the Millwood Mines.

Knysna also became a port for naval ships and commercial ships bringing goods and supplies to this part of the country. The very first trading store was set up by Arnt Leonard Thesen and his family who moved to Knysna to set up this trading store.

Knysna's official founding date was 1825. In 1851, Knysna was declared a magisterial district, and later on in 1881, it was declared a town. The use of the harbour ceased, and transportation of goods and supplies by boat was replaced by rail. Knysna is still mainly served by steam engines to this day.

1.4. Knysna today

Knysna lies 34 degrees south of the equator, and is 65 kilometres east from the town of George on the N2 highway.

The town is a popular destination for both tourists and senior citizens entering retirement, especially among the British and former expatriates due to the moderate climate. Recently the town has also become a preferred destination among golfers, as the town boasts many world class golf courses. Knysna too is a favourite haunt of artists,



restaurateurs and environmentalists. Knysna's other claims to fame are as the end point of the Outeniqua Choo Tjoe steam railway, and as home to the fabled Knysna forest elephant.

It is also one of the fastest growing towns in Southern Africa. The estimated population of Knysna including all people groups living there stands at about 50 000 inhabitants.



1.5. Geographical information

The town is primarily built on the northern shore of a large warm-water estuary, fed by the Knysna River. The estuary opens to the ocean after passing between two large headlands. These are popularly known as the "Knysna Heads," and have become infamous due to the loss of boats and fishermen passing through their treacherous and unpredictable waters. Near them are geological formations, known locally as "The Map Stones." To the north of Knysna, Afro-Montane or temperate rainforest covers the hilly terrain for 20 km until changing to fynbos or macchia high up in the Outeniqua Mountains.

Knysna is home to the Knysna seahorse, the pansy shell, Knysna Loerie, Knysna Elephants, waterfowl and forest birds, dolphins, whales and oysters.

1.6. Knysna's climate

Knysna has a geographical climate similar to a typically Mediterranean Maritime climate. The summers are hot and the winters mild to chilly. During the summer, the average maximum temperature reaches about 25°C and rarely goes above 30°C. The average maximum temperature during the winter months ranges in the area of 16°C to 17°C.

The rainfall in Knysna is one of the richest rainfall percentages in South Africa with the wettest time of the year being between October and December, so it can become quite humid.



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Wind direction varies, but it is predominantly south-westerly and south-easterly. The optimum orientation for houses is with living areas to the north, and with garden and outdoor wing areas to the northwest or northeast depending on views, neighbouring houses, site conditions, etc.

1.7. The design philosophy

The development of Fernwood has been one of a holistic approach, whereby the Architecture and Landscaping results in a development sympathetic to its natural setting. Dwellings should be contextually sympathetic to the topography and natural hues of the environment. The resulting architecture should be one in which buildings of modest scale “grow” out of the site. It is expected that architectural concepts be developed with sympathy to the environment and that the introduction of foreign styles i.e. “Tuscan” or “Georgian” will not be allowed. Buildings should be seen as a series of forms whereby each form’s siting, height, scale, etc., may respond and adjust to the natural topography. Large scale cut and fill type developments are seen as very unsympathetic and will not be allowed.

The intention is to develop a unique cohesive architectural character as an appropriate response to a sensitive environment evocative of Knysna’s “Genius Loci”. This will be promoted by the use of natural stone, timber and other building materials that are common throughout Knysna. Earthy and natural tones will allow buildings to merge with the landscape, and together with natural stone retaining walls, create a development that compliments the environment rather than contrasts with it.

The beauty of the buildings will be characterized by an architectural simplicity and order, and an elegance and human sense of scale and proportion. Furthermore, the individual buildings should group well within a ‘village type’ setting to create a visually harmonious development.

The dwellings should therefore be contextually sensitive, and it is important that the owners and their architects buy into the vision for the Estate, and work together to support the principles of the Guidelines and create an environment that is visually harmonious. The design manual allows for a variety of external and internal architectural responses, and the overall character of the development will be evident through the use of harmonizing external elements such as wall colour and finish, roof covering and standardized form of boundary and site walling. The adopted architectural language should result from a contemporary simplified interpretation of vernacular/local architecture.

1.8. Definitions

Unless the context otherwise indicates, the words as mentioned shall have the following meanings:



BASEMENT means that portion of a building, the finished floor level of which is at least 2m below, or the ceiling of which is at most 1m above, a level halfway between the highest and lowest natural levels of the ground immediately contiguous to the building. It may only be used as a garage, storeroom or laundry.

BUILDING means, in addition to the meaning assigned thereto, any structure or erection whatsoever, irrespective of its nature or size.

BUILDING LINE means the line delimiting the area measured from the boundary of a land unit, or from a setback, if any, within which no building or other structure except a boundary fence may be erected.

CADASTRAL BOUNDARIES means the erf boundary as indicated on the approved General Plan. This area will be pegged, but may not be fenced.

COUNCIL means the Municipality of Knysna to whose area of jurisdiction these regulations apply.

COVERAGE means the total area, expressed as a percentage of a site, that may be covered by buildings measured over outside walls and covered by a roof or projection; provided that the area covered by the first metre (as measured from the outside of the exterior wall concerned) of an eave or other similar projection shall not be included in the calculation of the permissible coverage; provided further that covered parking is included under the meaning of coverage. Knysna Municipality reserves the right to include pergolas in the coverage calculation where these structures are deemed to have the potential to be enclosed.

DWELLING HOUSE means a building containing only one dwelling unit.

DWELLING UNIT means a self-contained inter-leading group of rooms with not more than one kitchen, used only for the living accommodation and housing of a single family, together with such outbuildings as are ordinarily used therewith.

FLOOR FACTOR means the factor (expressed as a proportion of 1) which is prescribed for the calculation of the maximum floor space of a building or buildings permissible on a land unit; it is the maximum floor space as a proportion of the net erf area.

FLOOR SPACE in relation to any building or structure means the area covered by a roof, slab or projection, excluding a projection not exceeding 1 m over an exterior wall or a similar support; provided that the area which is covered by a canopy or projection on the street side of the business zones shall not be regarded as floor space. Floor space shall be measured from the outer face of the exterior walls or similar supports of such building or structure and where a building or structure consists of more than one storey, the total floor space for the purposes of the definition of "maximum floor space" shall be the sum of the floor space of all the storeys, including that of basements.



GROUP HOUSING means a group of separate and/or linked dwelling units planned, designed and built as a harmonious architectural entity.

GROUP HOUSING SITE means one or more land units on which a group housing scheme has been or is to be erected. Sites may be subdivided or dwelling units may be registered as sectional title units.

HEIGHT means the measurement in metres above the natural ground level directly below a given point or portion of the building, and means also the maximum number of storeys permitted, the number of storeys being the multiple of 4m permitted in the height restriction or as otherwise specified.

LOFT/MEZZANINE means an additional space within the roof structure. It is considered an additional storey if the side walls extend above the finished floor level (ie. if the floor level is below the roof's wallplate height), in which case the floor would be included in the maximum floor area calculation and number of storeys.

OUTBUILDING means a structure, whether attached to or separate from the main unit, which is designed to be normally utilised for the garaging of motor vehicles and for storage purposes in so far as these uses are usually and reasonably required in connection with the main structure, but does not include additional dwelling units.

.....

REGULATION PLAN means a site specific plan indicating all development control parameters in graphic form.

STOREY means a single level of a building, excluding a basement, which does not exceed a height of 4m, measured from finished floor level to finished floor level or to the ceiling in the case of the top storey.

2. Built form and envelope

2.1. Development layout map

Phase 1: Consists out of 71 erven ranging from 900 to 1600 square meters.

Phase 2: Consists out of 18 smaller erven ranging from 500 to 700 square meters. There are two unit types to choose from.

Phase 3: Consists out of 42 smaller erven ranging from 500 to 700 square meters.



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2.2. Building footprints / disturbance areas

The building footprints will be according to the Guidelines and building lines applicable to each particular erf. Please refer to the approved Regulation plan.

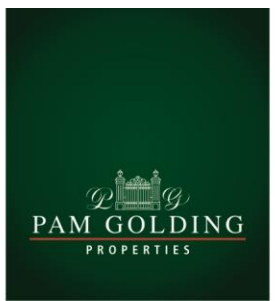
2.3. Zoning

Fernwood estate is basically divided into three usage “zones”: Precinct 1 (Phase 1): large erven of $\pm 1000\text{m}^2$, Precinct 2 & 3 (Phase 2&3): smaller erven of $\pm 500\text{m}^2$ and Private open space II (communal).



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Precinct 1:

Primary Use: Dwelling house and associated outbuildings subject to Fernwood Architectural Guidelines.

No accommodation establishment (e.g. Bed & Breakfast) will be allowed.

Precinct 2 & 3:

Primary Use : *Dwelling house and associated outbuildings subject to Fernwood Architectural Guidelines*

Consent use : *None*

Private open space:

Primary uses: “Nature area”, access road, maintenance facilities and recreational facilities that are normally associated with a residential estate.

Consent uses: None. The development of any “Private Open Space” area for any use indicated other than “nature area”, will be subject to the approval of a Site Development Plan.

2.4. Floor ratios

Precinct 1: Floor area: Total permissible floor area: 0.5 of the erf area.

Precinct 2 & 3: Floor area: Total permissible floor area: 0.5 of the erf area.

2.5. Coverage

Precinct 1:

- Coverage refers to all buildings and includes main dwellings, garages, outbuildings and verandas, as well as second dwellings and/or granny flats.
- The maximum coverage allowed on all erven will be 50% unless otherwise stated on the erf diagram.
- The minimum house size that will be allowed is 150m² inclusive of garages, outbuildings, verandas and second dwellings.

Precinct 2 & 3:

- Coverage refers to all buildings and includes main dwellings, garages, outbuildings and verandas.
- The maximum coverage allowed on all erven will be 50% unless otherwise stated on the erf diagram.
- The minimum house size that will be allowed is 150m² inclusive of garages, outbuildings and verandas.

2.6. Building lines

Precinct 1:

- A 4,5m street building line shall apply to dwellings.



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- A 2m street building line may apply to garages; provided that direct access from the street into the garage will not be permitted.
- A 4.5m building line shall apply to garages when access is taken directly from the street.
- A zero lateral building line may apply to garages provided that roof runoff is onto the same property.
- A 3m building line shall apply to boundaries adjacent to “Open Space II” areas on ground floor and a 6m building line on first floor.
- A western /northern side boundary of 6m and an eastern/southern side boundary of 2m shall apply on the ground floor with a western /northern side boundary of 9m and an eastern/southern side boundary of 2m on the first floor.
- A 5m rear building line shall apply to all erven abutting Duthie Drive.

Feature walls, designed as a component of the house to a maximum height of 2,4m and a maximum length of 15m may be allowed in the building line restriction area.

Precinct 2 & 3:

- A 4,5m street building line shall apply to dwellings.
- A 2m street building line may apply to garages; provided that direct access from the street into the garage will not be permitted.
- A 4.5m building line shall apply to garages when access is taken directly from the street.
- A zero lateral building line may apply to garages provided that roof runoff is onto the same property.
- A 3m building line shall apply to boundaries adjacent to “Open Space II” areas.
- A western /northern side boundary of 3m and an eastern/southern side boundary of 1m shall apply.
- A 5m rear building line shall apply to all erven abutting Duthie Drive.

2.7. Height restrictions

Precinct 1:

At most 6,5m above natural ground level directly below a given point of the building with a maximum of 2 stories, provided that only 50% of the footprint of the building may be double storey (including double volume).

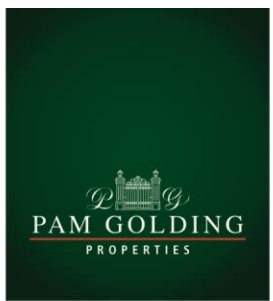
Natural ground levels (N.G.L.) are considered as the levels that are documented on the existing contour survey and indicated on the individual “Property Diagram” of each erf. Ceiling heights in major elements shall not be less than 2.4m.

Basements as defined will not be permitted in the outer ring of erven in Precinct 1, owing to negative visual impact, except in certain cases where the topography promotes stepping of buildings down the slope. The ground along the walls of basements in the outer ring of erven in Precinct 1 must be backfilled to Natural Ground Level.



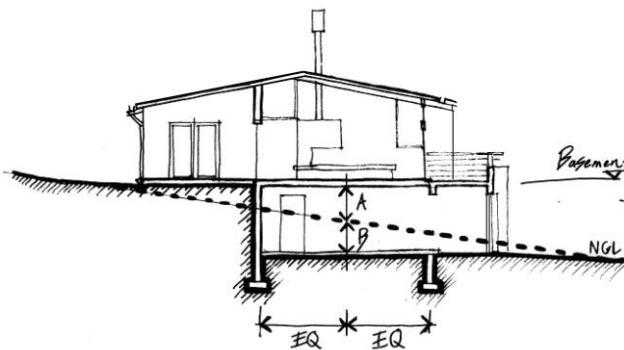
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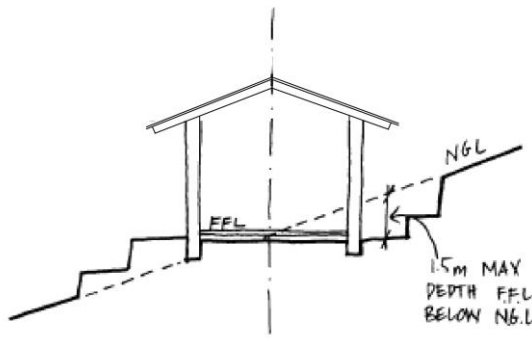
Precinct 2 & 3:

At most 6,5m above natural ground level directly below a given point of the building with a maximum of 2 stories, provided that only 50% of the footprint of the building may be double storey (including double volume). Natural ground levels (N.G.L.) are considered as the levels that are documented on the existing contour survey and indicated on the individual "Property Diagram" of each erf. Ceiling heights in major elements shall not be less than 2.4m.



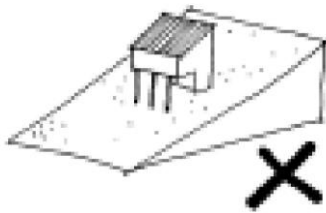
2.8. Topography

The nature of the majority of sites at Fernwood is one of steep gradients and it is therefore imperative that the site topography be taken into account when designing each house. Buildings should fit comfortably into the natural contours and orientation of the site and should be stepped or terraced over the site. To this end the house should remain predominantly single storey or be split-level. Natural ground levels (N.G.L) are considered as the levels documented on existing contour survey and indicated on the individual "Property Diagram" of each erf. Any deviation is to be confirmed by a registered land surveyor.





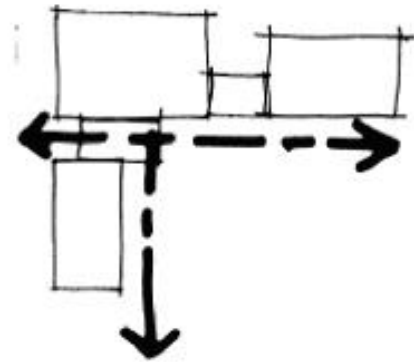
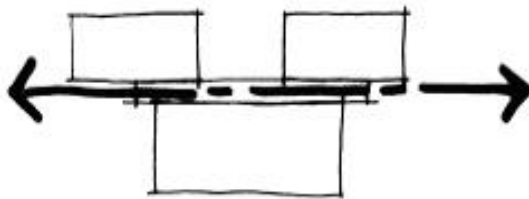
Any part of an elevation may only be cut down to a maximum depth of 1.5m unless it is classified as a basement as previously mentioned. No building is allowed to rest on free standing columns, but must rest on a solid plinth.



3. Architectural principles

3.1. Form

The architecture should be a composition of strong linear elements defined by strong planar elements resulting in a simplified reaction on the environment. Strong expressive linear arrangement of elements will be preferred.

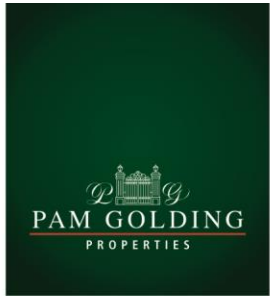


Plan forms should be composed of simple geometrical rectangular and/or square forms. The basic form of the house *must* result from the addition of simple, distinctive and clearly articulated rectangular and/or square “boxes”. This principle must be applied in all aspects and dimensions of the architectural design and must be clearly legible. Volume components of large houses should be of the same size as those of small houses. A free flowing “natural” formalistic approach is encouraged without being “organic” in form. The geometric forms should be a reaction to the environment and not a cheap imitation thereof. No round or other geometrical forms will be allowed. A more contemporary variation on the traditional H, T, L and U shapes and composites thereof are the expected planning form.

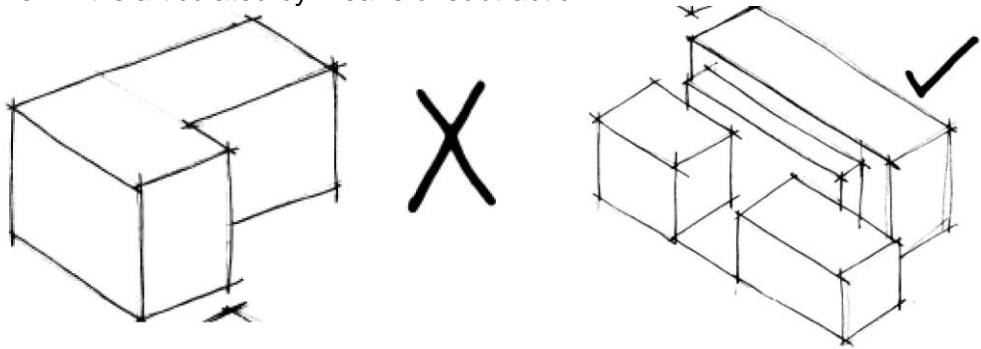


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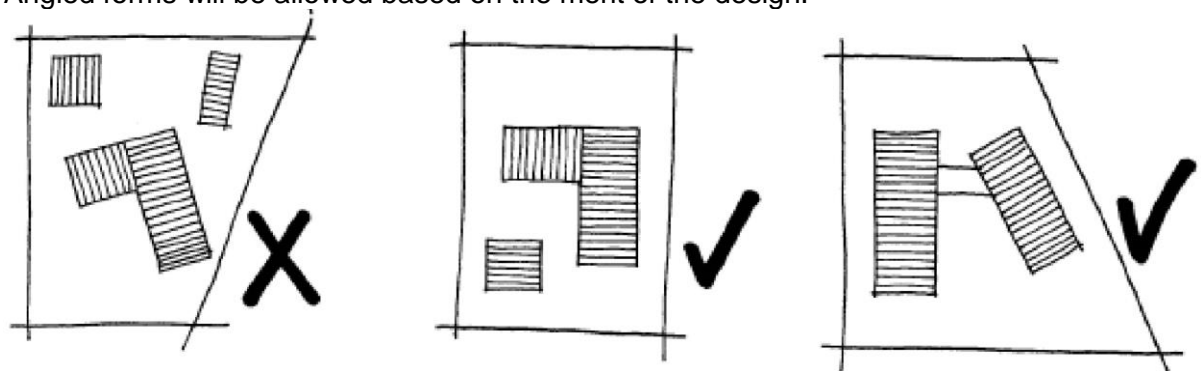
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The built form should therefore be also compact without being too heavily massed. Urban sprawl is discouraged and the focus is on compact forms, arranged in an open natural environment. The built form should also be fragmented, avoiding a too heavily massed built form. This fragmentation can be achieved by means of combining simple geometrical forms into a single built form. No singular building mass will be allowed, even if it is articulated by means of subtraction.



In the case of rectangular sites the built form must preferably run parallel to the Street boundary to respond to the streetscape while also providing privacy. All building forms must preferably run at 90 degrees to each other, if they are not parallel to boundaries. Angled forms will be allowed based on the merit of the design.

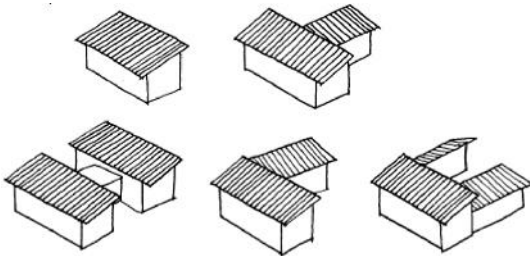


In the case of oddly shaped even the built form can run parallel to one of the side boundaries. However where the street boundary is 15m or over the built form must also follow the street.



3.2. Massing

Scale and proportions: Careful consideration shall be given to the scale, proportion and articulation of building forms, as these, together with the use of stonework, openings in walls, etc. are very important to create a cohesive architectural character. The architecture should be seen as an additive one where a series of major plan form elements are connected by minor plan form elements rather than a monolithic sculptured Architecture.



Major elements: Major elements shall have an external gable width of at least 3,5m and a maximum of 6,5m, with a 7,5m maximum uninterrupted external length. Overall lengths should be broken up with smaller elements like pergolas, lean-to roofs or boxings-out in order to achieve this. Lofts and mezzanines are allowed within the single storey rule, and their floor level should not be lower than the roof's wallplate height. If the side walls extend above the floor, the floor will be included in the maximum floor area calculations.

Minor elements: Minor elements will be in the form of either 'lean-to's, 'afdaks' or flat roofs which attach to the major element forms, or flat concrete roofs between major elements. Minor element widths may not exceed more than two thirds of the width of the major element it adjoins. Minor elements will consist of the following: Concrete roofs, pergolas, lean-to's, verandahs & chimneys. See additional notes under section 8 (Secondary elements).

There will be a requirement that all houses be articulated with a simple rectangular chimney. This chimney should be a minimum of 800x800mm and will have a length of not more that three times its width. See additional notes under section 8 (Secondary elements).

A concrete flat roof maybe used as a linking element between major plan forms. Concrete roofed elements should be utilized at level changes between major plan form elements, but may not exceed 20% of the total roof area, and no single flat roof element may exceed 10% of the total roof area.

3.3. Order & connections

The primary building elements should be arranged in an architectural order. Haphazardly arranged geometrical shapes will not be allowed.

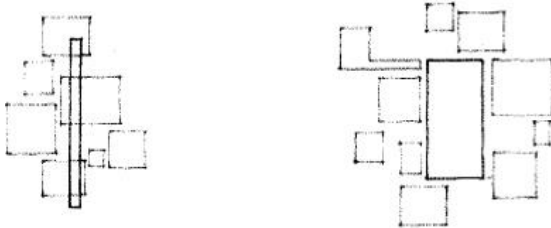


3.4. Proportion & scale

The building elements should be related to each other in proportion and scale. All components should be relatively in the same proportions to each other. A specific proportioning system will not be enforced, but proportions will have to be clearly defined and legible. Vertical and horizontal proportions should be either square or rectangular in shape.

3.5. Articulation

Platonic forms and shapes should be articulated by means of additive or subtractive transformation. Uninterrupted, visually heavy, unarticulated and massive forms will be prohibited, whether in compliance with design guidelines or not. The edges and connections of the forms should be clearly legible and articulated.



3.6. Tectonics

The main philosophy of the development is one of cohesion with nature. This cohesion or “oneness with nature” can be achieved with the use of colour, materials and texture that reflects the surroundings, rather than a specific style. The tectonics of the architecture should complement the natural surroundings through the use of natural and raw materials. The textures of materials should be expressive and the palette of colours should be subtle natural colours accented in between with darker hues to give depth and fragmentation of the building mass.

4. Walls

4.1. Wall construction

External walls shall be masonry, 340mm preferred, or normal 280mm cavity walls. It is encouraged that rising plinth walls expressed as a base, are used to create level building platforms of 1500mm height max. Plinths may occur at either finished floor level, or to match window cill height on the front façade. It is encouraged that at large horizontal window/door openings the walls end in pier type elements 340 x 340mm, to emphasize the transition from solid to void. Walls longer than 5 metres without any openings are not permitted.



4.2. Wall finishes

The use of raw and natural materials is encouraged, to create a very honest natural feel to the development. No false pastiche or heavily ornate elements will be allowed. A level of sophistication should still be maintained.

Finishes allowed:

- Smooth plaster & paint, flush jointed.
- Marmoran textured paint or similar approved.
- Simple plaster surrounds of 150mm wide to openings will be permitted, but must match the wall colour or darker hue thereof.
- Natural stone from the area is encouraged.
- Panels of bagged and painted ROK brickwork, 50% of the building envelope max.
- Natural varnished timber cladding (square section) used horizontally.

Finishes not allowed:

- Face brick.
- Precast concrete.
- Overly excessive texturing (i.e. Spanish plaster).
- Concrete block walls.
- Quoins or rustication will not be permitted.
- No metal sheeting products will be allowed as wall material.
- No logs or half-logs will be allowed.

Chimneys must be clad in natural dry packed stonework.

4.3. Plinths

It will be encouraged that rising plinth walls, used to create level building platforms, be clad with natural stone.

- Natural dry packed stone cladding is permitted. Sandstone colours can be 'White', 'Almond' or 'Rouge' by Sandstone Solutions or similar approved.
- Artificial rock cladding will not be permitted.
- Plaster work painted a darker shade than the main form is also permitted.

4.4. Wall colours

Refer to the approved Fernwood Colour Chart.

Wall colours should be muted earth tone colours to allow buildings to blend in with the natural environment. To this end no white or "unnatural" colours will be permitted that would make the buildings starkly contrast the natural colours of the environment. No



form of “paint technique” or other form of decorative painting will be allowed externally and no primary colours will be allowed.

All external walls must at least be 50% of the base colour as listed.

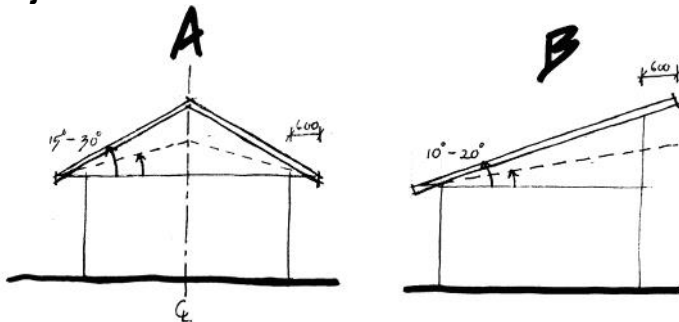
5. Roofs

5.1. General

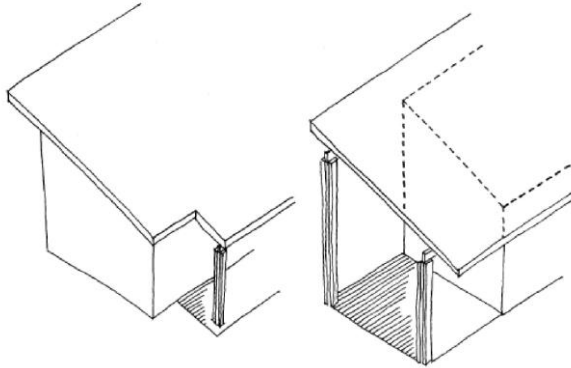
The roof structure is a key element in reducing the visual impact of the building and must provide variable shading of the walls and it should also blend into the surrounding topography. Simple low angled mono pitched or double pitched roofs, projecting far over wall perimeters would be appropriate. It is encouraged that major plan forms are roofed individually; this should occur in part due to the different levels major plan forms will take due to the topography of each site. Major plan forms should be connected with linking elements like flat concrete roofs or verandahs.

5.2. Roof form

Major Roof Form:



- Mono-pitched roofs over a major plan element with a slope between 10° and 20° can be used. The lower pitch will be preferred. The eaves must extend to at least 600mm over walls, no parapets will be allowed. Major plan form roof elements may extend to cover terraces but where this occurs, gable ends must be open. Additional shading measures should be used on gable ends at the height of the lower eave. Monopitched roofs should preferably be parallel to the slope with the higher eave facing up the slope.
- Double-pitched or hipped roofs over a major plan element with a slope between 15° and 30° can be used. The lower pitch will be preferred. The ridge must fall on the centreline of the major plan form and the roof must be symmetrical around the ridge. The eaves must extend to at least 600mm over walls, no parapets will be allowed. Major plan form roof elements may extend to cover terraces but where this occurs, gable ends must be open (i.e. soffit to follow line of roof).



NOTE:

Roof forms should be consistent, and no mixture between monopitched, double pitched or hipped roofs will be allowed. No other forms of roofs will be permitted e.g.:

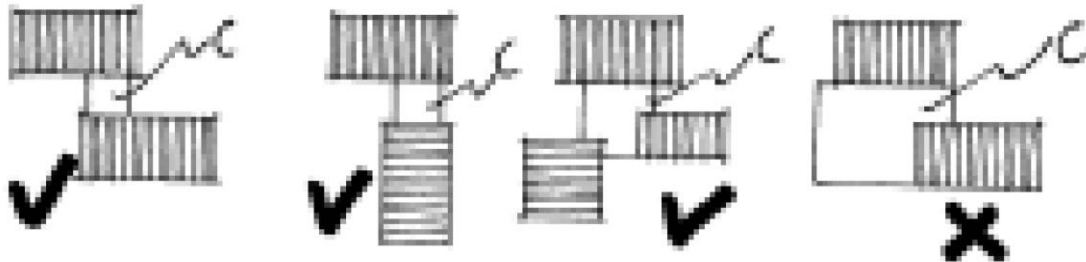
- Round or curved roofs
- Barrel vaults
- Freeform roofs

Lean-to / verandah roofs:

The area of minor roofs, excluding outbuildings, should not exceed 20% of the major roof area. All lean-to's must abut the vertical walls to the primary roofs. Lean-to and veranda roofs are to have a pitch between 5° and 15° or be flat concrete roofs.

Concrete roofs:

Flat concrete roofs with parapets may be necessary to use to connect a series of major plan forms and will be defined as an additional minor roof form. Plan shapes of concrete roof linking elements need not be rectilinear, but should be attached to major elements on at least two sides. Concrete flat roofs may be used over terraces. The extent of concrete flat roof elements will be limited to 20% of the total footprint of the house with no individual flat roof element exceeding 10% of the total footprint of the house. Concrete roofs may not be utilized as roof decks if they're higher than first floor floor level and screening may be required to prevent possible overlooking.



5.3. Roof materials and colour

General:

- Material and colours of major and minor roof forms must be consistent on a property.

Major roof forms:

The following roof coverings may be used:

- “Klip-Lok” 406 metal sheet (or similar approved), Aluminium or GMS (0.5mm minimum) painted Plascon Midnight Blue (TRP59) or Smokey Grey (TRP58).
- “Chromadek” pre-painted, colour Charcoal.
- Zinalume Colorbond roof sheeting, colour Charcoal.
- Hulletts “Hula-Span S 13” corrugated aluminium roof sheeting, colour “Charcoal Grey”
- Natural Slate Tiles - ‘Silver Blue’, ‘Pamas Black’, or “West Country”.
- Square cut fibre cement tiles painted Plascon Midnight Blue (TRP59) or Smokey Grey (TRP58).

Minor roof forms:

Any of the roof materials listed above.

Concrete Flat Roofs:

Concrete flat roofs will be finished with a minimum of 13mm diameter washed river pebbles or similar approved at least 50mm thick. Colour to be grey or sandstone.

5.4. Rooflights

Roof lights must be set in the plane of the roof. Roof lights must be set back a minimum of 500mm from the roof ridge and a minimum of 500mm from the eave and gables. Maximum size of roof lights will be 800mm x 1000mm and must be ‘Velux’ or similar approved. No pyramidal or dome styled roof lights/windows will be allowed. Roof lights must be equally spaced and centered on openings below where possible.



6. Outbuildings and garages

6.1. General

Outbuildings must respond to the form and geometry of the main house if they are freestanding. Outbuildings shall not exceed 30% of the main building footprint. The coverage for the outbuildings will be part of the maximum allowable coverage.

6.2. Garages

Garages may form part of the major plan form and the garage roof will form part of the main building's roof. Free standing or semi-detached garages should be roofed with the same roof element as the major plan form or with a monopitch roof concealed by the use of parapet walls.

6.3. Materials and colours

Materials and colours to match the main building.

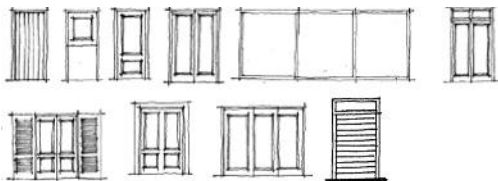
7. Doors & windows

7.1. Doors

General:

Door openings must have clearly defined square or vertical proportions, and may have fanlights and /or sidelights. External doors may be:

- Solid double panelled timber.
- □ Vertical or horizontal boarding.
- Timber or aluminium framed doors.



NOTE:

- No more than 50% of the total area of any elevation (excluding the roof plane) may be glazed. This excludes glazed areas that are covered by fixed timber or aluminium slats covering 50% of the glazed area. Slats should be at least 40mm wide with gaps of the same size, all evenly spaced.
- Door or window openings larger than 2m² must be covered with a shading structure extending at least 900mm from the plane of the glazing, to aid in climate control and to reduce glare.



- Sliding aluminium or timber louver screens on openings facing private open space are also encouraged.
- No arched openings will be allowed.
- No expanding security doors will be permitted externally.
- No ornate carved timber doors will be allowed externally.
- No external stained glass will be permitted.
- All aluminium window frames to match “Wispeco euroline” (or similar) profile frames.

Door Finishes:

Doors are to be either natural varnished timber, painted timber, or epoxy coated aluminium.

Timber, clear natural or painted as per below:

- Plascon “Neutral” E16-4
- Plascon “Gunpowder” E28-6

Aluminium, powder coated as per below:

- Du Pont’ “Seidengrau” (RAL 7044).
- Du Pont “Graphitgrau” (RAL 7024).
- Charcoal.

7.2. Garage doors

General:

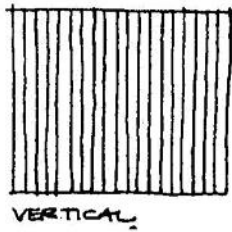
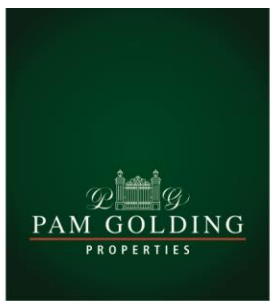
Natural timber garage doors will be encouraged, otherwise if painted, garage doors must match colour of the window and door colour used. All garage doors facing the street must be fronted by a pergola or roof of at least 900mm in depth and not more than 1500mm.

- The maximum number of garage doors facing the street will be two single garage doors of 2440mm wide maximum, separated by a masonry pier of 340mm minimum.
- Garage doors may be single in 2440mm openings or double in 4880mm maximum openings.
- Clear or frosted glazed panels are allowed in the top section of the door.
- No arched openings will be allowed.
- No ornate panelled doors will be allowed.

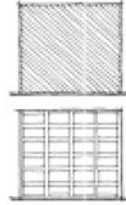


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NOT PERMITTED



7.3. Windows

General:

Windows must have clearly defined square, vertical or horizontal proportions. However windows may have vertical proportions within the opening by means of glazing bars. Only internal burglar bars will be permitted and must line up with the window mullions.

Window Types:

The following window types will be allowed.

- Side hung casement. These should be of the same size in one opening.
- Vertical sliding.
- Horizontal sliding.
- Top hung casement.
- Corner windows with butt-jointed glass will be preferred.
- Rectangular bay windows will be permitted.
- In modern applications 'frameless' glazing systems may be used.
- Toplights may be used individually, next to other topleights or above other window types. They may not be used next to a casement or fixed window in the same window opening.

The following will not be allowed:

- External burglar bars.
- Heavily ornate burglar bars.
- No "winblock" type concrete window frames will be permitted.
- No concrete pre-cast windows may be used.
- No glass blocks may be used.

Window Finishes:

Windows are to be either natural varnished timber, painted timber, or epoxy coated aluminium.

Timber, clear natural or painted as per below:

- Plascon "Neutral" E16-4
- Plascon "Gunpowder" E28-6



Aluminium, powder coated as per below:

- Du Pont' "Seidengrau" (RAL 7044).
- Du Pont "Graphitgrau" (RAL 7024).
- Charcoal.

Note: Where aluminium windows are specified, they must be approved prior to manufacture. All aluminium window frames to match "Wispeco euroline" (or similar) profile frames. A single window frame type and colour must be used per dwelling and must match the doorframes.

Clerestory windows:

- The use of clerestory windows in a contemporary way will be permitted in limited circumstances for improved lighting. All clerestory windows must be centred on openings below and evenly spaced on openings below.

Fenestration:

No reflective or "mirror" glass will be allowed. Stained glass or lead glass will only be allowed in very limited circumstances and not for main window glazing. Sandblasting or frosting to be continuous, rectangular or composite rectangular forms. No elaborate patterning allowed – only elegant patterning on corners of rectangles, unless in recessed fenestration. Glass standards to conform to the National Building regulations.

7.4. Gable ventilators & gable windows

Gable ventilators should be used in the gable ends, and must match all other window materials and colour. Gable windows may encompass the full extent of the gable if there is a roof overhang of at least 900mm and/or the glazed gable is covered with fixed natural varnished timber slats or fixed aluminium slats to match the door and window frames. Slats should be at least 40mm wide with gaps of the same size, all evenly spaced. Where a glazed gable is not covered with fixed slats, it will form part of the total allowed glazing percentage.

7.5. Dormers

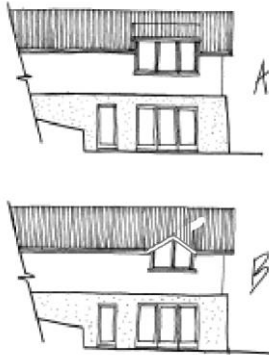
Roof materials over dormers are to match the roofing material of the major plan form. Dormers are only allowed on double pitched roofs and dormers may only be monopitch or symmetrically double-pitched. Not more than three dormers are allowed per roof plane, dormers are allowed on single storey building forms only and may not exceed 50% of the roof length.

Dormer windows will be a minimum of 750mm high and at least 2 x the height in length if horizontally proportioned. The roof material over dormer windows will match that of the



roof of the major plan form. Dormer window colours and finishes should match the windows of house.

Dormer window cheeks to be fibre cement sheets or match the roofing material. Dormer windows must be centred on openings below and equally spaced. No dormer windows will be allowed where they overlook any adjacent properties or infringe anywhere on any neighbour's property.



8. Secondary elements

8.1. Gables

Gable ends may be allowed, however no parapet walls to gable ends will be allowed. Gable walls are to be flush gables, simple in form, constructed and finished as the main walls. Clipped gables with verge or bargeboards will not be allowed. Gable ends may be constructed using the following material:

- Glazing where this conforms to 7.4
- Masonry to match the house.
- Gable ventilators should be used in the gable ends, but must match the window frame material and colour used in the rest of the house.
- Natural timber cladding.

8.2. Fascias & bargeboards

Fascias where used must be a minimum 22mm x 150mm hard wood timber section. Fascias must be painted to match the roof or windows and doors or can be naturally varnished.

8.3. Eaves

The eaves must extend to at least 600mm over walls, no parapets will be allowed.



8.4. Parapets

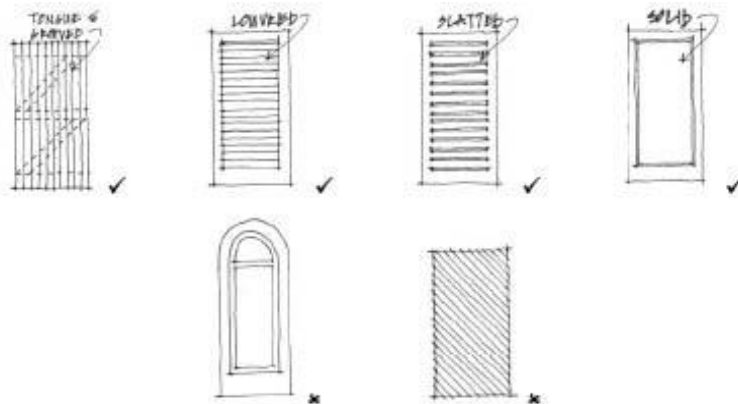
Parapets shall be simple vertical wall extensions with a simple moulding to shed water. Parapet walls are only to be used in conjunction with concrete flat roofs or balconies. Parapet walls should be finished with a flat smooth plastered coping 100mm high, projecting 20mm from the vertical wall face or in a natural stone cutting when used in stone walls.

8.5. Gutters & downpipes

Gutters are optional, but where gutters are used, simple pre-painted aluminium watertight O.G type or half-round type gutters will be utilized. Gutters and downpipes should match the roof colour. Downpipes should run into a concealed rainwater tank or into soakaways to an Engineer's specification.

8.6. Shutters

The use of functional timber shutters, fixed or adjustable is encouraged. These may take the form of traditional timber louvered shutters or solid timber shutters, or alternately may be powder coated aluminium shutters. Shutters may be either traditional opening or modern sliding. The colour of the shutters will match the colour of the doors and windows of the house, or be natural clear finish. Non-functional shutters will not be permitted. No uPVC shutters will be permitted and no shutters with elaborately patterned cutouts will be permitted.



8.7. Chimneys

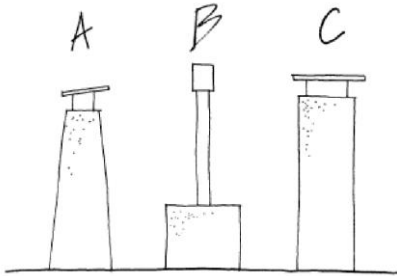
At least one chimney element must be used per house. This chimney should be a minimum of 800x800mm and will have a length of not more than three times its width. Chimneys must project at least 1m above the nearest part of the roof through which the chimney penetrates, and should preferably be 1m higher than the ridge of the major roof form through which it penetrates, while still remaining within the maximum allowed building height. Chimneys may be either fully clad in natural stone or constructed out of natural stone or plastered to the same specifications as the walls. Internal "Jetmaster"



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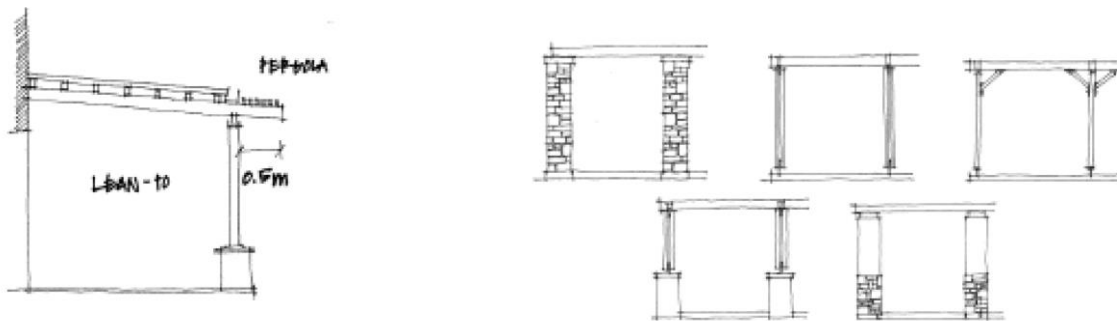
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flues must have a masonry surround to match prescribed chimney. Steel flues with cowls are allowed, provided that they emerge from an expressed external masonry base.



8.8. Verandahs & pergolas

The use of verandas, porches and pergolas is encouraged within the development, especially on the street front where it serves as a transitional space between the road/front garden and the house. Contemporary simple and minimalist structures are preferred, thus no Victorian cast-iron or broekielace will be allowed.



The minimum size of a timber pergola rafter is 50mm x 150mm. Steel pergolas in combination with timber are permitted. Pergolas may be covered with slats, however the use of climbing plants is encouraged for all pergolas. Pergolas should be horizontal and preferably on ground floor only. Retractable awnings will be permitted within a pergola structure. Knysna Municipality reserves the right to include pergolas in the coverage and floor area calculations where these structures are deemed to have the potential to be closed in future.

Support Specifications:

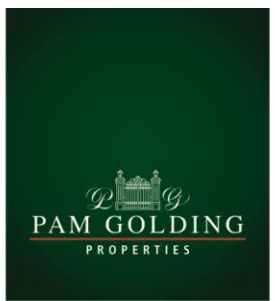
Supports for all the above will be either plastered masonry piers, concrete columns, natural stone columns or timber or metal posts. Colours are as follows:

- Natural stone pier minimum 340mm x 340mm.
- Plastered masonry pier to match wall colour of house.
- Double or single timber/steel posts with or without a 45° bracing at the top of the post. Minimum size of posts to be 100mm X 100mm.



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- Steel supports or elements to match the window frame colour.
- A combination of a stone or masonry base with a single/double steel timber post above.
- No pre-cast concrete columns and no ornate Greek classical or fluted columns will be allowed.

Roofing:

Roofing of verandas is to match the main roof material and colour, however lean-to's are allowed with opaque polycarbonate sheeting. No shade cloth will be permitted.

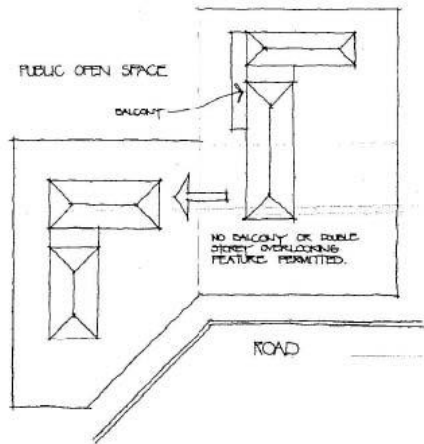
Finishes and Colours:

Veranda and pergola posts may be finished with the following:

- Natural timber clear finish.
- Masonry posts are to be painted to match the external wall colours.
- Steel/timber posts, if painted, must match the colour of windows and doors of the house.

8.9. Balconies

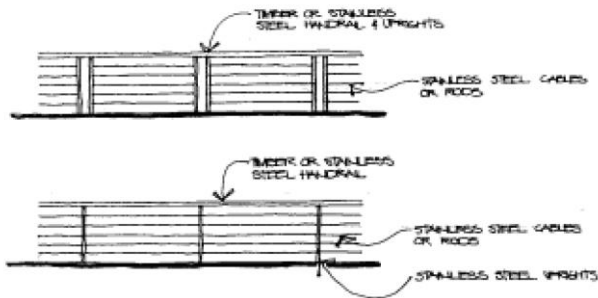
Balconies will only be permitted inside the building lines.



Balcony roofs must be in character with that of the main house, and may be an extension of the major plan form's roof. Balcony supports follow the specifications for the supports of verandas and pergolas. Balconies, if roofed, must follow the specifications of the roofing of verandas. Floor finishes to balconies, patios and terraces should be muted natural colours.



8.10. Balustrades



Balustrades should be of square section timber or steel (painted to match the windows and doors or natural varnished), square section stainless steel, stainless steel rods, stainless steel cabling, or plastered brick walls. No ornamental balustrades, glazed balustrades, wrought iron balustrades or precast concrete balustrades will be permitted.

9. Services

9.1. General

Plumbing pipes, conduiting and projections must be fully concealed. No temporary structures are permitted within the erf garden including wendy houses.

9.2. Satellite dishes and aerials

Satellite dishes and TV aerials are allowed but must be inconspicuous. Satellite dishes should be clear translucent or painted to match the roof colour or the colour of the material it is attached to. No other aerials are allowed on the estate. The position of these must be indicated on the submission drawings.

9.3. Energy saving

Solar heating panels & PV panels are encouraged and should be flush with the roof plane and be unobtrusive. They should line up with door and window openings as far as possible. Solar panels should be split units with the hot water cylinder concealed inside the building. Panels may not be bigger than 1,5 x 2m per panel and they may not cover more than 20% of a roof plane. Panels should be indicated on the submission drawings.

Compact fluorescent lightbulbs are encouraged, as are inverters in case of power outages. Generators will be allowed provided they are of the "super silent" type (60db @ 7m) and are housed within garages or enclosed brick housings with sufficient ventilation. Vents should not face neighbours and generator specifications and housing should be submitted for approval.



9.4. Airconditioning

Air conditioning condenser units to be installed at ground level, and screened so as not to be visible on any elevation. If positioned on a flat roof, they should not be visible from outside the property.

9.5. Swimming pools

Swimming pool fences/gates will comply with National Building Regulations and may only be painted black or match one of the balustrade types as described. Pool decks in natural timber will be allowed. Pool decks may not be higher than 1,5m above Natural Ground Level. Pools and pool pumps to be situated within the building lines and visible sides, if not plastered masonry, should be screened. Pool filtration systems and pumps must be screened with either a natural stonewall or a masonry wall to match walls of main house. No porta pools will be permitted. Pools should be square, rectangular, angular or round only and will be subject to approval.

9.6. Conservatories

No conservatories will be permitted.

9.7. Signage

All house numbers have to be according to the approved standard design for erection in a visible position from the street. No other signage shall be permitted.

9.8. Clothes lines & bin stores

Clothes lines and refuse bins must be screened by a 1,8m wall or concealed within a service court. Walls to be either natural stone or plastered masonry to match main house. All unsightly objects: i.e. dust bins, refuse containers, wash lines and storage areas, pets accommodation/kennels, or boats, caravans or, trailers or derelict vehicles must be screened from the roads or from the communal space. A bin store for refuse collection must be provided on every erf, close to the street.

9.9. Rainwater tanks & greywater recycling

Collection of rainwater in rainwater tanks will be encouraged, the type, size and siting of all rainwater tanks will be subject to the scrutiny of the Association. Tanks may be underground and if above ground, should be screened with a wall in the approved materials. Any overflow from the tanks should run into a soakaway to an Engineer's specification. Greywater recycling for flushing of toilets or irrigation will also be permitted and systems are subject to approval. Dual flush toilets are encouraged, as are shower roses & appliances with a water & energy efficiency rating.

9.10. External lights

External lighting should be discreet and kept to a minimum. No external pole mounted street lamps will be allowed. Landscape lights must be discreet and not higher than



900mm. All external lights should shine downwards, the lightsource should not be visible and they should be shaded above the horizontal plane. Spotlights or bright security lights will not be allowed. Landscape lighting may only be solar-powered LED lighting. Landscape lighting on erven on the outer ring of Precinct 1 must be shaded from downslope view. Floodlighting of buildings will not be allowed.

10. Exterior / site elements

10.1. Parking, driveways & carports

Parking:

Every erf must provide off-street parking for at least 2 cars in addition to one garage. The surfacing material for parking areas may be aggregate exposed concrete, gravel, cobblestones or brick paving as used in the roads of the estate, or constructed from cement stabilized laterite.

Driveways:

Driveways will be a maximum of 6,0m wide at the road reserve. Where a driveway wider than 6,0m is required, the driveway surface area must be split by a planting strip of at least one meter. The surfacing material for driveways may be aggregate exposed concrete, cobblestones or brick paving as used in the roads of the estate, or constructed from cement stabilized laterite. Any proposed road reserve trees or services have to be taken into account and allowance should be made for a 2m x 2m planting area surrounding any roadside tree.

Carports:

Single carports will be permitted and will either be:

- Fully detached, but subject to approval.
- Attached to a garage.
- Carports will match the roof of the garage and main house.
- The supporting posts and roof of the carport will follow the same specifications as for verandas/ pergolas.
- No "shadecloth" will be permitted.

10.2. Boundary walls & fences

General:

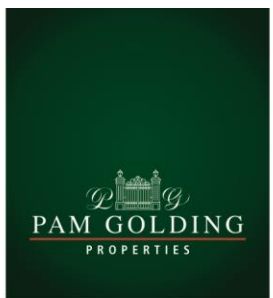
The intention is to minimize boundary walls, and thereby create a more open rural setting as opposed to a traditional urban one. Boundary walls and fences should form a cohesive part of the built form. They should be seen as an extension of the buildings on each site and must return to the building as far as possible. Boundary walls must be completed on both sides to minimum allowed specifications.

NOTE: All heights given are from natural ground level as documented on the individual Property Diagram. All boundary walls to be plastered and painted the permitted colour.



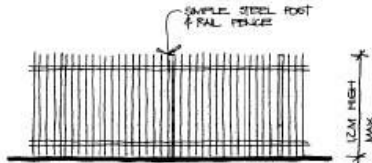
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Street Wall:

A 1,2m high (maximum) natural stone or masonry wall may be constructed on the street boundary. To create privacy it is allowed that this wall be raised up to a height of 1,8m for 25% of the street boundary at the discretion of the HOA. A 1,2m high simple black metal fence may be used to enclose the street boundary. This is vital to maintaining the village feel of the development. Any other wall can only occur within the building line.



Side Boundary Wall:

A natural stone wall, or a masonry wall, plastered and painted on both sides to the same specifications as the house, may be constructed on the side/common boundary to a maximum height of 1,8m above natural ground level (NGL) at the discretion of the HOA. A simple black metal fence may be used to a maximum height of 1,2m on the side / common boundaries. On a sloping site the masonry/stone walls will follow the natural ground contours. No additional walls or fences, other than the security fence erected by the Developer, will be allowed on any erf boundary that forms part of the cadastral boundary of Fernwood Private Security Estate.

Open Space Boundary Wall:

NOTE: In the case of corner plots where side boundaries face open space, these boundaries are treated as Open Space boundaries. The fencing/walling on open space is optional and may be

- Charcoal coloured visually permeable steel fencing to a maximum height of 1,2m above ground level. 340mmx340mm masonry piers of 1.3m high at corners and gate openings will be allowed. Plaster to be painted the approved paint colour to match Estate palisade fencing.
- A 1,2m high natural stone clad wall (Refer to walling section for allowed stone finish).
- A natural planted boundary such as a hedge of 1,2m high and/or trees and/or shrubbery, subject to the approved Plant List.

A 1,8m high wall will be permitted within the Main Building line for up to a maximum of 50% of that boundary.

Fences not permitted include:

- Vibracrete type fencing.
- Timber fences.
- Face brickwork.

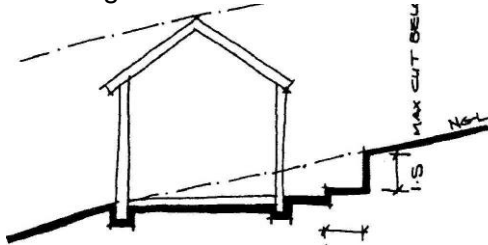


Gates:

Gates used in plastered masonry walls to be of charcoal coloured steel, stainless steel or solid timber i.e. framed and braced with tongue and groove hardwood timber finished to same as other exterior woodwork structures. Gates will match the wall/fence height they occur in. Gates used in steel fencing are to be of the same metal and colour to match. All vehicular gates will be subject to scrutiny by the homeowners association. No ornate gates or wrought iron gates allowed.

10.3. Retaining structures

Existing topography must carefully be considered when levels of buildings and gardens are planned. Low retaining structures that are sympathetic to the natural contours of the site will be allowed, provided that such structures are not higher than 1.5m. If a retaining structure of more than 1.5m is required it should be designed as a series of consecutive retaining walls set back at least 1m in plan. See below:



Retaining structures can only be positioned within the Main Building lines, where after the ground must slope back to natural ground level as documented on the individual property diagrams of the erven.

Retaining structures may be one of the following:

- Stone retaining walls dry-pack or dry-pack lining.
- Built walls to adhere to national building regulations, plastered and painted in an approved colour.
- Stone gabions.

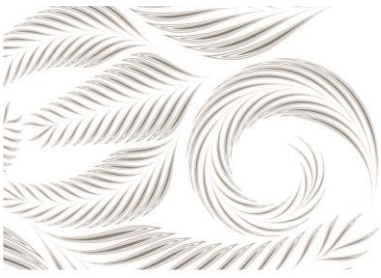
No precast systems (ie. Loffelstein, Terraforce) or artificial stone may be used. The natural ground level of the adjacent property must be reinstated and or retained by the owner responsible for the excavation.

10.4. Gazebos / lapas

Gazebos, lapas or braai areas must match the architectural style and character of the house. They should be single storey only, open on three sides and within the building lines. All gazebos shall be submitted to the Home Owners Association for approval.

10.5. Pedestrian paths

All pedestrian paths shall conform to the paving materials approved for driveways.



Fernwood

PRIVATE ESTATE

