

BWE OUTBUILDINGS

Introduction

The current BWE Design Guidelines do not allow temporary structures – the example given being “Wendy Houses”. However, the City of Cape Town regulations regard “Wendy Houses” as permanent structures and, as such, they are subject to a number of regulations. In other words, the term “Wendy House” is used differently by different people/organisations.

In order to keep the aesthetics of estate consistent, the Board has attempted to clarify what is permitted in the estate in relation to permanent structures other than the dwellings themselves.

Permanent Structures or Outbuildings.

In the BWE Design Guidelines, **all permanent buildings not directly connected to the main house** are referred to as “**Outbuildings**”. Thus, if “Wendy Houses” are constructed as permanent features, they can be considered outbuildings. However, all buildings within Blue Water Estate, **including outbuildings** – regardless of size - must comply with all relevant rules and regulations. These include:

- **Cape Town Zoning Scheme**
- **Blue Water Estate Architectural Design Guidelines**
- **National Building Regulations**

Cape Town Zoning Scheme

The Cape Town Zoning Scheme (CTZS) applies to **garden sheds, “Wendy houses”, tool sheds and any other outbuilding**. This means that these structures must comply with all CTZS regulations which apply.

All structures with a footprint area **greater than 5m²** require local authority approval, regardless of construction materials or methods and regardless of whether they are temporary or permanent structures.

Should the **outbuilding** not comply with the CTZS regulations, a departure from each regulation with which it does not comply must be sought, and this requires the consent of the neighbours and the BWEHOA.

BWEHOA Design Guideline for Outbuildings

Notwithstanding the CTZS regulations, according to the Blue Water Estate Architectural Design Guidelines, all outbuildings must be built, finished and decorated in the same style as the house with which they are associated and must “respond to the form and geometry of the main house”, regardless of their size.

Outbuildings which do not comply must be made compliant or be removed.

Therefore, to summarise, “Wendy houses” that are constructed as permanent features are treated in the Design Manual as outbuildings and, as such, can be allowed provided they comply with the CTZS, the Blue Water Estate Architectural Design Guidelines and the National Building Regulations.