

**KENTON ECO ESTATE  
ARCHITECTURAL GUIDELINES  
REVISED 18 AUGUST 2009**

**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.

Besides its coastal position, the Eco Estate's greatest asset is its rich bird life and indigenous 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 and 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.

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 balustrading, 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.
- 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 purpose of measuring maximum floor space, garages and all other covered and uncovered 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 100m<sup>2</sup>, excluding storerooms and staff facilities.

2.5. 'TERRACE' (STOEP)  
means a floor area with hard finishes as opposed to a deck.

2.6. 'SECOND DWELLING'  
means a second self-contained living unit including a kitchen.

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 SABS, or equivalent ISO codes of practice.

4. PLAN SUBMISSION PROCEDURE AND APPROVALS:

4.1 It is a prerequisite that architects engaged by purchasers visit the estate and their prospective sites prior to the sketch plan phase.

4.2 It is recommended that the initial sketch plans be submitted to the Architectural Review Body for inspection prior to preparing drawings for municipal approval.

4.3 Vetting of municipal approval drawings by the Architectural Review Body, accompanied by a once-off scrutiny fee of R 3 750.00 (effective January 2009 and escalating by 10% per year) prior to submission to the Ndlambe Municipality. An additional fee of R1 000.00 (escalating) will be levied where drawings fail to pass scrutiny a second time.

4.4 It is recommended that full working drawings and specifications be prepared.

4.5 It is recommended that the construction process be supervised by the design architect or another competent professional.

4.6 The following documentation is required by the Architectural Review Body for scrutiny prior to municipal submission:

4.6.1. Copy of the Title Deed to the erf.

4.6.2. Completion of the Ndlambe City Engineers Department 'Application for Approval of Building Plans' form is to be done by the purchaser's architect. The purchaser will be liable for the cost of the submission, payable to Ndlambe Municipality. The purchaser's architect will be required to submit the plans, together with a cheque from the purchaser, to the Ndlambe City Engineers Department on behalf of the purchaser. Refer item 4.6.8.

4.6.3. Over and above item 4.6.2 the purchaser will be liable to the Estate for connection fees for fire, sewerage and water, and for the provision of a motor slope, if required.

4.6.4. The purchaser will be responsible for engaging the services of structural and/or civil engineers if required. A letter of appointment from the engineers will be required by the municipality for approval of the building plans.

Drawings, preferably size A1, in compliance with Ndlambe Municipality submission requirements, and also including:

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

- Roof plan
- External drainage reticulation up to and indicating the allocated site sewer connection point.
- Contours at 0.5m intervals.
- Building lines
- Hard landscaping (paving, concrete aprons)
- North point

- Motor Slope if required (refer item 4.6.3.)
  
- Schedule of areas with square meter coverage and related percentages, with separate calculations for main dwelling, outbuildings (garaging, staff accommodation, guest suites, pubs, family rooms), covered and uncovered balconies, decks and terraces.

4.6.6. 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.

4.6.7 Minimum of one longitudinal section to a scale of 1:50 indicating:

- Site boundaries
- Natural ground level
- Finished ground level, retaining walls and any other structures.

4.6.8 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 four uncoloured sets of plans must be submitted to the Ndlambe Municipality directly by the purchaser's architect. The municipality will not accept drawings for approval unless stamped and approved by the Architectural Review Body.

One stamped and 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.

4.6.9 The purchaser will be notified by the Estate Architectural Review Body in writing of Ndlambe Municipality's approval of plans,

4.6.10 Additionally, three copies of a landscaping plan are to be submitted for ARB approval only (i.e. not for municipal submission). Refer to Landscaping Plan, Section 29. Refer Soft Landscaping, ADDENDUM A, which identifies plant species not desired on the estate.

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

- 5.1 Purchasers, their contractors and appointed architects may not issue on-site instructions or variation orders affecting the building structure without the prior approval of the Architectural Review Body.
- 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 reserves the right to stop all building work on site with immediate effect should this be in contravention of approved plans. In the event that such contravention requires the ARB to call upon the services of its appointed professionals in order to resolve the matter, the purchaser will be liable for the fees of the professional(s) concerned, levied on an hourly basis at the standard rates determined by the professional body of the respective discipline(s).
- 5.4 A copy of the full set of approved drawings must be kept on site at all times.
- 5.5 The Architectural Review Body reserves the right to impose fines for littering, damage to Estate property and non-confinement to property under construction.

5.6 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 principles 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 dwelling and garages must be located within the building lines on the individual sites.

7.2 The minimum floor space of a dwelling shall be 250m<sup>2</sup> inclusive of garages and covered external areas, including balconies, decks and terraces.

7.3 Double storey outbuildings are allowed. Such double storey outbuildings are restricted to:

- One double storey outbuilding per erf. Should two adjacent erven be consolidated into one erf it would allow two double storey outbuildings on such a consolidated erf.
- The double storey outbuilding may not contain a kitchen.
- The footprint of a double storey outbuilding may not exceed 100m<sup>2</sup>. Where two adjacent erven are consolidated, two double storey outbuildings are allowed with a footprint not exceeding 100m<sup>2</sup> for each outbuilding.

7.4 No second dwellings will be permitted on any site. Refer 2.6.

7.5 Use of dwellings shall be restricted to single residential zoning only.

8. COVERAGE:

8.1 The maximum erf size is 850m<sup>2</sup>.

8.2 The maximum allowable coverage of erven shall be 60%.

9. BUILDING LINES:

9.1 A building line of 3.0m shall apply to all boundaries. In the event of compatible abutting dwellings this will be relaxed to 0m, providing that a 6.0m building line is maintained on the remaining lateral boundary. In instances where the built road edge is less than 2.0m from the erf boundary, no dwelling or part thereof may be closer than 5.0m to the adjacent road(s) edge.

9.2 Architectural projections over building lines (roof overhangs, bay windows, chimneys, etc. in conformity with those in the 3-D prototype plans) shall be restricted to 800mm, except in the case of abutting dwelling common walls, where they are to be 0m. In compliance with fire regulations, common walls are to be of the parapet type.

9.3 In instances where an erf abuts a public open space, submission may be made to the ARB for timber decks to be extended to the boundary immediately abutting the public open space.

10. HEIGHT RESTRICTION:

10.1 The maximum height of either a single or double storey dwelling, measured to the centre line of the roof structure from the mean site contour, shall be 8.5m. No portion of the building, except chimneys, shall be higher than 9.5m.

10.2 In instances where a purchaser is of the opinion that the aspect from his erf will be materially disadvantaged by the determination of the height restriction from the mean site contour, submission may be made to the ARB for this height restriction of 8.5m to be determined from a level halfway between the highest and lowest natural ground levels immediately contiguous to the building.

10.3 The height restriction is intended primarily to protect views across the site. As such, the departure from the restriction provided for in item 10.2 above is entirely at the discretion of the Architectural Review Body.

11. ROOFS:

- 11.1 Major plan forms shall be roofed with symmetrical double-pitched roofs with a pitch of 30° and a maximum span of 9.0 m 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 800 mm.
- 11.4 Lean-to roofs shall have a pitch of 7.5° and at their apex are to connect to the external wall face of the major plan forms.
- 11.5 The roofing material shall be AZ150 Zinalume Colorbond corrugated sheeting, colour "charcoal grey".
- 11.6 Polycarbonate sheeting or glazing may be used on lean-to roofs, but shall be limited to a portion of the roof set in from the outside edge.
- 11.7 Flat-roofed areas shall be finished in natural stone chip in brown or grey colours.
- 11.8 Reflective finishes or aluminium paint are not permitted.

12. ROOFLIGHTS AND DORMER WINDOWS:

- 12.1 Rooflights shall be set into the plane of the roof, and be a maximum size of 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 finished with 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 the colours will be available from the ARB.

- 13.3 It is recommended that the plinth or foundation walling be finished 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 all round. A selection of the colours will be available from the ARB.

14. WINDOWS:

- 14.1 Windows to be predominantly 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 Frames to be fabricated from hardwood 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 or Plascon "Soft Shingles" E30-3
  - Epoxy powder-coated aluminium: Vedoc "charcoal" code ANP 3055 matt or 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 type, in timber or aluminium to match the doors and windows, with automation thereof being the choice of the purchaser.

16. SHUTTERS:

16.1 Shutter materials shall match those of the selected doors and windows of the dwelling.

16.2 Shutters must be fully operational, either externally fixed or of the cavity slider type. Mock shutters will not be permitted.

17. PERGOLAS:

17.1 Pergola posts may be masonry, gum poles or steel, but not a combination of these. They are to be simple in form and without imitation of Period architectural styles. Colours are 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 gum poles

19. BALCONIES:

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

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 ARB.

21.3 No external burglar bars are permitted. Trellidor-type installations are only allowed over sliding/stacking external doors, of the same material and colour as windows (refer item 14.5).

21.4 All dwellings will have an approved alarm system installed. Such system will be connected to the central security system/security provider of the estate and must conform to the specifications provided by the estate. A certificate of compliance must be obtained from the ARB before residents may occupy dwellings.

21.5 External siren type electronic security systems are not permitted as the noise factor will traumatise the existing wildlife. All systems will use a silent alarm, connected to the central 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 recessed ducts with flush covers to match walls.

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 "back-up" 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 at a maximum gradient of 1:1 and re-planted with the indigenous vegetation of the area.

23.3 Finishes permitted on walkways, terraces and driveways can be either tinted screed, cobblestones, river stones or clay brick pavers, provided that driveways are to be coloured charcoal to match the border of the public roadways.

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.

25. VEHICULAR ACCESS:

25.1 The overall site layout has been designed to predominantly provide for rear access to the individual sites, with main spaces oriented towards sea views and/or green belts at the front.

25.2 Refer item 23.3 for permitted finishes on driveways.

25.3 Two visitors parking bays are to be provided on each erf in addition to garaging.

25.4 Driveways are to be left open to allow vehicles on public roadways to make u-turns.

26. OUTDOOR LIGHTING:

26.1 External lighting must be low level, unobtrusive and kept to the minimum required for safety.

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 any erf may be removed without the approval of the ARB.

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 the 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. Lawns and seasonal planting will be restricted to enclosed 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 approval by the ARB.
- A maximum 50% of the erf area remaining after the dwelling construction may be cultivated as a garden using recommended indigenous fauna and flora only. The remainder must be rehabilitated using the existing plant/vegetation species as recommended in Addendum A.
- The landscape 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
  - 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
- No declared invasive alien plants, trees, shrubs and grasses are permitted within the estate, nor may these be cultivated in erf gardens, with the exception of 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 clandestinum*)
- Palm trees
- Any species of Agave
- Any species of Cacti - this does not include indigenous succulents

29.8 Refer to 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 the area of any erf.

30. SWIMMING POOLS:

30.1 The maximum area of any swimming pool shall be 15m<sup>2</sup>. The purpose of limiting the size of pools is to minimise the extent of cut and fill on 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 ARB and is to be indicated on municipal submission drawings.

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/RAINWATER:

32.1 Wherever possible, rainwater runoff from roofed areas is to be collected and fed into a mandatory water reservoir of minimum capacity of 50 000 litres per dwelling. Such reservoir is to be positioned beneath the garage of the dwelling or beneath the dwelling itself should there be no garage.

32.2 Remaining stormwater runoff is to be clearly indicated on the building plans.

32.3 Rainwater reservoirs are to be fitted with all necessary pumps, filters, etc to enable harvested water to be provided to, at a minimum, all geysers, prep bowls and wash hand basins.

33. RAINWATER GUTTERS:

33.1 Rainwater gutters are to be pre-coated aluminium, ogee pattern, colour to match the external doors and windows. Where visible, downpipes are to be round PVC, painted to match walls. Unsightly horizontal downpipes are to be avoided and replaced with catchpits at ground level with underground pipes to water tanks where necessary.

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, with positioning subject to the approval of the ARB.

35.2 Solar panels shall be flush with the roof. All pipework for water heating panels is to be concealed and water systems are to be of the thermosyphon or pump split type to enable storage/heat transfer tanks to be concealed within the roofspace. Due to the variable quality of municipal water it is recommended that an indirect system be specified.

35.3 No carports will be permitted.

**ADDENDUM A**

Plant species will be recommended by the Environmental Management Plan.