

## **ARCHITECTURAL SUBMISSIONS TO KAC (Kroonvlei Aesthetics Committee)**

The committee meets once monthly for adjudication. Please send all communications to [hildeke@mweb.co.za](mailto:hildeke@mweb.co.za). Before submission please note that only Kroonvlei approved registered architects may submit plans. Please check that you have read the latest architectural guidelines, conditions of establishment (COE) and the Kroonvlei environmental management plan (EMP) and that your submission complies with all three documents. Please also note that the process is a subjective process and that we reserve the right to suggest design changes to plans that in our opinion will enhance the overall look and feel of Kroonvlei Wilderness Estate.

The following documents and their latest version are to be re-signed and submitted with all new building plans.

- a. KROONVLEI code of conduct (rules and regulations)
- b. Day VISITORS' rules and regulation & indemnity document

### **KAC (Kroonvlei Aesthetics Committee)**

P.O. Box: 82 Dawn Drive, Northcliff, 2195.

Tel: 082 764 8400

Email: [hildeke@mweb.co.za](mailto:hildeke@mweb.co.za)

### **KWELOA (Kroonvlei Wilderness Land Owners Association)**

P.O. Box: 82 Dawn Drive, Northcliff, 2195.

Tel: 082 764 8400

Email: [hildeke@mweb.co.za](mailto:hildeke@mweb.co.za)

### **KWELOA BANK ACCOUNT:**

ACCOUNT NAME: KWELOA

ACCOUNT NUMBER: 6253 4214 169

BANK & BRANCH: FNB, NORTHCLIFF, 253 705

### **ARCHITECT:**

THOMASHOFF + partner

Architects & Urban Design Studio

P.O. Box 2842, Brooklyn Square, 0075  
Tel: 012 341 4508 – Fax: 086 758 7888  
Email: studio@thomashoffstudio.co.za

### **SUBMISSION 1: CONCEPTUAL DESIGN**

Site analyses and sketches of both the proposed floor plans and the elevations of buildings shall be submitted to the Kroonvlei Aesthetics Committee (KAC) for its assessment of the conceptual design principles, preferably prior to showing the design to the client.

Site analysis must show the planned layout of the 'development pocket' (as defined by the conditions of establishment) on the stand. These are to be accompanied by a letter from the architect confirming the plans comply with the Kroonvlei Architectural Guidelines, the EMP and the COE.

#### **Requirements**

- a. SDP showing development pocket
- b. Floor plan
- c. Elevations
- d. Letter from Architect confirming compliance
- e. Any conceptual sketches, 3D's, etc.

### **SUBMISSION 2: DESIGN DRAWINGS**

Detailed design drawings shall be prepared so as to comply with the conditions of approval issued by the Kroonvlei Aesthetics Committee in respect of Submission 1 drawings. One copy of these Submission 2 drawings in A 1 format shall also be submitted to the Aesthetics Committee for consideration, along with a scrutiny fee of R3000.00. Detailed drawings must show samples of external materials requested in the guidelines, i.e. wall finishes, wood finishes, stone work, etc. and be supplied. Drawings must also show site contours and dimensions. Where alterations or amendments from Submission 1 are required these too shall be shown on revised drawings.

#### **Requirements**

- a. 1 set of A 1 detailed design drawings showing materials, dimensions and contours
- b. R 3000 scrutiny fee
- c. External material samples/photographs

### **SUBMISSION 3: WORKING DRAWINGS AND LOW POLYGON CAD MODEL**

After the detailed design drawings (Submission 2) have been approved, working drawings shall be submitted to KAC for final approval and stamping along with a complete site development plan including the landscape plan, the design of the driveway and swale crossing as well as a plant list.

NB: The design of the driveway and swale crossing should not interfere with either the flow of water in the swale or any services.

Please allow for one full set of local authority drawings to be retained by KAC along with a PDF of the same. The architect may then submit the stamped plans to the municipality for council approval.

Please note their general conditions in COE relating to geological conditions.

#### **Requirements**

- a. Final Site Development Plan
- b. Landscape Plan with plant scape, contour heights and swale crossing
- c. 1 set of local authority drawings for stamping
- d. 1 full set of same for Kroonvlei records
- e. PDF of local authority drawings

#### **SUBMISSION 4: COUNCIL – APPROVED DRAWINGS**

A full set of Local Authority-approved plans must be kept on site and be available at all times during construction.

A further set of council approved plans must be given to KAC for storage.

#### **Requirements**

- a. A full set of Council approved drawings kept on site by the builder or agent
- b. A full set of Council approved drawings in A 1 format and in PDF for archiving by the aesthetics committee

#### **VARIATION ORDERS**

Any deviations from KAC-approved drawings are to be submitted immediately by email (hildeke@mweb.co.za) or by hand to KAC, before any changes are implemented on site. This applies to EXTERNAL structural and aesthetic changes only, for example: height increases, changes to external paint colours or finishes, any increase of the development pocket, etc. Only once these have been approved by KAC, (this approval may be done by email in order to speed up the process), shall such changes be allowed to proceed on site.

All construction will be checked by KAC and any unapproved variation between KAC approved plans and as-built plans may have to be rebuilt.

## **AESTHETIC COMMITTEE CHECKLIST**

### **Passive Design Elements**

1. Insulation
2. Orientation
3. Shading
4. Overhangs
5. Thermal massing

### **Power**

6. Solar heating aesthetics
7. Photo Voltaic aesthetics

### **Water storage**

8. Capacity vs floor space
9. Practicality

### **External materials**

10. Stone work
11. Wall treatment

### **Roofing**

12. Angles
13. Material

### **Site Development Plan**

14. Interaction with neighbours
15. Tree scape
16. Plant lists
17. Ratio of developed to undeveloped area.
18. Swale crossing

### **Low Polygon model**

19. Accuracy and compatibility

### **General**

20. Floor space
21. Height Facades
22. Staff Accommodation

- 23. One dwelling per stand
- 24. Boundary pegs established

**EMP**

- 25. Compliance

**COE**

- 26. Compliance