

**KENTON ECO ESTATE
ARCHITECTURAL GUIDELINES**

EDITED VERSION NO. 2

VISION

The Kenton Eco Estate overlooks the rolling hills and magnificent vistas inland and seaward with pristine white beaches endemic of the malaria free temperate climate of the Eastern Cape Sunshine Coast.

The Eco Estate's greatest asset is its array of bird life and natural game such as the highly protected oribi, bushbuck and giant tortoises which will be your neighbours and wander through your own piece of natural unfenced habitat.

It is therefore the intention of the developers and architects to create a modern interpretation of a combination of 'prairie' and beach cottage bungalow type vernacular architecture, echoing the morphology of the landscape.

In achieving the above, low pitched dutch gable ended hipped roofs with deep overhangs are recommended with the use of natural materials such as stone which develop their own patina over time are intrinsic requirements for this development, likewise the use of dark roof and wall colours which blend into the landscape.

The overall vision is to merge with the natural environs without ostentation or barriers.

It is further recommended that window and door head heights will be set at 2380mm thus accentuating the relationship between inside and the views without.

Single level dwellings are encouraged with double storey dwellings designed for steeper sites, the second storey being at the lower contour levels where this is practicable and the most cost effective design solution.

ARCHITECTURAL GUIDELINES

These guidelines, whilst having produced an architectural style will allow flexibility for individual expression. A continuity of the built fabric is to be achieved through uniformity of materials and colour, and by controlling the forms and elements, such as shutters, additional stonework and variations to ballustrading, all to the approval of the Architectural Review Committee.

1. INTRODUCTION

- 1.1 This document sets out the Architectural Guidelines with which prospective purchasers will have to comply if they wish to build at the Kenton Eco Estate and forms part of the Kenton Eco Estate Homeowners Association (KEEHA) Constitution.
- 1.2 In terms of the Agreement of Sale, purchasers will be obliged to submit their drawings to the Architectural Review Committee (appointed by the KEEHA) for design approval, before submitting them to the local authority. Approval or rejection of the design is at the discretion of the Architectural Review Committee. Refer to the requirements for submissions, item 4
- 1.3 The Kenton Eco Estate Homeowners Association has the right to vary the requirements contained within this document subject to the approval of the Ndlambe Municipality.
- 1.4 The purchaser and his contractor will be subject to the provisions of an Environmental Contract which will be administered by the Kenton Eco Estate Homeowners Association and which will contain obligations and penalties for any breach of the contract.
- 1.5 In these guidelines the words 'must' and 'shall' indicate mandatory provisions, while the word 'should' indicates desirable and recommended provisions, which may only be deviated from at the discretion of the Architectural Review Committee.

2. DEFINITIONS

- 2.1 'BALCONY'
means a floor projecting outside a dwelling at a level higher than ground floor level, enclosed only by balustrading or by the walls of adjacent dwellings and can include a roof over such floor and any columns supporting the roof.
- 2.2 'DECK'
means a balau external floor area which is raised off the ground level and projects out beyond the dwelling perimeter and can include balustrading enclosing it. It does not refer to balconies at the first floor level of a dwelling.
- 2.3 'FLOOR SPACE'

in relation to a dwelling house means the area of every floor of the dwelling as measured over the exterior walls or similar supports of such dwelling, provided that;

- where the dwelling consists of more than one storey, the total floor space shall be the sum of the floor space for all storeys: and
- for the purposes of measuring maximum floor space, garages and all other roofed balconies, decks and terraces shall be included.

2.4 'GARAGE'

means a building used for the housing of motor vehicles or as an occasional recreational space limited to a maximum floor space of 43m² excluding storerooms and staff facilities.

2.5 'TERRACE' (STOEP)

means a floor area with hard finishes as opposed to a deck.

3. NATIONAL BUILDING REGULATIONS

- 3.1 All materials used, construction methods, plumbing and electrical requirements, and health and safety precautions are to comply with the latest National Building Regulations and S.A.B.S. codes of practice.

4. PLAN SUBMISSION PROCEEDURE AND APPROVALS

- 4.1 It is a prerequisite that purchasers and/or their architects visit their prospective sites prior to the sketch plan phase. Purchasers are encouraged to submit their concept sketches thereafter to the Architectural Review Committee at no extra charge who will evaluate same for approval in principal prior to official sketch plan approval to avoid wasting unnecessary time and energy.

- 4.2 Official sketch plan approval.

- 4.3 Vetting of municipal approval drawings by the Architectural Review Committee accompanied by a once off scrutiny fee of R 3750.00 (escalating by 10% per year) prior to submission to the Ndlambe Municipality.

- 4.4 The Ndlambe Municipality's submission documentation must include the following:

- 4.4.1 Copies of the Title Deeds to the erf.

- 4.4.2 Completion of the Ndlambe City Engineers Department 'Application for Approval of Building Plans' form to be accompanied by a cheque from the purchaser for the submission fees and/or deposits payable.

- 4.4.3 Structural engineers certificate if applicable (double storey buildings).

- 4.4.4 A Site Plan to a scale of 1:200 indicating:

- Roof plan
- External drainage reticulation up to the allocated site sewer connection point.
- Contours
- Building lines
- Hard landscaping (paving, concrete aprons)
- North point

- Schedule of areas with square meter coverage and related percentages, with separate columns for main dwelling, outbuildings (garaging, staff accommodation, guest suites, pubs, family rooms) covered balconies, decks and terraces.
- 4.4.5 Floor plan to a scale of 1:100 indicating:
- Built structure and covered balconies, decks and terraces
 - Open balconies, decks and terraces
 - Floor finishes
 - Pergolas and carports
 - Retaining walls if applicable
 - Yard or courtyard walls.
- 4.4.6 Minimum one longitudinal section to a scale of 1:50 indicating:
- Site boundaries
 - Natural ground level
 - Finished ground level, retaining walls and structures if applicable.
- 4.4.7 Five sets of plans are required with one set coloured as follows:
- | | |
|---------------------------------|--------|
| - Brickwork in plan and section | red |
| - Concrete in plan and section | green |
| - Metalwork in plan and section | blue |
| - Timber in plan and section | yellow |
| - Sewer lines | brown |
| - Waste pipes | green |
| - Vent pipes | red |

The coloured set of plans and two uncoloured sets of plans will be submitted to the Ndlambe Municipality.

One stamped 'Approved' returned set of drawings will be kept by the Architectural Review Body for record purposes, one returned to the purchaser and the last set issued to the estate manager for implementation and control purposes.

- 4.4.8 The purchaser will be notified in writing of Ndlambe Municipality's plan approval by the Estate Architectural Review Body.
- 4.4.9 Refer soft landscaping, Addendum A, which identifies plant material not desired on the estate.
- 4.5 The purchaser is responsible for structural and/or civil engineers fees if applicable.

5. SPECIFIC ARCHITECTURAL REQUIREMENTS UPON COMMENCEMENT OF CONSTRUCTION OF THE BUILT FORM

- 5.1 Purchasers, their contractors and appointed architects may not issue instructions which are in variance with or contrary to approved drawings, in which case the Architectural Review Body reserves the right to stop all building work with immediate effect.
- 5.2 Contractors are to notify the Architectural Review Body when the built form is at plinth level, whereupon a Plinth Certificate will be issued.
- 5.3 The Architectural Review Body may call on the contractor at any time to present municipal approved plans with the Body Member's signatures thereon.
- 5.4 The Architectural Review Body reserves the right to impose fines for littering, damage to estate property and non-confinement to property under construction.
- 5.5 A Certificate of Completion will be issued by the Architectural Review Body once they are fully satisfied that all aspects of the built form are in compliance with the authorized plans, any fines paid in full and all rubble removed from site.

6. ARCHITECTURAL FORM

- 6.1 The forms used should be in conformity with the design principals of the prototype plans.
- 6.2 The use of projecting decks and eaves to shade walls and areas of glass and thereby break up the visual impact of the building, is encouraged.

7. GENERAL BUILDING CONTROL

- 7.1 The dwellings and garages must be located within the building lines on the individual sites.
- 7.2 The minimum floor space of a dwelling shall be 250m² inclusive of garages and covered balconies, decks and terraces.
- 7.3 No second dwellings will be permitted on any site
- 7.4 Use of dwellings shall be restricted to single residential zoning only.

8. COVERAGE

- 8.1 The average erf size is 850m².
- 8.2 The maximum allowable coverage shall be 50%, which translates into approximately 425m² dependant on final surveyor general erven beacons.

9. BUILDING LINES

- 9.1 A building line of 5.0m shall apply to street boundaries and 3.0m to remaining boundaries which in the event of compatible abutting dwellings will be relaxed to 0.0m, resulting in a single 6.0m lateral boundary.
- 9.2 Architectural projections over building lines (roof overhangs, bay windows, chimneys) shall be restricted to 800mm and 0.0m on the abutting dwelling

common walls which are to be of the parapet type.

10. HEIGHT RESTRICTION

- 10.1 The height of either a single level or double storey dwellings measured to the centre line of the roof structure from the mean site contour shall be 8.0m. No portion of the building, except chimneys, shall be higher than 9.0m.
- 10.2 No vertical face of the building shall be higher than 5.8m measured externally from finished ground level to wallplate or eaves level.
- 10.3 The height restrictions are intended to protect views across the site as well as to generate stepping of the dwellings in line with the natural site contours.

11. ROOFS AND GUTTERING

- 11.1 Major plan forms shall be roofed with symmetrical double pitched roofs with a pitch of 30° and a maximum span of 11.5m measured over the extremity of the eaves.
- 11.2 Minor plan elements may be roofed with lean-to roofs or flat roofs. Flat roofs shall be concealed behind parapets.
- 11.3 Eaves overhangs to major roofs should project over end walls by 800mm.
- 11.4 Lean-to roofs shall have a pitch of 5° and are to connect to the external wall face of the major plan forms.
- 11.5 The roofing material shall be embossed colomet finish Victorian profile aluminium sheeting or elite concrete roof tiles. A selection of roof colours will be made available at a later stage.
- 11.6 Glazing may be used on lean-to roofs, limited to a portion of the roof set in from the outside edge.
- 11.7 Flat roofed areas shall be finished in natural stonechip in brown or grey colours.
- 11.8 Reflective finishes or aluminium paint are not permitted.
- 11.9 Guttering will be extruded aluminium, ogee pattern, colour to match doors and windows.

12. ROOF LIGHTS AND ROOF WINDOWS

- 12.1 Roof lights shall be set into the plane of the roof, maximum size 780mm x 1400mm, Velux or similar approved.
- 12.2 Triangular dormer windows are permitted if they are in conformity with those in the 3-D prototype plans.

13. EXTERNAL WALLS

- 13.1 Walls may be constructed of natural locally sourced “packed look” stone, the remainder being smooth plaster. Refer item 13.2. No facebrick shall be permitted.

- 13.2 Plaster finishes to be smooth wood trowelled prepared for painting. A selection of colours will be made available at a later stage.
- 13.3 It is recommended that the plinth or foundation walling be constructed in natural stone as per item 13.1. Imitation stone finishes or cladding are not permitted.
- 13.4 All window and door apertures shall have 150mm wide x 10mm proud plaster bands. A selection of the colours will be made available at a later stage.

14. WINDOWS

- 14.1 Windows to be side hung casement type, including those incorporated into bay windows.
- 14.2 “Winblock “ type windows will not be permitted.
- 14.3 Reflective glass will not be permitted.
- 14.4 Materials can be hardwood timber or epoxy powder coated heavy duty aluminium. Purchasers are to take note of the maintenance factor of timber.
- 14.5 Permissible colours:
- Stained timber - Ebony stain
 - Painted timber - Plascon “Bovine” E29-6
 - Plascon “Soft Shingles” E30-3
 - Epoxy powder coated aluminium - Vedoc “charcoal” code ANP 3055 matt
 - Vedoc “black” code VP 8103 matt

15. EXTERNAL DOORS

- 15.1 The guidelines for windows in section 14 apply including colour selection.
- 15.2 Ornate carved doors will not be permitted.
- 15.3 Garage doors shall be of the horizontal sectional overhead fielded panel type, automation thereof being the choice of the purchaser. Colours will be made available at a later stage.

16. SHUTTERS

- 16.1 Shutter materials shall match those of the selected doors of the dwelling and must be fully operational, either externally fixed or the cavity slider type.
- 16.2 Mock shutters will not be permitted.

17. PERGOLAS

- 17.1 Pergola posts may be masonry, gumpoles or steel, but not a combination of these. They are to be simple in form and without imitation of Period architectural styles, colours to match those of the external windows and doors.
- 17.2 Victorian cast iron “Broekie lace” and timber filigree will not be permitted.
- 17.3 Horizontal laths may be fixed to the underside of pergola structures.
- 17.4 Canvas type awnings, whether of the retractable type or not will not be permitted.

18. TIMBER DECKS

18.1 Supports may be of the following types:

- timber posts - double or single
- natural stone piers
- walls
- tanalith treated gumpoles

19. BALCONIES

19.1 Balconies are to be finished in natural materials of neutral shades, such as tinted screed, natural stone, slate Indian sandstone.

20. BALUSTRADING

20.1 Balustrades shall be constructed from either hardwood timber or stainless steel, simple in design, without ornamentation and in accordance with those in the 3-D prototype dwellings.

20.2 Individual designs are subject to the approval of the Architectural Review Committee.

21. BURGLAR BARS / SECURITY

21.1 If required, designs should be simple. Ornate detail will not be permitted.

21.2 All designs are subject to review by the Architectural Review Committee.

21.3 No external burglar bars are permitted, including Trelidor type installations.

21.4 As the entire estate has an electrified perimeter fence and an entrance guard house, the need for additional security measures is at the sole discretion of the purchaser.

21.5 Siren type electronic security systems are not permitted as the noise factor will traumatise the existing wildlife.

21.6 Every purchaser shall install an alarm fitted in their dwellings linked to the gatehouse security office.

22. WASTE AND SOIL PIPES

22.1 All drainage pipes except for low level stub stacks are to be concealed within walls, unless located within enclosed courtyards or suitably sized ducts.

23. EXTERNAL WORKS

- 23.1 No single retaining wall should exceed 1.8m in height. Retaining walls which exceed this height shall be terraced. Materials of retaining walls shall be “packed” natural stone with a reinforced concrete core or with stone facings to a brick “backup” wall.
- 23.2 Banked or logged earth may also be used at changes of level and may not exceed 1.8m in height. These banks shall be between 1:1 and 1:2 gradient and re-planted with the indigenous vegetation of the area.
- 23.3 Finishes permitted on walkways, terraces and driveways can be either tinted screed, cobble stones, river stones or clay brick pavers.

24. PERIMETER FENCES, BOUNDARY WALLS AND YARD WALLS

- 24.1 Perimeter fencing and boundary walls to individual erven are not permitted.
- 24.2 Erf walling, either plastered or stone or both with plastered coping shall be restricted to kitchen yard areas and pool enclosures only.
- 24.3 No pets of any description are permitted.

25. VEHICULAR ACCESS

- 25.1 The overall site layout has been designed to predominately provide for rear access to the individual sites, with main spaces oriented towards sea views and/or green belts at the front.
- 25.2 Vehicular access location(s) to the site will be as shown on the Site Development Plan.
- 25.3 Refer item 23.3.
- 25.4 Two visitors parking bays are to be provided on each erf in addition to garaging.
- 25.5 Driveways are to be left open to allow vehicles to turn.

26. OUTDOOR LIGHTING

- 26.1 External lighting must be low level and unobtrusive.
- 26.2 Lighting is to be provided by the purchaser at the vehicle entrance to his/her dwelling.
- 26.3 No external accent lighting will be allowed.

27. LAUNDRY AND REFUSE AREAS

- 27.1 Laundry and refuse storage should remain fully concealed within kitchen yards. Refer item 24.2.

28. SITE CLEARING

- 28.1 No trees or vegetation on each erf may be removed without the approval of the Architectural Review Committee.
- 28.2 Damage to trees and vegetation on any erf will be subject to penalties in accordance with the Environmental Management Plan.
- 28.3 Damage to trees and vegetation on common property will be subject to penalties in accordance with the Environmental Management Plan.

29. LANDSCAPING

- 29.1 The intention in the greater landscape design and construction of this eco estate is to preserve and perpetuate the unique pattern of the existing vegetation.
- 29.2 The layout of erven and roads dissipates their impact in terms of landform and tree and rock outcrop retention. Verge rehabilitation and residential garden spaces within the erven shall integrate the various components within the prevailing landscape.
- 29.3 In order to maintain continuity in the overall landscape character, owners of erven are required to design, implement and rehabilitate the natural vegetation around their dwelling in accordance with certain conditions, specifications and restrictions feature.
Lawns and future planting will be restricted to courtyard areas.
- 29.4 In this way the collective landscape theme will be realised for the appreciation and benefit of all.
- 29.5 Conditions:
 - A landscape plan for the garden of an erf is to accompany the building plan at submission stage for the approval by the Architectural Review Committee.
 - A maximum 50% of the erf area remaining after the dwelling construction may be cultivated as a garden. The remainder must be rehabilitated using the existing plant/vegetation species as recommended in Addendum A.
 - This plan shall be to a scale of 1:100 and shall show the following:
 - Adjacent areas of private open space.
 - All grading, retaining and terracing intended to be undertaken, including gradients and structural elements.
 - All plant material, species, numbers, spacing and size, including grass species for lawns and must conform with the restrictions in plant choice given in these guidelines.
 - All paving, water features, swimming pools, pumps and filters and any other structural elements must be indicated and the intended finishes specified. This must include details of stormwater disposal and elevations where relevant.
 - An irrigation layout if applicable.

29.6 Restrictions:

- The gardening and landscape rehabilitation activities of the erf purchaser shall be confined to the boundaries of the erf.
- No extension of an erf's garden into an immediately adjacent area of private open space will be permitted. This includes, irrigation, plantings, storage, fencing, pool equipment, earth mounds or portions of embankments or cut slopes.
- No tree, landscaping or other plantings may be removed from anywhere outside the boundaries of an erf, without the consent of the Kenton Eco Estate Home Owners Association and DWERF
- No declared invasive alien plants, trees, shrubs and grasses are permitted within the estate and may not be cultivated in erf gardens. This excludes any existing trees.
- Invasive alien vegetation clearance on any undeveloped erf, remains the responsibility of the purchaser and must be undertaken on a quarterly basis, failing which, the Kenton Eco Estate Home Owners Association will undertake the clearance at the erf purchaser's cost.

29.7 Plant species not permitted:

- Any undeclared invasive alien plants or trees
- Kikuyu, (*pennisetum clandestinium*)
- Palm trees
- Any species of Agave
- Any species of Cacti. This does not include indigenous succulents.

29.8 Refer Addendum A for recommended tree and plant species.

29.9 Hard landscaping

- Hard landscaping surfaces i.e. brick paving, tiling, etc, around dwellings will not be permitted to cover the entire erf. Cumulatively, paving shall not cover more than 25% of each erf's area.

30. SWIMMING POOLS

30.1 The maximum area of swimming pools shall be 12m². The purpose of limiting the size of the pools is to minimise cut and fill of the erven.

30.2 Backwash from the filter is to be dealt with in accordance with local authority regulations.

30.3 Swimming pool pumps must be screened from view. The position of the pump is subject to approval by the Architectural Review Committee.

30.4 Swimming pools may be constructed outside building lines.

31. WATER CONNECTION

31.1 The water supply to each erf shall be a 25mm connection.

32. STORMWATER

- 32.1 Rainwater runoff is to be controlled so as to feed into a mandatory water reservoir, minimum capacity 50 000 litres.
- 32.2 Remaining rainwater runoff to be clearly indicated on the building plans.

33. RAINWATER GOODS

- 33.1 Rainwater goods to be pre-coated aluminium, ogee pattern, colour to match the external doors and windows.

34. LETTERING AND SIGNS

- 34.1 No illuminated signage will be permitted.
- 34.2 Lettering or numbers are to be a maximum of 150mm in height.
- 34.3 Font type – Arial

35. GENERAL

- 35.1 Television aerials and/or satellite dishes are to be positioned as discreetly as possible subject to the approval of the Architectural Review Committee.
- 35.2 Carports may be erected over the parking bays and will be subject to the approval of the Architectural Review Committee. The design of carports with lath covering shall be integrated with the architectural language of the dwelling.

ADDENDUM A

Trees:

Botanical Name:

Acacia karroo
Acokanthera oblongifolia
Acokanthera oppositifolia
Allophylus natalensis
Apodytes dimidiata
Bersama lucens
Brachylaena discolor
Calodendrum capense
Cassine aethiopica
Clausena anisata
Combretum cafferum
Cordia caffra
Cussonia spicata
Dombeya cymosa
Dovyalis caffra
Dovyalis rotundifolia
Ficus capensis
Harpephyllum cafferum
Hippobromus pauciflorus
Maerua caffra
Mimusops caffra
Olea africana
Pavetta revoluta
Pittosporum viridiflorum
Protorus longifolia
Ptaeroxylon obliquum
Pterocelastrus tricuspidatus
Rhus pyroides
Schotia afra
Schotia brachypetala
Schotia latifolia
Sideroxylon inerme
Tarchonanthus camphoratus
Vepris lanceolata
Zanthoxylum capense

Vernacular Name:

Sweet Thorn
Dune Poison Bush
Common Poison Bush
Dune False Currant
White Pear
Glossy White Ash
Wild Silver Oak
Cape Chestnut
Bushveld Cherry
Perdepis
Cape Bush Willow
Septee
Common Cabbage Tree
Natal Wild Pear
Kei Apple
Dune doyalis
Broom-cluster fig
Wild Plum
Horewood
Bush Cherry
Coastal Red Milkwood
Wild Olive
Dune Bride's Bush
Cheesewood
Red Beech
Sneezewood
Cherrywood
Common Wild Currant
Karoo Boer-bean
Weeping Boer-bean
Bush Boer-bean
White Milkwood
Wild Camphot Bush
White Iron wood
Small Knobwood

Accent or sculptural form plants

Aloe Africana

Aloe Ferox

Dracaena aletriformis

Encephalartos altensteini

Strelitzia reginae

Coastal Aloe

Bitter Aloe

Dragon trees

Eastern Cape Cycad

Crane flower

Barrier and Windbreaks

Azima tetracatha

Brachelaena discolor

Carissa macrocarpa

Cassinopsis ilicifolia

Diospyros dichrophylla

Dovyalis caffra

Gymnosporia buxifolia

Lycium afrum

Rhus Crenata

Scutia myrtina

Tarchonanthus caphoratus

Needlebush

Coastal silver oak

Num-num

Lemon thorn

Star apple

Kei-apple

Spike thorn

Kraal honey-thorn

Dune crowberry

Cat -thorn

Wild Campher Bush

Shrubs

Barleria obtusa

Crassula ovata

Carissa bispinosa

Chrysanthemoides monilifera

Dietes grandiflora

Ehretia rigida

Eugenia capensis

Helichrysum teretifolium Teretifolium

Hypoestes aristata

Leonotis leonorus

Leonotis ocymifolia

Metalais muricata

Passerina rigida

Plumbago auriculata

Polygla fruticosa

Salvia africana-lutea

Scaevola plumeiri

Sclerochiton harveyanus

Tecoma capensis

Bush violet

Pink Joy

Small Num-num

Bush tick berry

Fairy iris

Puzzle bush

Dune myrtle

Dune shrub everlasting

Ribbon bush

Wild dagga

Wild dagga

White bristle bush

Seekoppies gonna

cape leadwort

September bush

Dune Salvia

Seeplakkie

Blue lips

Cape honeysuckle

Climbers

Asparagus plumosus
Delairea odorata
Jasminum multipartum
Jasminum angulare

Asparagus Fern
Cape ivy
Wild jasmin
Starry jasmin

Bulbs

Agapanthus africanus
Agapanthus praecox
Clivia miniata
Freesia laxa
Haemanthus albiflos
Scadoxus puniceus
Velthemia bracteata
Zantedeschia aethiopica

Small agapanthus

Bush lily
freesia
Paint brush
Paint brush
Forest lily
Arum lily

Ground covers

Asparagus densiflorus
Bulbine frutescens
Carpobrotus edulis
Chlorophytum comosum
Felicia erigerioides
Gazania krebsiana
Gazania rigens
Osteospermum fruticosum
Pelargonium various species
Plectranthus various species
Scabiosa africana

Emerald Fern
Stalked bulbine
Sour fig
Hen-and-chicken

Trailing gazania
Trailing daisy

Pincushion