
DESIGN ARCHITECTURAL GUIDELINES – REV 7

06.06.2023

**Entabeni Urban Farm Village
on Erf 4015, Knysna.**

Dated: June 2023

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1. INTRODUCTION

1.1. Introduction to Knysna

Entabeni Farm is situated in Knysna, a picturesque town in the heart of the Garden Route, South Africa. Knysna has a unique artistic and eco-friendly feel. It is here where artists, nature lovers and eco-enthusiasts come to plunge their talents into the town's character and feed the ambience of Knysna with inspiration and environmentally sustainable initiatives.

Visitors are drawn to this space, not only as a playground for the artistic community, but also for the holistic healing of the mind, body and soul. Knysna encourages you to slow down, breathe in the fresh air, revel in the natural surrounds and connect with its people and nature itself.

Knysna is built around a 21 square kilometre warm-water estuary, known as the Knysna Lagoon, a protected marine reserve and world heritage site, which is fed by the Knysna River. The estuary opens to the Indian Ocean after passing between two large headlands, popularly known as "The Heads". To the north of Knysna, temperate rainforest covers the hilly terrain for 20 km until changing to fynbos high in the Outeniqua Mountains.

The Knysna fires of 2017 caused devastation and destruction on a scale never seen before. The blaze crippled the Garden Route town, killed several people, destroyed more than 850 homes and caused extreme ecological damage. Knysna is still recovering and residents are slowly rebuilding their lives and their homes in the spirit of perseverance and hope.

The sense of place has totally changed with challenges that include bare landscapes, soil erosion and altered animal movement patterns. In addition, efforts are being made to eradicate the massive explosion of alien invasive plants such as Blackwood, Pines, Acacias and Blue Gums, which originally contributed to the fuel load of the fire.

While many challenges remain in the region, one of the primary missions of Knysna is the rehabilitation of indigenous vegetation, the stabilisation of the vulnerable topsoil to reduce land erosion, and ultimately contributing to the historic sense of space that Knysna is so well known for.

1.2. The Entabeni Urban Farm Village Development

Erf 4015 set to become Entabeni Urban Farm Village is situated to the east of the 'White Bridge' and the Knysna Lagoon, accessed via Welbedacht Lane. The property is located on the plateau directly east of the bridge. The N2 traverses along the southern boundary of the

property and the existing Welbedacht Lane forms the border on the eastern side of the property. The expropriated future N2 bypass route crosses the property in its northeastern corner. The size of the property is 34.74ha

The central farmhouse on the property is situated on a hill 90 metres above the Knysna Lagoon.

Although the Knysna fires ravished the Farm, destroying many indigenous trees and natural fynbos, it has provided the opportunity of a fresh start to rehabilitate this piece of land and create a harmonious natural environment.

Approximately 13.9 Ha (40%) of the property on the steep southern and western side is dedicated to the protection and rehabilitation of the natural forest area and the shale fynbos which is home to the *Aloeides-almeida* (Almeida Copper) butterfly. This area is shown as “the remainder Erf 4015” on AG registered diagrams or zone A on the Land Use Diagram in the Annexures of this document and is to be known as “Entabeni Nature Area”

The philosophy for the Entabeni Urban Farm Village Development on the remaining 60% of the property is the integration of indigenous vegetation and the existing small scale urban agricultural initiatives of vegetable and fruit growing, and sheep and chickens roaming area with urban living in the heart of Knysna. This area is to be divided into two zones known as Entabeni Heights and Entabeni Quarters .

This integration with the unique character of urban Knysna deserves sensitive consideration. This initiative should not only provide a beautiful landscape in which to live, but also create sustainable urban living which reduces the human carbon footprint and allows for seasonal produce to grow on the property.

1.3. Architectural Philosophy for Entabeni Urban Farm Village Development

The guiding principle for the Entabeni Development will be to integrate the natural landscape with the architectural design and structure of the development. This will be done with integrity and in a sensitive and sustainable way. This development should create a symbiotic relationship between nature and the urban agricultural design, structure, and community.

The objective is to create memorable (unique) functional living spaces that enhance the sense of place, and is carefully integrated with its surrounding urban communities, respecting climate and natural resources.

Development along the Garden Route, especially post the Knysna fires of 2017, requires acute sensitivity to achieve and improve environmental restoration. The architectural recommendations will therefore interpret the natural space and ecosystem and provide clear and detailed guidelines for the overall architectural character. It will serve to minimise the visual and ecological impact of the development on the natural environment.

It is expected that architectural concepts will be developed within this framework. The introduction of foreign styles, for example “Tuscan” or “Georgian” will not be allowed. Architectural concepts should enhance the space, rather than impose on the area. Buildings will be designed around the shape and form of the natural topography, using natural materials and tones that complement the environment.

It is expected that all parties involved in this development support the architectural guidelines to create a sustainable, visually appealing space in harmony with the overarching philosophy.

1.4. Summary of Design Architectural Guidelines

All architectural proposals for individual dwellings will be qualified, quantified and rated according to its visual and ecological impact before building may commence. The underlying principle of evaluation is to retain the natural beauty, engage with the natural topography and seamlessly integrate with the landscape.

The architectural guidelines are to be adhered to throughout the development of Entabeni Farm Village.

Architectural guidelines have been formulated for the different zones of the development, including:

- A. Entabeni Nature Area: conservation area
- B. Entabeni Heights: larger plots for single dwellings
- C. Entabeni Quarters: group housing

These zoning areas are shown in **Annexure 1: Land Use Diagram**.

1.5. Summary of Design Architectural Guidelines for each zone

A. Entabeni Nature Area

Entabeni Nature Area is a conservation area where the focus will be on restoring and conserving the natural indigenous landscape.

To further integrate the Entabeni Urban Farm Development with the Knysna landscape, walking trails, observation points with benches and bird-hives (made from dried alien material [mainly wattle stalks]) may be considered in conjunction with Cape Nature as the conservancy managers of the nature area.

No formal structures are envisaged for this Nature Area.

Entabeni Heights

Entabeni Heights will comprise:

- 28 large residential plots on Erven 21227-21233, 21235-21243, 21245-21248, 21250-21254, 21257-21259
- 1 group housing area for “10 tiny home” units on Erf 21266
- The Manor house built in 2010 on Erf 20295
- Staff accommodation for 6x staff members on Erf 21269
- A park -grassed terrace area for residents of Erf 21256
- A barn style coffee shop/ Deli for residents on Erf 21244
- Private open spaces which will be transferred to the HOA

The architectural style for the 28 residential homes on the large residential plots will be a contemporary interpretation of the landscape and the environment, expressed through fragmented building forms that follow the natural contour of the landscape, the use of natural or raw materials and natural grey or earth tones. The architectural lines will be simple, elegant and unembellished. Special attention is paid to green initiatives that includes minimising the visual impact to compliment the environment rather than detract from it.

The Knysna zoning bylaws specify a maximum height of 8.5m above natural ground level and 2x storeys for single residential and group housing.

It will be encouraged to locate houses on the lower parts of the site for dwellings on erven along the ridgelines. These dwellings will be limited to a maximum roof height of 4.5m from the highest point along the Ridgeline benchmarked at 92m.

Erven located on the identified ridgeline are Erf 14 (now Erf 21239) and Erven 21245 - 21248 with the bottom corners of Erven 15 (now Erf 21240) & 18 (now Erf 21243) being affected.

The maximum disturbance area of each of the 28 large plots will be limited to 60% of the plot size. The remaining 40% will be planted with indigenous trees and regrowth of the shale fynbos. No fences between homes will be permitted.

All general open spaces will be rehabilitated to encourage the natural fynbos to return.

The 10 micro units are located on what was previously 3 free standing erven. Each building is a maximum 45m² with a covered verandah overlooking the lagoon and forest area.

The tiny houses sit in a group housing development of its own amongst the existing olive grove.

The architectural style of the tiny houses will be a contemporary interpretation of the landscape and the environment following the architectural guidelines for Entabeni Heights, however, due to its limited size the intention of these homes is to make use of natural or raw materials and natural grey or earth tones resulting in a low impact structure blending into the landscape. The architectural lines will be simple, elegant and unembellished.

B. Entabeni Quarters

Entabeni Quarters comprises:

- The farm managers house on Erf 21268 approved by the Knysna Municipality on 14 June 2019 in the annexures attached and which was burnt in the fires of 2017 and rebuilt and which was a staff house dating back to before when the property was subdivided from the main farm in the early part of the previous century.
- 40 group housing units, including a swimming pool and central “club house” for residents ;
- A Small holding on Erf 21273 of 1,2332ha for the urban farming initiative;
- The HOA office with two staff rooms for gate security personnel on Erf 21270;
- A workshop for wood working, pottery, and metal working on Erf 21269;
- Single staff accommodation unit for 6 personnel on Erf 21269;
- Private open spaces;
- Road reserve open space

The unpaved areas between the apartment block buildings will be planted with indigenous trees and fynbos gardens to preserve the natural environment and maintain a synergetic relationship between the architecture and the landscape.

Structures will express the landscape through buildings following the natural topography, fragmented building forms and the use of natural materials. Invasive vegetation will be removed by hand and replaced with indigenous planting.

The larger open spaces will be rehabilitated to encourage the existing fynbos to re-establish itself. The road reserves will be used for growing vegetables and some and non-native species such as olives, grape vines macadamia nuts and localised gardens that will enhance the environment and benefit the urban agricultural initiatives.

1.6. Green Initiatives

The architectural guidelines contain various eco-friendly and green initiatives that consist of the responsible use of energy and resources, including recycling during the construction process.

Green initiatives include: the installation of energy efficient lamps; installation of heat pumps; window glazing, solar glazing and dwellings to comply with SANS 10400 part XA; the collection of rainwater and diversion to storm water management ponds and retention dams and tanks, permeable surfaces, collection and re-use of grey water and sewerage, and waste municipal compliance.

2. DEFINITIONS

Unless inconsistent with the context, the following words as mentioned, and expressions shall have the meanings hereby assigned to them:

Agriculture: the cultivation of land for crops and plants and for the breeding of small farm animals. It includes only such activities and buildings, which are reasonably connected with the main urban farming activity.

Architect: an architect, registered with the South African Council of Architects or the Institute of South African Architects.

Association or Home Owners Association (HOA): the Management Association of the Entabeni Farm Village. It includes all committees, sub-committees and all management rules such as the code of conduct.

Attic: a space or room predominantly or completely inside of the roof space of a building. This is a service and/or storage space and may not be used for habitable purposes. Generally, the attic floor and the perimetral wall plate are level with each other. It is not included in the maximum floor area calculation and number of storeys.

Basement: means that portion of a building with a ceiling level which does not protrude more than one metre above natural ground level at any point, which may not be used as habitable space, and excludes excavations required for access purposes.

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

Building Control Officer: the person appointed by the Association, from time to time, to oversee compliance by the owners of their obligations in terms of the architectural and landscaping design guidelines.

Building Line: means the line delimiting the area measured from the boundary of an Erf within which no building or other structure, except a boundary fence; may be erected; provided that no fence shall be in excess of 1,2m height within the street building line area.

Cadastral Boundaries: the Erf boundary as indicated on the approved Site Plan and the Erf diagrams. This area will be pegged, but may not be fenced.

Coverage: means the total area, expressed as a percentage of an erf, 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 meter (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.

The Local Authorities reserve the right to include pergolas in the coverage calculation where these structures are deemed to have the potential to be enclosed.

Committee: the executive committee of the Association. It includes the Consultant Architects for any matter relating to the design architectural guidelines.

Committee Member: a member of the Committee.

Common Property: the accesses, roads, walkways, open areas, security perimeter fence and all buildings, features, improvements, facilities and services situated within the Village which are intended for the general use and benefit of the Members.

Conservation Area: the area demarcated as “A” on the zoning map and the areas in terms of the land use parameters set out under Clause 6.1.2 and 7.1.2 in these regulations shall apply notwithstanding the requirements stipulated in any particular land use zone.

Construction: in relation to a building mean –

- a) the erection, alteration, subdivision, conversion or addition to a building; and
- b) the reconstruction or restoration of a building that was completely or partially destroyed or demolished.

Consultant Architects (CA): architectural practice assigned by the committee to advise the in all architectural matters relating to the development, such as the evaluation and approval of all project submissions for new buildings in the property; the first being Grosskopff Lombart Huyberechts & Associate Architects (Pty) Ltd.

Deed of Sale: a binding document that specifies every agreement that has been made between a buyer and a seller of an Erf or property.

Developer: Axon Investment Services Pty Ltd – reg no 1999/001304/07

Development: the proposed housing development scheme to be established in respect of the subdivision of the Land, which shall be known as the Entabeni Farm Village and ‘Village’ shall have a corresponding meaning.

Disturbance Area: the area allowed for agricultural use or residential development, including the area covered by any floor of a dwelling as measured from the outer face of the exterior walls or similar supports of such dwelling including garages, storage and any other free-standing enclosed structures and covered spaces such as overhanging balconies, patios and verandas, and the area for uncovered patios, terraces and gardens.

Dwelling House: a building containing only one dwelling unit.

Dwelling Unit: means a self-contained interleading 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.

Environmental Control Officer (ECO): an environmental officer appointed by the Environmental Liaison Committee (ELC) in terms of the National Environmental management Act (NEMA) in order to comply with the Record of Decision (ROD) or the Environmental Authorisation (EA) and with the Environmental Management Plan (EMP).

Environmental Management Plan (EMP): an environmental plan and/or programme created by the ELC and amended from time to time; dated in October 2016 and annexed to this document.

Environmental Liaison Committee (ELC): a committee appointed in terms of the National Environmental management Act (NEMA) in order to comply with the Record of Decision (ROD) or the Environmental Authorisation (EA).

Erf: any erf in the Village, but excluding the Common Property.

Erf Diagram: an erf specific plan indicating all development control parameters in graphic form.

Erven: every erf in the Village collectively but excluding the Common Property.

Floor Space: in relation to any building, means the area of a floor which is covered by a slab, roof or projection; provided that: any area, including a basement, which is reserved solely for parking or loading of vehicles is excluded; any covered balcony, verandah or terrace which, apart from protective railings, is permanently open to the elements on at least the front or long side, and which does not exceed 2,5 metres in width, is excluded; subject to paragraph (d) of the zoning bylaw, any stairs, stairwells and atriums that are covered by a roof are included; in the case of multi-level buildings, any stairwells, lift wells, light wells or other wells, and any atrium, are only counted once; and provided further that:

(i) floor space is measured from the outer face of the exterior walls or similar supports of the multi-level building; and

(ii) the total floor space is the sum of the floor space of all the levels of the multi-level building, including that of any basement.

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; being the maximum floor space as a proportion of the “total erf area”;

Guidelines: the architectural guidelines of the Association.

Green Roof: the roof of a building that is predominantly or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage irrigation systems.

Group Housing: “group housing” and “group housing scheme” means a group of separate or linked dwelling units where:

- (a) every dwelling unit has a ground floor;
- (b) the units may be cadastrally subdivided;
- (c) the units are planned, designed and built as a harmonious architectural entity in an ordered way; and
- (d) the units are integrated with communal private open spaces, private roads and parking.

Group Housing Erf: means a portion of land in a group housing zone which can be subdivided in a number of group erven with or without public or private street and/or open space.

Height Restriction: the measurement in metres above the natural ground level directly below a given point or portion of the building. It can also mean the maximum number of storeys permitted, the number of storeys being the multiple of 4m permitted in the height restriction.

Local Authority: the Knysna Municipality or its successors in title.

Maximum Floor Space: means the greatest total floor space that is allowed for a building or buildings on a land unit, and is calculated by multiplying the floor factor by the area of the land unit or that portion of the land unit that is situated within a particular zone; provided that, where the land unit is situated within two or more zones to which different floor factors apply, the maximum floor space for the whole land unit is the total of the maximum floor space for each zoned portion of the land unit;

Net Erf Area: the total area of a land unit excluding all land zoned for public purposes.

Land: Erf 4015, Knysna which is to be subdivided as the housing development scheme.

Land Surveyor: the registered professional responsible for collecting and/or demarcating topographical and cadastral data in the property land. The surveyor may also be requested to, after project approval, mark the project’s key geometries locations in the terrain, ensuring the project realization matches precisely the approved models.

Loft/Mezzanine: a habitable additional space or room within the roof structure. It is considered an additional storey if the side walls extend above the finished floor level (i.e. if the floor level is below the roofs wall plate height), in which case the floor would be included in the maximum floor area calculation and number of storeys.

Natural Ground Levels (NGL): is defined as the following extract from the 2020 rezoning bylaw

- the level of the land in its unmodified state; or
- when altered with the municipality's approval for the purpose of development, the municipality may approve such altered ground level as the natural ground level, subject to Section 39 of

Open Space: any open piece of land that is undeveloped (has no buildings or other built structures other than communal buildings) and is accessible to the public. In the case of conservation areas, it means the public areas such as walking paths, artwork display areas, etc.

Outbuilding: a structure, whether attached to or separate from the main unit, which is designed to be normally utilized for the housing of servants, for the garaging of motor vehicles and for storage purposes in so far as these uses are usually and reasonable required in connection with the main structure, but does not include second dwelling units.

Overhang: roof overhang to any wall excluding any covered patio, usable terraces and covered entrances

Owner: the registered owner of any Erf in the Village.

Parking Bay: an area measuring not less than 5,0m by 2,5m which is clearly outlined and demarcated for the parking of one motor vehicle, and which is accessible for easy and safe vehicle movement.

Site Development Plan (SDP): means a dimensioned plan drawn to scale that indicates details of the proposed land development, including but not limited to the site layout, positioning of buildings and structures, property access, building designs and landscaping;

Storey: means that portion of a building between the surface of any floor and the surface of the next floor above; or, if there is no floor above the ceiling, then up to the ceiling; provided that, unless the contrary appears clearly from the provisions of this By-law:

- a basement does not constitute a storey;
- a roof, or dome forming part of a roof, does not constitute a separate storey unless the space within the roof or dome is designed for, or used for, human occupation or other living or entertainment purposes, in which case it is deemed to be a storey;
- the utilisation of an open roof area does not constitute a separate storey; however, should any means of coverage or fixtures for outdoor living and entertainment purposes be added to the roof of a building, the area is regarded as an additional storey;
- any storey greater than 4 metres, measured from the finished floor level to the finished floor level of the storey above, or to the ceiling in the case of a top storey,

but up to 6 metres in height is, for the purpose of the height measurement, regarded as two storeys, and every additional 4 metres in height or portion thereof, is regarded as an additional storey; and in counting the number of storeys of a building, the ground floor is the first storey and the next floor above is the second storey;

Village: Entabeni Farm Village

Zone: a portion of land which is indicated on the zoning map for a specific zoning, regardless of whether it embraces one or more land units or part thereof.

Zoning: a category of requirements that determines firstly the purpose for which the land must be used and secondly the land use restrictions that are applicable in terms of the specific land uses as required by these regulations.

Zoning Map: the map on which the different land use zones are indicated by means of color or monochrome notation.

3. NOTES

1. General Notes

- 1.1. This document will form part of the Deed of Sale and will be administered and applied by the Committee.
- 1.2. The design criteria set out herein are in addition to Local Authority's building regulations.
- 1.3. This document must be interpreted in conjunction with Annex 2: Environmental Management Plan, as an implementation guideline for the construction stage.
- 1.4. The Developer and subsequently the Committee shall be entitled, in absolute discretion, to amend the Guidelines from time to time to preserve the architectural integrity and continuity of the development.
- 1.5. Copyright and right of reproduction are reserved by the Committee.
- 1.6. The Guidelines provide minimum standards only and compliance thereof does not necessarily render a building design acceptable.

- 1.7. The decision as to what is considered acceptable within the framework of the architectural concept is delegated to the Committee.
- 1.8. Styles of architecture not defined by the Guidelines will not be accepted. Only styles within the framework of the architectural style described and/or illustrated in this design manual may be erected in the Development.
- 1.9. Owners may be required to compromise on personal choices, such as paint colours and materiality, to contribute to the creation of a sensitive, low impact, high quality architectural development.
- 1.10. The present Guidelines apply for all new. Existing structures may be modified in attempt to soften aesthetics according to the present guidelines, if economically feasible.
- 1.11. Prior to the commencement of construction, the Owner must obtain from the HOA a list of requirements relating to the construction process and code of conduct.
- 1.12. The Developer shall ensure strict adherence to the 20m building line restriction along the proclaimed N2 reserve boundary.

4. PLAN APPROVAL

1. General Conditions for Approval

- 1.1. No building may be erected or altered without the approval of the Committee. This does not apply for internal amendments to existing buildings, provided the modifications do not compromise its structural and/or aesthetic integrity and to the approval of the Committee.
- 1.2. All plans for the construction of, or alteration of buildings must be prepared by a registered Architect.
- 1.3. Applicants shall formally apply for approval of plans in accordance with the national building regulations.
- 1.4. Prior to drawings being submitted to the Local Authority for approval, plans must first be submitted, approved and stamped by the Committee as per its specific requirements.
- 1.5. Prior to the commencement of the construction of any roofs, the Owner shall arrange for a registered Land Surveyor approved by the HOA to measure the relevant Height Restrictions to verify that these do not exceed the heights as prescribed in the Guidelines and consequently the national building regulations. The owner shall then provide a copy thereof to the Building Control Officer and/or Local Authorities.
- 1.6. After construction of the dwelling is complete, the Owner shall obtain written confirmation from the Committee that the dwelling has been constructed in accordance with the approved plans and if applicable, any deviations as approved by the Committee, if so required. The Owner shall then provide a copy thereof to the Building Control Officer.
- 1.7. Deviations from the Guidelines may be discussed with the Committee for its consideration and waiver.

5. ZONING

1. Zoning

- 1.1. In 2019 Erf 4015 was divided into 5 different phases (zones) and shown on the SDP approved by Knysna Municipality and stamped and dated 14 June 2019, namely:

Phase 1 Existing Manager's House

Phase 2, 3, 4, 5, 6 being 28 large erven (erven 21227-21233, 21235-21243, 21245-21248, 21250-21254, 21257-21259) which have been reconfigured in an amendment application to the Knysna Municipality and which will form the core of Entabeni Heights in this Architectural guideline.

Phase 7 being a housing scheme of 10 tiny units located on Erf 21266 (PTN of erf 21001) and referred to as **Entabeni Heights**.

Phase 8 located on erf 21272 being a group housing scheme of 40 units shown as Zone C on the land use diagram and referred to as **Entabeni Quarters** in the Land Use Diagram attached hereto as Annexure 1.

Phase 9 located on Erf 21273 for urban agricultural land and a single dwelling unit may be erected on this erf.

Phase 10 and **Phase 12** being 13.9ha (40% of the property) shown as the Remainder Erf 4015 and styled as **Entabeni Nature Area** in this Architectural guideline. This area comprises of shale fynbos, forest and other naturally occurring plants. No formal structures are to occur in this area.

Phase 11 being new Erf 20295 and shown as zone D. Hudson Manor House Entabeni Knysna being the original farmhouse built in 2010 and which was operated as a guest house when acquired by Axon Investment Services Pty Ltd in 2016 and is now owned by Hudson Guest Services Pty Ltd. It is also Erf 21001, the area surrounding the Manor house not included in erf 20295 and not including Erf 21266 (PTN of erf 21001), Phase 7.

- 1.2. In terms of the amendment application before Knysna Municipality and for the purpose of this document the following specific architectural guideline adjustments have been made:

A. Entabeni Nature Area: This conservation area is to be zoned Open Space III. This area comprises **Phase 10** and **Phase 12**.

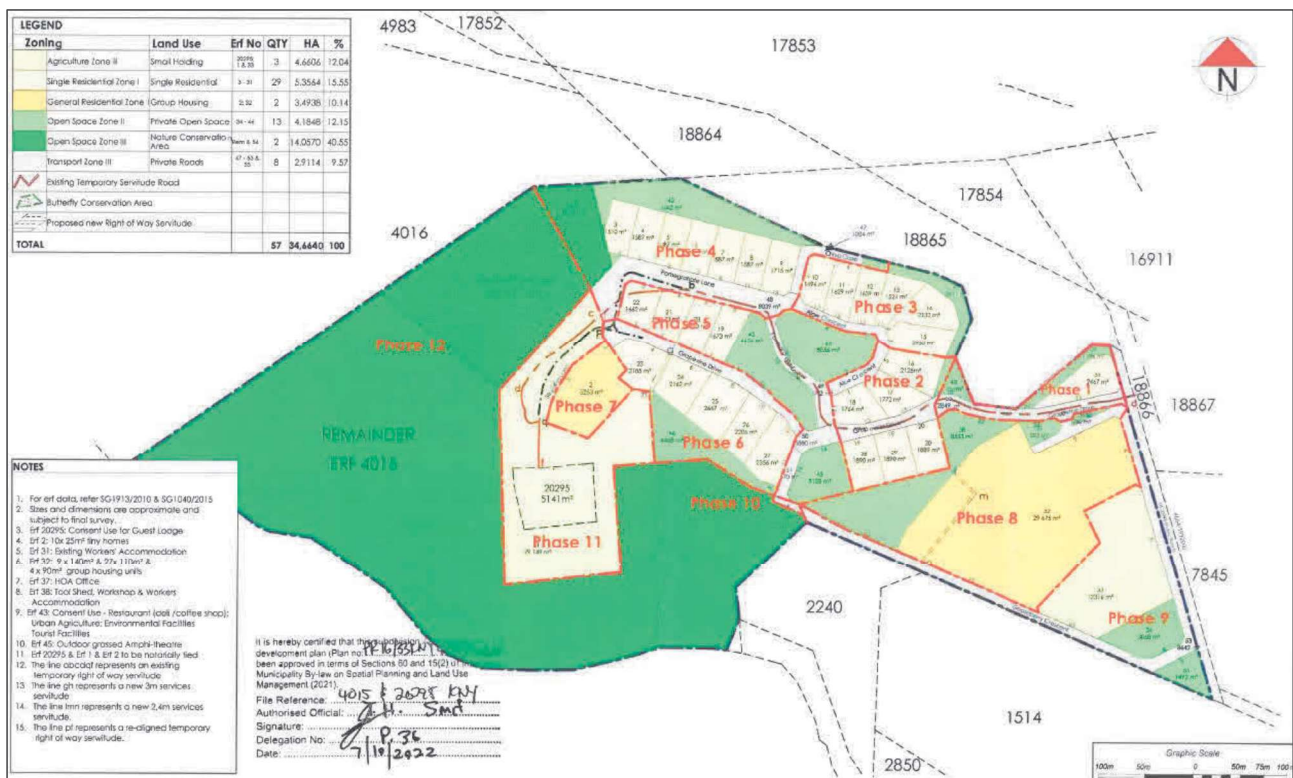
B. Entabeni Heights: This area comprises **Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6,** and **Phase 7** with several different zonings. The subdivisions and zonings are shown on the amended SDP and include :

- **Phase 1** Existing Manager's House
- 28 residential stands and public open space (including roads) - **Phase 2, 3, 4, 5, 6**
- The consolidation of stands 1,2,and 3 and the zoning 10 group housing plots- **Phase 7**

C. Entabeni Quarters: This area comprises **Phase 8 and Phase 9** with subdivisions for

- Erf 21272 for Group housing consisting of 40 units
- Erf 21273 for urban agricultural land and a single dwelling unit may be erected on this erf.
- Private / Communal open space with the building of :
 - Clubhouse and swimming pool on Erf 21272
 - Staff housing for 6 personnel on Erf 21269
 - A workshop for maintenance and hobbies on Erf 21269
 - An HOA office on Erf 21270

1.3. These zoning areas are demarcated in Annex 3 – Amendment SDP, and shown in the figure below:



6. ENTABENI NATURE AREA

1. The Erf Designated as the remainder Erf 4015

1.1. Zoning Open Space III

1.1.1. This is a conservation area that incorporates the butterfly reserve shall be used predominantly as a contemplation area to appreciate the natural indigenous vegetation, forest birds and breath-taking views of the Knysna lagoon and river.

1.2. Disturbance and Conservations Areas:

1.2.1. This is a 100% conservation area and must be preserved and un-altered, other than by walking trails and bird hides developed in conjunction with Cape Nature and the consent of the Committee.

1.3. Site Clearing and Planting:

1.3.1. Alien vegetation is to be eradicated by hand by the HOA, and guided by the Environmental Management Plan, Annex 2.

1.3.2. Indigenous trees will be planted between the conservation area (OSZ III) and the development area above the N2 to mitigate the visual pollution from the development from tourism routes.

1.3.3. Planting of indigenous trees for screening should be undertaken with the commencement of the development's construction phase.

1.4. Building Form

1.4.1. No building structures shall be erected in this zone, to ensure that the landscapes remain un-altered.

1.4.2. Observation point platforms and benches may be built if they have approval of Cape Nature.

1.4.3. A "dark sky" policy applies within the estate. No night light posts may be installed in the nature area.

- 1.4.4. Bird hides may be installed at strategic location points with the approval of a Cape Nature and must be constructed from cleared alien branches (latte).

1.5. Levels:

- 1.5.1. The viewing platforms may provide flat levels to facilitate a comfortable space for 4 people. Any levels shall be guided by the land's natural topography, avoiding cut and fill where feasibly possible. To the approval of the Committee.
- 1.5.2. Where the site permits platforms are to be fragmented into smaller volumes complimenting the topography of the site.

1.6. Plan Form:

- 1.6.1. The design form of the bird hides must compliment the natural landscape and not alter it.
- 1.6.2. No roofed structures shall be erected over viewing platform in this area.

1.7. Construction & Materials

- 1.7.1. The use of natural materials such as stone, timber, and harvested alien branches (latte) is encouraged.
- 1.7.2. Pathways and platform surfaces must be permeable.

7. ENTABENI HEIGHTS

Entabeni Heights includes all residential structures in Phase 1, 3 & 4.

1. The Erf:

1.1. Zoning and Land Use:

- 1.1.1. This area has several zonings including Single Residential and Private Open Space, Group Housing and Agriculture.
- 1.1.2. The architectural guidelines outlined herein apply to the 28 new single residential properties registered as erven 21227-21233, 21235-21243, 21245-21248, 21250-21254, 21257-21259 as shown on the amendment SDP.

1.2. Disturbance and Conservation Areas:

- 1.2.1. The maximum disturbance area is 60% with a limit of 1500 sqm; the remaining shall be conservation area. This area is established and demarcated in the Erf diagram annexed to the deed of sale.
- 1.2.2. A minimum 2% of the disturbance area shall be an agricultural allotment.
- 1.2.3. If the 60% of the plot area is above 1500 sqm, the remainder area above that number shall be an agricultural allotment.

1.3. Coverage:

- 1.3.1. Unless otherwise stated on the erf diagram, the minimum area of coverage should be 250m² with a maximum coverage of 30% of the erf size.

1.4. Building Lines:

- 1.4.1. The following building lines are to be strictly adhered to:
- 1.4.2. Road Frontages: 5m minimum to dwelling and/or garages
- 1.4.3. Lateral Boundary: 3m minimum
- 1.4.4. Rear Boundary: 3m minimum
- 1.4.5. All erf Diagrams will have cadastral boundaries, building lines and extent to which the buildings may be located on the boundary indicated on them. These controls will assist in ensuring that the view

lines and sunlight are not blocked and reducing the visual impact of the Development as a whole.

- 1.4.6. All buildings are to be located within the building lines demarcated on the erf diagram annexed to the deed of sale.
- 1.4.7. The building lines are established in correlation with the allowed disturbance area, as specified on the erf diagram.
- 1.4.8. Vehicular access may be taken at one point only, and where this is indicated in the erf diagram.
- 1.4.9. The nature of most erfs at this area is one of steep gradients and it is therefore imperative that the land's topography is considered 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.
- 1.4.10. No building may rest on free standing columns but must rest on a solid plinth.

1.5. Erf Clearing and Planting:

- 1.5.1. All site works that may affect the existing flora and/or fauna of the site must be guided by the Environmental Management Plan, Annex 2.
- 1.5.2. Alien vegetation is to be eradicated by the property Owner before construction commences.
- 1.5.3. Indigenous species within the allowed disturbance areas are encouraged to be maintained surrounding building footprints, with its removal and damage to be minimised.
- 1.5.4. No indigenous trees having diameter larger than 100mm in the area designated to be disturbed will be permitted to be removed without written consent of the Committee.
- 1.5.5. If requested so by the Committee, any such trees to be removed from an erf shall be replaced with a like specimen at the Owners' cost.
- 1.5.6. All new planting within the Erfs shall follow the guidelines established in Annex 3: Proposed New Landscape.

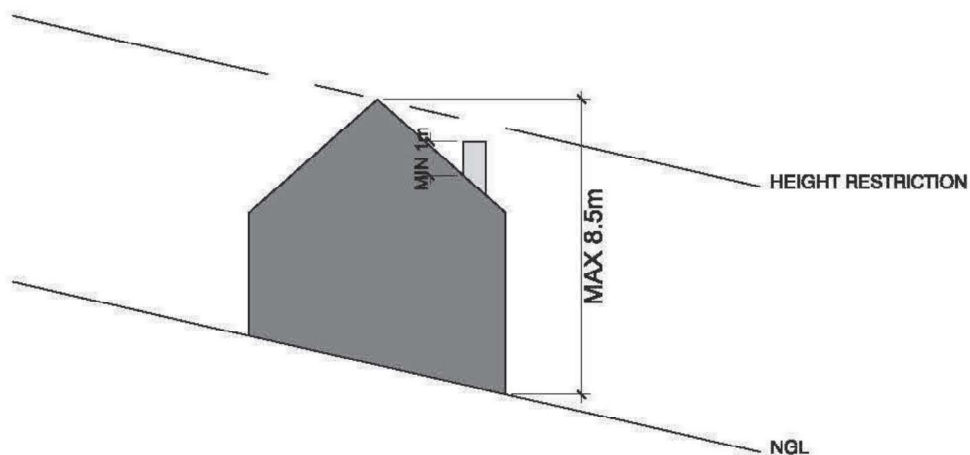
2. Building Form

It is intended that the architecture of the Village be harmonious and of human scale, avoiding unnecessarily large building forms. Large building forms shall be broken up

into smaller well-defined components. The size, proportion and placement of buildings must take cognisance of the land's environmental conditions.

2.1. Height:

- 2.1.1. No building shall exceed 2 storeys in height above natural ground level (NGL) at any point, in order to reduce the visual impact of the development. Buildings on Erven 21239 and Erven 21245 - 21248 shall be single storey and shall not exceed a height of 6.5m inclusive of a loft
- 2.1.2. No building shall exceed 8.5m in height above NGL at any point.
- 2.1.3. Chimneys shall project above the roof plane by a minimum of 1m measured from the roof's highest point in contact with the chimney and shall be positioned within the prescribed height restriction.

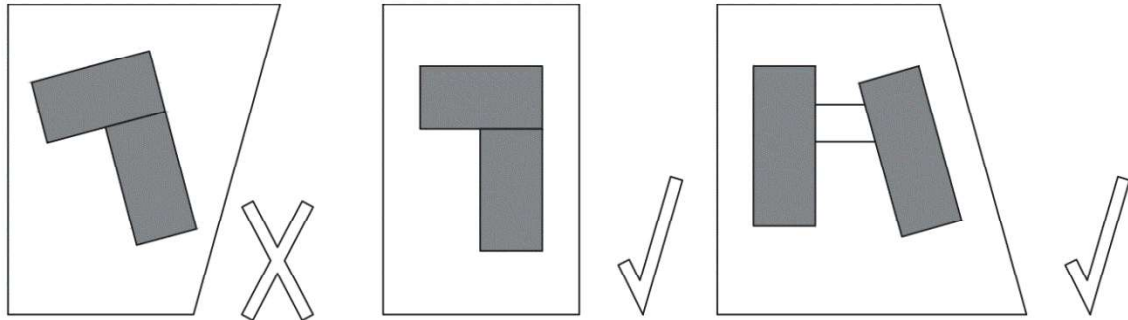


2.2. Plan form:

- 2.2.1. The plan form of the building must result from the combination of simple rectangular and/or square articulated plan forms. This principle must be applied in all aspects and dimensions of the architectural design and must be clearly legible.
- 2.2.2. Building forms not comprising of simple rectangular forms will not be permitted. Not allowed: circles, triangular or hexagonal forms.
- 2.2.3. No second dwellings, granny flats or free-standing structures are allowed, unless they are designed following the same architectural style as the primary dwelling.
- 2.2.4. In the case of rectangular plots, the built form must preferably run parallel to the Street boundary to respond to the streetscape while

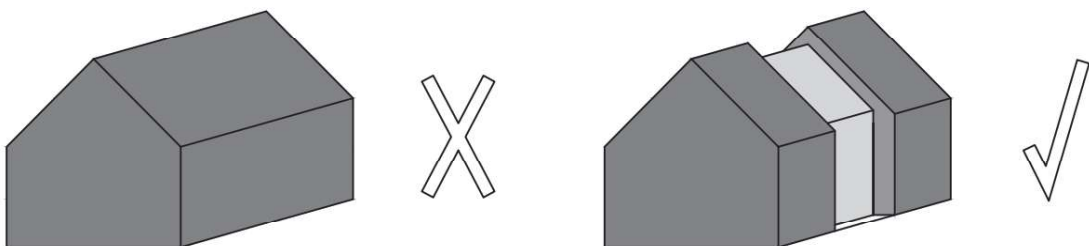
also providing privacy. All building forms must preferably run at 90 degrees to each other, if they are not parallel to boundaries. Angled forms will be allowed based on the merit of the design.

- 2.2.5. In the case of oddly shaped erven the built form can run parallel to one of the side boundaries.



2.3. Massing:

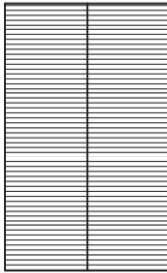
- 2.3.1. The built form should be fragmented, avoiding a harsh massing. This fragmentation can be achieved by means of articulating simple geometrical forms into one composition. Monolithic building masses won't be allowed.
- 2.3.2. The building elements should be related to each other in proportion



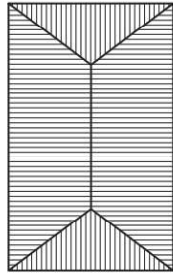
and scale. All components should be relatively in the same proportions to each other. A specific proportioning system will not be enforced, but proportions will have to be clearly defined and legible. Vertical and horizontal proportions should be either square or rectangular in shape.

2.4. Roof form:

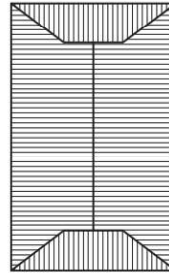
- 2.4.1. The roof form of buildings should be predominantly pitched in traditional styles, simple double pitched, pyramid, hipped and half-hipped. Roof pitches must be consistent, and peaks must be symmetrical.



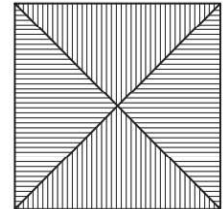
DOUBLE PITCHED



HIPPED



DUTCH HIPPED



PYRAMYD

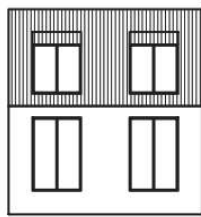
- 2.4.2. Overhangs must not exceed 750mm; overhangs are however discouraged as they are not keeping with the architectural language of Entabeni Quarters.
- 2.4.3. The maximum gradient of pitched roofs is limited to 35 degrees with a minimum of 20 degrees. This does not apply to the tiny houses glass green houses.
- 2.4.4. No parapets will be allowed for pitched roofs.
- 2.4.5. Gable walls are not encouraged but they may be allowed depending on the merit of the design. They shall be simple non-ornamental forms and include windows and/or façade recesses in their design to avoid solid flat planes. Landscaping near gable walls will be encouraged to soften the architecture.
- 2.4.6. Roofs may not be domed, vaulted, arches or free form.
- 2.4.7. Flat concrete roofs may be used if paved as outdoor terraces or planted. But a maximum of 30% of the total roof area may be flat roofed; the remainder must be pitched.
- 2.4.8. Larger roof forms are to be fragmented into components to achieve a lower visual impact. Visually heavy, unarticulated and expansive roofs will not be permitted.
- 2.4.9. Dormers such as mansard and gabled types may be allowed, provided they are proportionally aligned with nearby windows to maintain

harmony in the façade design. Subject to the approval of the Committee.

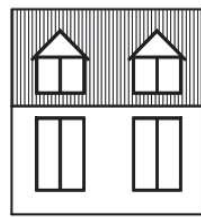
2.4.10. Other dormer forms may be allowed subject to the approval of the Committee.

2.4.11. Roof lights may be allowed, provided that they are set in the plane of the roof and proportionally aligned with nearby windows to maintain harmony in the façade design. Subject to the approval of the Committee.

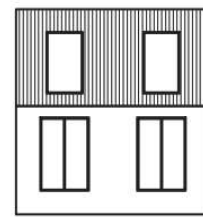
2.4.12. No dome roof lights are allowed.



MANSARD DORMER



GABLED DORMER



FLUSH MOUNTED ROOF LIGHT

2.4.13. Solar panels will be required to ensure sufficient power and must be set following the plane of the roof and their position must be integrated with the façade design. To the approval of the Committee.

2.4.14. Where applicable, roofs shall be oriented to best receive sunlight for Solar geyser and domestic solar panels, provided that they comply with the clauses stated in section 9 of this document.

2.4.15. No turrets, spires and/or decorative roof features are permitted.

3. Design Controls

3.1. General Building Style:

3.1.1. The architectural style shall be a unique contemporary style influenced by the distinct character of the site.

3.1.2. The architecture shall respond to the natural elements and context and create an interface between architectural spaces and the environment.

3.1.3. Prefabricated homes will not be permitted unless prior approval from the Committee has been granted.

- 3.1.4. The architectural style may not be Tuscan, Mediterranean or other such replica styles.
- 3.1.5. Heavily ornate architecture is not permitted. Lines are to be kept simple and elegant, with structures contemporary.

3.2. Facade Design:

- 3.2.1. Facades are encouraged to be articulated and setback to avoid the creation of flat, continuous facades in order to reduce the visual impact of the Village.
- 3.2.2. It is encouraged that facades are visually broken up with large trees placed in front to ensure the architecture integrates with the landscape.

3.3. Balconies and Balustrades:

- 3.3.1. Balconies and terraces shall be placed in such a way that the privacy of neighbouring homes is not compromised.
- 3.3.2. Enclosing of balconies/terraces are discouraged and any alteration thereto is subject to committee approval.
- 3.3.3. Balustrades shall be of simple design. No ornate balustrade shall be allowed.

3.4. Windows and Doors:

- 3.4.1. Excessively large glass areas are to be avoided.
- 3.4.2. Glazed areas wider than 2.4m should be protected under a roof overhang or pergola of at least 1.5m and extending a minimum of 0.5m on either side.
- 3.4.3. The proportion and style of windows should be consistent throughout the facades of the building.
- 3.4.4. Windows and doors should form individual openings in the dominant wall plane and not exceed a maximum 70% of the wall area elevation.
- 3.4.5. It is encouraged that the windows have a vertical rectangular form in order to keep the historic proportions of farm buildings.
- 3.4.6. The installation of Spanish (external) burglar bars, “trelidor’ or other such concertina security gates is not permitted.
- 3.4.7. Installation of burglar bars integrated into the fenestration design may be permitted provided they are as unobtrusive as possible.

3.4.8. Shutters are permitted but they must be functional. Subject to the approval of the Committee.

3.4.9. Windows should generally be:

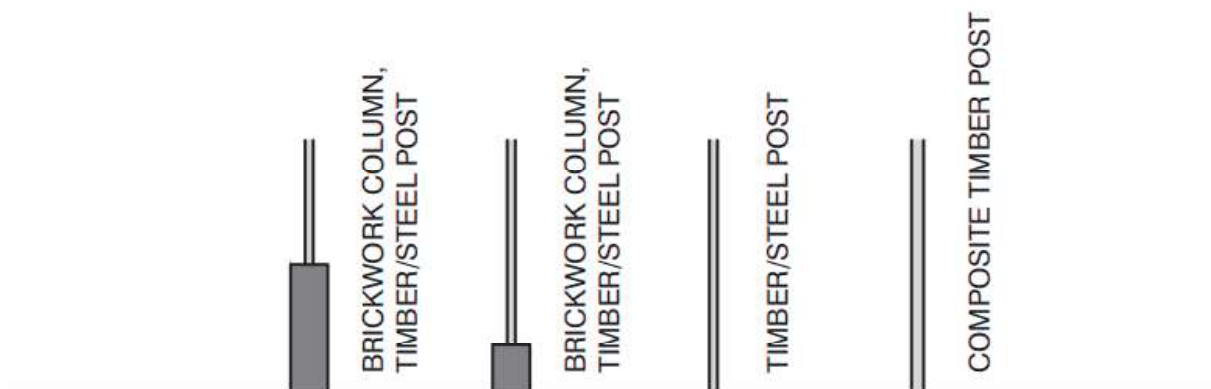
- Taller on the ground floor and shorter on the first floor.
- The same height at the same level throughout the same storey.
- Of the same width in vertical succession, line up above each other.
- Placed not closer than 460mm from an external corner of the building, unless a corner window is proposed and in such case it shall be to the approval of the Committee.
- In order to create large glazed areas, vertically rectangular windows can be joined together.

3.4.10. Columns:

3.4.10.1.1. Columns, piers and supports to verandas or external structures are to be of a simple design and functional. No ornate, fluted or decorative columns will be permitted.

3.4.10.1.2. The following columns are permitted and further designs shall be discussed with the Committee:

- Rectangular or round timber or painted steel supports
- Rectangular or round composite timber supports.
- Maximum 460x460mm brickwork columns or piers.



3.5. Landscaping:

3.5.1. The natural character of this area must be preserved, and alterations reduced to a minimum. Within the conservation areas, existing indigenous planting may be cleared only where required for vehicular and pedestrian access, with the consent of the Committee. The design

of roads and pathways within the Erf must be done with the principle of preserving as many indigenous trees as possible.

3.5.2. Landscaping within the cadastral boundaries of an erf:

- The landscaping style shall be non-formal/non-geometrical, to merge with the natural character of the area.
- After the written approval of the planting plan has been obtained from the association, the Owner may undertake the planting and maintenance of these areas.
- Planting is to be used to screen utility areas from neighbouring properties.

3.5.3. Landscaping within open public areas:

- The developer will plant the following species relating to the public open areas:
- Fruit, nuts, vines, olives, berries and roses will be planted on the road verges.
- -Indigenous vegetation will be planted on the areas bordering the back of the plots.
- The HOA must provide and maintain an irrigation system to water the open spaces from the dam water reserves and recycled water.

3.6. Exterior Site Elements:

3.6.1. Driveways & Parking:

- Driveways must be positioned in accordance with the stand services and contour diagram for the stand concerned.
- Driveways must be constructed from the same paving material as on the street from which such driveway access is gained.
- Driveways will be a maximum of 6m wide.
- Any parking areas on a stand and pathways related to a stand which are visible from the street must be constructed from the same material as the driveway to such stand.
- At least 2 parking bays shall be provided per residential unit within the designated disturbance area of the plot.

- No carports allowed unless articulated with the architecture of the dwelling.
- Sidewalks paving finish may not be changed and may not be used for parking.

3.7. Site Walls and Fences:

- 3.7.1. The nature of the village is one of a fluid open space, where homes are not isolated by continuous walls.
- 3.7.2. The use of vegetation is encouraged for the purposes of visual screening from neighbours.
- 3.7.3. Boundary walls and/or fences shall be permitted only limited to the allowed 60% disturbance area and within the building lines, provided that they are integrated with the architecture and of a simple non-ornamental design. No wire fences will be permitted. The final design is subject to the approval of the Committee.
- 3.7.4. Electrical fencing is not permitted.
- 3.7.5. Retaining walls and plinths may only be constructed from natural stone or plastered and painted brickwork, as per the approved colour scheme.

3.8. House numbers, intercoms and post boxes:

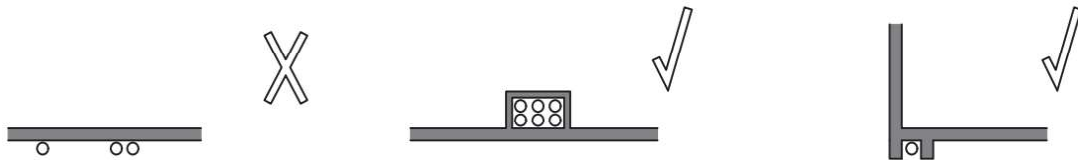
- 3.8.1. Each stand will be allocated a number as per the council's numbering system.
- 3.8.2. The numbers must be constructed from powder coated aluminium within a grey colour scheme and may not exceed a height of 300mm. Fonts to be simple such as Helvetica, Century gothic, or similar. Proposed design to be presented for approval along with architectural plans.
- 3.8.3. No individual intercoms and/or post boxes are allowed. A general intercom connected the owner's cell phones and an automatic gate system will be implemented for the main access gate. Remote controls will be provided by the HOA for each Owner.

3.9. Services:

- 3.9.1. Downpipes and Plumbing Pipes:
 - Gutters, downpipes and plumbing pipes must be concealed.

- Non concealed storm water downpipes may be allowed provided that they are encased and integrated with the façade's design and painted in the same colour of the external wall to which they are attached to.

3.9.2. Rubbish and refuse areas:



- Dustbins and refuse containers are to be screened of the view and integrated into the dwelling's architecture, to the HOA and consultant architect's approval.
- Separation of recycling and non-recycling waste to be undertaken at source according to the HOA specifications (e.g. colour bags etc).
- There will be a designated refuse facility in the village and the HOA shall establish a system to collect the refuse from each dwelling and take it to this facility.
- Service yards including washing lines must be integrated to the architecture and visually screened off from public view.
- All external service yards must have a gully and external tap at the lowest point.

3.10. Air conditioners, satellite dishes and generators:

- 3.10.1. Air conditioners are permitted provided that they are connected to the municipal's electrical supply.
- 3.10.2. Window mounted air conditioners are not permitted.
- 3.10.3. Wall mounted air conditioners are permitted provided that the compressors are mounted at ground level and have screening that is a minimum of 300mm higher than the compression unit and that such units are not visible from the street. Adequate measures are to be taken to eliminate noise pollution from such compressors.
- 3.10.4. Satellite television dishes are permitted provided they are in accordance with the types normally required for South African

television reception and where possible they should not be visible from the street.

- 3.10.5. Generators are not permitted. Solar systems must be grid tied and all council and government statutory requirements must be met.

3.11. Other Screened Elements:

- 3.11.1. Washing lines, storage areas, pet accommodation / kennels, boats, caravans, trailers or derelict vehicles must be screened from the open public space and integrated into the architecture of the dwelling.

3.12. Swimming pools and water features:

- 3.12.1. Discharge pipes from swimming pools or water features must not discharge water directly onto any street, sidewalk or adjacent stand and such discharge must be dealt with in terms the council's regulations.
- 3.12.2. Filtration equipment and motors must be screened from view and must be protected in such a way as to prevent noise pollution. The system must be connected to a Distribution Board.

3.13. External lighting:

- 3.13.1. Generally, a "dark sky" policy applies within the estate.
- 3.13.2. Flood lighting or spotlighting of the external walls is discouraged. If external lights are fitted to any dwelling, such lights must be bulkhead type and positioned to minimize light overflow to neighbouring stands.
- 3.13.3. Spotlights shining beyond the boundaries of a stand are not permitted.
- 3.13.4. Skyward shining spotlights are not permitted.
- 3.13.5. Street lighting will be provided and regulated by the HOA.

4. Construction & Materials

4.1. General Colour Scheme:

- 4.1.1. The palette of colours should be subtle colours accented in-between with darker hues to give depth and fragmentation of the building mass.

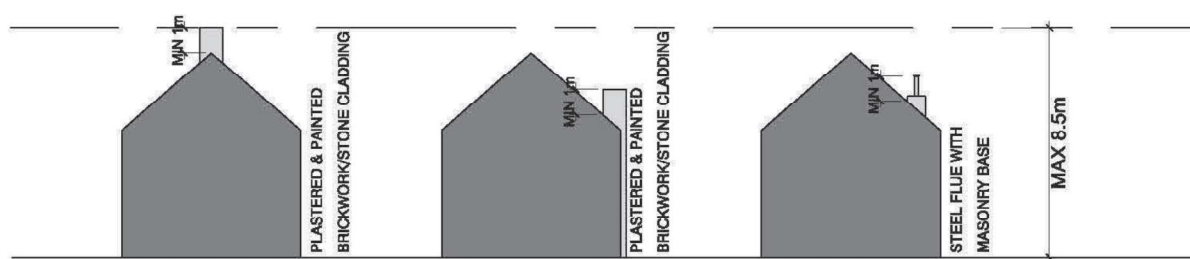
- 4.1.2. It is suggested that the darker tones are applied to the roofs and lighter tones to the walls.
- 4.1.3. It is recommended to have some feature walls with darker tones to avoid large monotone areas.
- 4.1.4. Natural earthy soft tones and grey tones are allowed, to the approval of the Committee.
- 4.1.5. An approved colour palette shall be provided by the Committee to the Owner for its reference. Please refer to **Annex 7: Colour Palette**.

4.2. Roofs:

- 4.2.1. The following roof materials are not permitted: thatch, terracotta or clay tiles, IBR or corrugated sheeting other than those specified below.
- 4.2.2. The following roof materials are permitted: mazista slate, zincalume, brownbuilt and kilplock (700 profile) sheeting, rheinzink, chromadeck sheeting. The permitted colours are cape charcoal, armour grey, dove grey or shale grey or similar.
- 4.2.3. Seamless powder coated aluminium or Chromadeck gutters and downpipes are recommended. To be compliant with Clause (7)3.9.1.

4.3. Chimneys:

- 4.3.1. Forms must be of a simple design.
- 4.3.2. Chimneys may be fully clad with natural stones or plastered to the same specifications as the walls.
- 4.3.3. Steel flues with cowls are allowed provided that they emerge from a masonry base (plastered and painted).



4.4. Skylights:

- 4.4.1. Coloured or reflective materials are not permitted.

4.5. External Walls:

- 4.5.1. The use of raw natural materials is encouraged.
- 4.5.2. Rough or bagged plaster and paint finishes are permitted.
- 4.5.3. Primary, secondary, richly pigmented, gloss or metallic paints are not permitted for use in the estate.
- 4.5.4. Stone and/or timber cladding is permitted provided that it presents a harmonic balance with the remaining materials of the façade.
- 4.5.5. The following stone cladding finishes are permitted: natural stone, Minaco stone, Naboomspruit sandstone. Similar natural stone finishes would be considered by the Committee.
- 4.5.6. Highly polished stone cladding or marble cladding are not permitted.
- 4.5.7. Timber cladding should be treated and maintained with sealant oil or matt varnishes to preserve its quality.
- 4.5.8. To be in accordance with Sans 10400.

4.6. Windows and Doors:

- 4.6.1. To be in accordance with SANS 10400 part XA. Where glazing does not comply, solar glazing and rational design are to be applied.
- 4.6.2. Dark tinted, coloured and/or reflective glass is not permitted.
- 4.6.3. Windows to be UPVC, powder coated aluminium or Timber frame.
- 4.6.4. Garage doors shall be powder coated aluminium or solid timber and of simple design. No ornate panel doors are permitted.
- 4.6.5. Shutters may be timber or epoxy coated aluminium.

4.7. Samples:

- 4.7.1. To obtain the Committee's approval, the Owner shall present material samples for inspection to determine compliance with the Guidelines.

8. ENTABENI QUARTERS

1. The Erf

1.1. Zoning and Land Use:

- 1.1.1. This area is zoned for group housing and private open space
- 1.1.2. Entabeni Quarters shall be predominantly utilised for group housing purposes, with agricultural activities on the private open space area.

1.2. Disturbance and Conservation Areas:

- 1.2.1. For this zone there is no defined conservation area. The allowed disturbance area is demarcated in the Erf diagram annexed to the deed of sale.

1.3. Coverage:

- 1.3.1. Unless otherwise stated on the erf diagram, the maximum coverage allowed is 60% of the erf.

1.4. Building Lines:

- 1.4.1. The building lines are as follows:
 - Street building line: 0m; provided that any garage door facing the road must be set back at least 5 metres from the kerb of such internal road
 - Lateral building line: 0m; 3m when bordering another zone
 - Rear building line: 0m; 3m when bordering another zone
- 1.4.2. All Erf diagrams will have cadastral boundaries, building lines and extent to which the buildings may be located on the boundary indicated on them. These controls will assist in ensuring that the view lines and sunlight are not blocked and reducing the visual impact of the development as a whole.
- 1.4.3. Vehicular access may be taken at one point only, and where this is indicated in the Erf diagram.

1.5. Topography:

- 1.5.1. The site topography be taken into account when designing the dwellings.

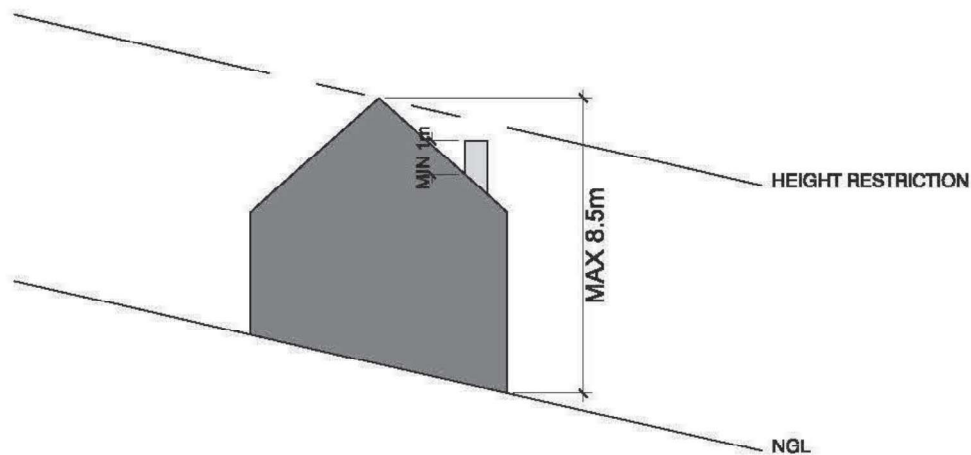
1.6. Erf Clearing and Planting:

- 1.6.1. All site works that may affect the existing flora and/or fauna of the site must be guided by the Environmental Management Plan, Annex 2.
- 1.6.2. Invasive alien vegetation is to be eradicated by the Developer before construction commences.
- 1.6.3. New planting shall follow the guidelines established in Annex 3 – Proposed New Landscape.

2. Building Form

2.1. Height:

- 2.1.1. No building shall exceed 2 storeys in height above natural ground level (NGL) at any point, in order to reduce the visual impact of the development.
- 2.1.2. No building shall exceed 8,5m in height above NGL at any point.
- 2.1.3. Chimneys shall project above the roof plane by a minimum of 1m measured from the roof's highest point in contact with the chimney and shall be positioned within the prescribed height restriction.



2.2. Plan Form:

- 2.2.1. The plan form of the building must result from the combination of simple rectangular and/or square articulated plan forms.
- 2.2.2. Building forms not comprising of simple rectangular forms will not be permitted. Not allowed: circles, triangular or hexagonal forms.

2.3. Massing:

- 2.3.1. The building elements should be related to each other in proportion and scale. A specific proportioning system will not be enforced, but proportions will have to be clearly defined and legible.

2.4. Roof form:

- 2.4.1. The roof form of buildings should be predominantly pitched in traditional styles, simple double pitched, pyramid, hipped and half-hipped.
- 2.4.2. The maximum gradient of pitched roofs is limited to 35 degrees with a minimum of 20 degrees.
- 2.4.3. No parapets will be allowed for pitched roofs.
- 2.4.4. Gable walls may be allowed as long as they are simple forms include windows and/or façade recesses in their design to avoid solid flat planes. Landscaping near gable walls will be encouraged to soften the architecture.
- 2.4.5. Roofs may not be domed, vaulted, arches or free form.
- 2.4.6. Flat concrete roofs may be used if paved as outdoor terraces or planted. But a maximum of 30% of the total roof area may be flat roofed; the remainder must be pitched.
- 2.4.7. Larger roof forms are to be fragmented into components to achieve a lower visual impact.
- 2.4.8. Other dormer forms may be allowed subject to the approval of the Committee.
- 2.4.9. No turrets, spires and/or decorative roof features are permitted.
- 2.4.10. The Owner may not change or alter in the roof design of its residential unit in any way.

3. Design Controls

3.1. General Building Style:

- 3.1.1. The architectural style shall be a unique contemporary style influenced by the distinct character of the site.
- 3.1.2. The architecture shall respond to the natural elements, materials and context and create an interface between architectural spaces and the environment.

- 3.1.3. Prefabricated homes will not be permitted unless prior approval from the Committee has been granted.
- 3.1.4. The architectural style may not be Tuscan, Mediterranean or other such replica styles.
- 3.1.5. Heavily ornate architecture is not permitted. Lines are to be kept simple and elegant, with structures contemporary.

3.2. Facade Design:

- 3.2.1. Enclosing of balconies/terraces is discouraged.
- 3.2.2. The Owner may not alter the architecture or change the façade's finishes and/or colours.
- 3.2.3. The Owner may not do any extensions and or alterations to the unit.
- 3.2.4. Some minor internal alterations may be considered by the Committee, provided they do not compromise the architectural style or structure of the building.

3.3. Landscaping:

- 3.3.1. The natural character of this area must be preserved, and alterations reduced to a minimum. Existing indigenous planting may be cleared only in areas required for vehicular and pedestrian access or within the conservation areas, with the consent of the Committee. The design of roads and pathways must be done with the principle of preserving as many indigenous trees as possible.
- 3.3.2. Landscaping within the boundaries of a stand:
 - (i) Owners are encouraged to plant indigenous trees and plants in their exclusive use areas and landscaping within open public areas:
 - (ii) The developer will plant the following species relating to the public open areas:
 - -Fruit, nuts, vines, olives, berries and roses will be planted on the road verges.
 - indigenous vegetation will be planted by the Body Corporate between units and the outer fence line
 - (iii) The Group Housing Body Corporate must provide and maintain an irrigation system to water the open spaces from the dam water reserves and recycled water.

3.4. Exterior Site Elements:

3.4.1. Driveways & Parking:

- (i) Driveways must be positioned in accordance with the stand services and contour diagram for the stand concerned.
- (ii) Driveways must be constructed from the same paving material as on the street from which such driveway access is gained.
- (iii) Driveways will be a maximum of 6m wide.
- (iv) Any parking areas on a stand and pathways related to a stand which are visible from the street must be constructed from the same material as the driveway to such stand.
- (v) 2x parking bays per residential unit.
- (vi) No carports allowed unless articulated with the architecture of the dwelling.
- (vii) Sidewalks paving finish may not be changed and may not be used for parking.

3.4.2. Site Walls and Fences:

- (i) The nature of the Village is one of a fluid open space, where homes are not isolated by continuous walls.
- (ii) Boundary walls will be provided by the Developer between neighbouring adjacent units. The Owner may not enclose further areas with boundary walls.
- (iii) Fencing to prevent pets to escape the unit's yard may be installed at the designated area in the Erf diagram. To the approval of the committee.
- (iv) Electrical fencing is not permitted.

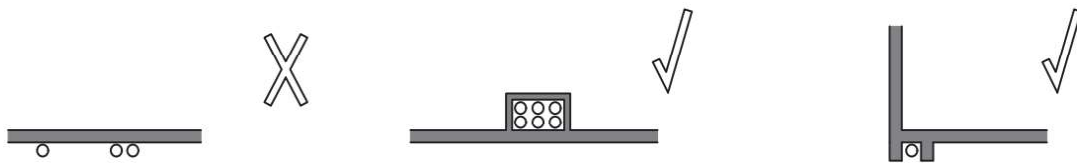
3.4.3. House numbers, intercoms and post boxes:

- (i) Each unit will be allocated a number as per the council's numbering system.
- (ii) The provided numbering cannot be altered or removed.
- (iii) No individual intercoms and/or post boxes are allowed. A general intercom connected to the Owner's cell phones with an automatic gate system will be implemented for the main access gate. Remote controls will be provided by the HOA for each Owner.

3.5. Services:

3.5.1. Gutters, downpipes and plumbing pipes:

- (i) Gutters, downpipes and plumbing pipes must be concealed.
- (ii) Non concealed storm water down pipes may be allowed provided that they are encased and integrated with the façade's design and painted in the same colour of the external wall to which they are attached to.
- (iii) The Owner may not do any plumbing installations that affect the exterior architectural design of the building.



3.5.2. Rubbish and refuse areas:

- (i) Dustbins and refuse containers are to be screened of the view and integrated into the dwelling's architecture, to the Committee's approval.
- (ii) Separation of recycling and non-recycling waste to be undertaken at source according to the HOA's specifications (e.g. colour bags etc.).
- (iii) There will be a designated refuse facility in the village and the HOA shall establish a system to collect the refuse from each dwelling and take it to this facility.

3.5.3. Air conditioners, satellite dishes and generators:

- (i) Air conditioners are not permitted.
- (ii) Satellite television dishes may be permitted provided they are in accordance with the types normally required for South African television reception and where possible they should not be visible from the street. To the approval of the Committee.
- (iii) Generators are not permitted. Solar systems must be grid tied and all council and government statutory requirements must be met.

3.5.4. Other Screened Elements:

- (i) Washing lines and storage areas, must be screened from the open public. Pet accommodation kennels can be accommodated provided they are screened and are within an exclusive use area. Boats caravans trailers or derelict vehicles will not be permitted within the group housing area and residents / owners must make alternative arrangements to store such off site.

3.5.5. Swimming pools and water features:

- (i) Individual swimming pools are not permitted.
- (ii) A common swimming pool will be provided within the open public areas in the development.

3.5.6. External lighting:

- (i) Generally, a “dark sky” policy applies within the estate.
- (ii) No additional lighting may be added to the external areas other than the fittings provided by the developer without prior consent of the Committee.
- (iii) Spotlights shining beyond the boundaries of a stand are not permitted.
- (iv) Skyward shining spotlights are not permitted.
- (v) Street lighting will be provided and regulated by the HOA.

4. Construction & Materials

4.1. General Colour Scheme:

- 4.1.1. The palette of colours should be subtle colours accented in-between with darker hues to give depth and fragmentation of the building mass.
- 4.1.2. It is suggested that the darker tones are applied to the roofs and lighter tones to the walls.
- 4.1.3. It is recommended to have some feature walls with darker tones to avoid large monotone areas.
- 4.1.4. Natural earthy soft tones and grey tones are allowed, to the approval of the Committee.

4.1.5. The Developer reserves the right to change the colour palette in the future.

4.1.6. An approved colour palette shall be provided by the Committee to the Owner for its reference. Please refer to **Annex 7: Colour Palette**.

4.2. Roofs:

4.2.1. The following roof materials are not permitted: thatch, terracotta or clay tiles, IBR or corrugated sheeting other than those specified below.

4.2.2. The following roof materials are permitted: mazista slate, zincalume, brownbuilt and kilplock (700 profile) sheeting, rheinzink, chromadeck sheeting. The permitted colours are cape charcoal, armour grey, dove grey or shale grey or similar.

4.3. Skylights:

4.3.1. Coloured or reflective materials are not permitted.

4.4. External Walls:

4.4.1. The use of raw natural materials is encouraged.

4.4.2. Rough or bagged plaster and paint are permitted.

4.4.3. Primary, secondary, richly pigmented, gloss or metallic paints are not permitted for use in the estate.

4.4.4. Stone and/or timber cladding is permitted provided that it presents a harmonic balance with the remaining materials of the façade.

4.4.5. The following stone cladding finishes are permitted: natural stone, Minaco stone, Naboomspruit sandstone. Similar natural stone finishes would be considered by the Committee.

4.4.6. Highly polished stone cladding or marble cladding are not permitted.

4.4.7. Timber cladding should be treated and maintained with sealant oil or matt varnishes to preserve its quality.

4.4.8. To be in accordance with Sans 10400.

- 4.4.9. To be in accordance with SANS 10400 part XA. Where glazing does not comply, solar glazing and rational design are to be applied.
- 4.4.10. Dark tinted, coloured and/or reflective glass is not permitted.
- 4.4.11. Windows to be UPVC or Timber frame. To later Specification.
- 4.4.12. The installation of Spanish (external) burglar bars, “trellidor’ or other such concertina security gates is not permitted.
- 4.4.13. Installation of burglar bars integrated into the fenestration design may be permitted provided they are as unobtrusive as possible.
- 4.4.14. Garage doors shall be powder coated aluminium or solid timber and of simple design. No ornate panel doors are permitted.

9. SYSTEMS & SERVICES

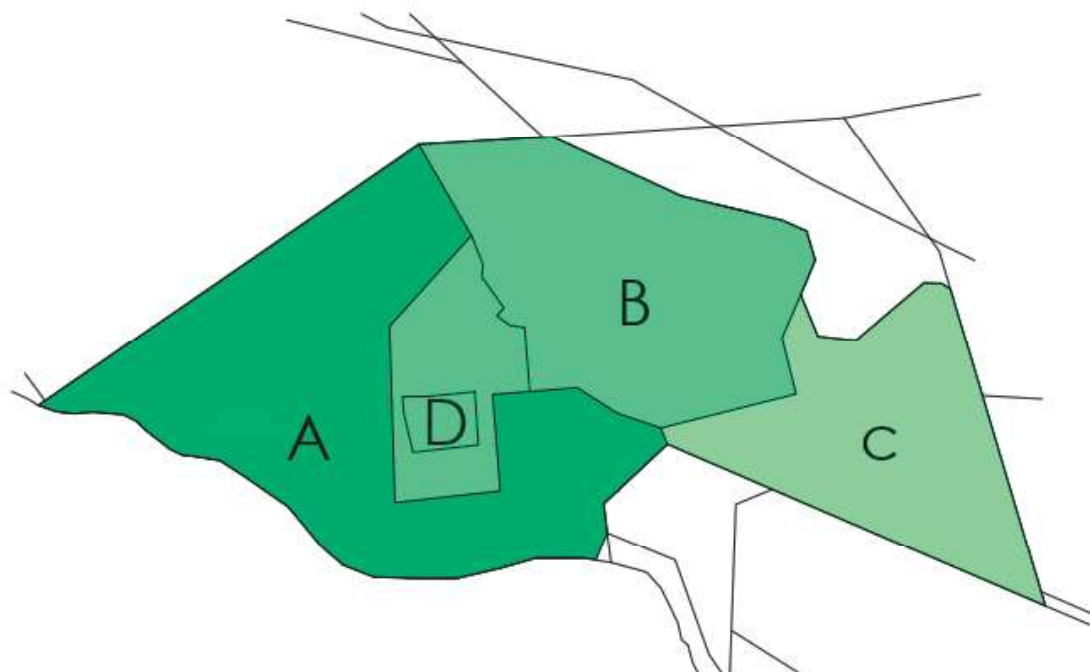
This section will apply to owners in Entabeni heights and to the developer of the group housing area.

1. Green Initiatives

- 1.1. Heat pumps and/or solar geysers to be installed to service all dwellings, to be connected to the electric system as a backup energy supply.
- 1.2. Solar panels are to be installed set on the roof plane or unobtrusive. Heat pumps to be screened of the public view.
- 1.3. Geysers to be enclosed within the roof's attic space.
- 1.4. All dwellings to comply with SANS 10400 Part XA.
- 1.5. Rainwater is to be collected from roof and road surfaces and directed to retention tanks and/or water retention and detention ponds maintained by the HOA
- 1.6. Road and pathway surfaces to be permeable.
- 1.7. the collection of grey water from all units is encouraged for watering of the community gardens and urban farms. To later detail.
- 1.8. Sewerage and waste are to be adequately entered into the municipal system following council approval.
- 1.9. Responsible practices relating to energy and resource saving are encouraged, including sorting and recycling of material during the construction process.

10. ANNEXURES

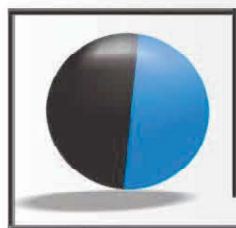
1. Annexure 1: Land Use Diagram



- A. Entabeni Nature Area: conservation area
- B. Entabeni Heights: larger plots for single dwellings
- C. Entabeni Quarters: group housing
- D. Hudson Manor House / Entabeni Knysna

2. Annexure 2: Environmental Management Plan

4. Annexure 4: Approved Plant List



HilLand Environmental

Environmental Assessment Practitioners

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APPROVED INDIGENOUS PLANT LIST FOR ENTABENI URBAN FARM VILLAGE VERSION 1 (October 2016)

This list will be added to from time to time in order to keep up to date with new information and with the commercial availability of indigenous species.

Please note that **NO TREES, INCLUDING INDIGENOUS SPECIES ARE TO BE PLANTED IN THE BUTTERFLY RESERVE.** Any rescued shrubs and small locally indigenous plants that are to be transplanted to this area need to first be cleared with the ECO in conjunction with the Butterfly Specialist.

GROUNDCOVERS & PERENNIALS	
Arctotheca calendiala	Cape Weed
Asparagus densiflorus	Krulkranse
Carpobrotus deliciosus	Sour Fig
Carpobrotus edulis	Sour Fig
Chaetacanthus setiger	
Chascanum dehiscens	
Chlorophytum comosum	Variegated Hen 'n Chicken
Chrysocoma tenuifolia	Beesbossie
Drosanthemum floribundus	Common Vygie
Falkia repens	Oortjies
Felicia aethiopica	Wilde-aster
Felicia ammeloides	Blue Marguerite
Felicia erigeroides	
Felicia echinata	Bloublommetjie
Gazania krebsiana	Gousblom
Gazania rigens var rigens	Strandgousblom
Gazania rigens var uniflora	Gazania
Geranium incanum	Carpet Geranium
Helichrysum cymosum	Everlasting
Helichrysum petiolare	Kooigoed
Helichrysum teretifolium	
Hermannia saccifera	Konynbossie
Hydrocotyle bonariensis	Pennywort
Justicia capensis	
Knowltonia vesicatoria	Brandblare
Linum africanum	African Flax
Lobelia alata	

Lobelia cuneifolia	
Lobelia sp. Sky Blue	
Monopsis unidentata	
Oedera imbricata	
Osteospermum fruticosum	Rankmargriet
Otholobium decumbens	Agtdaegeneesbos
Pelargonium betulinum	Birch-leaved Pelargonium
Pelargonium capitatum	Rose-scented Pelargonium
Pelargonium fragrans	Nutmeg Scented Geranium
Pelargonium fruticosum	
Pelargonium peltatum	Ivy Leaved Geranium
Pelargonium odoratissimum	Sweet Viburnum
Plecostachys serpyllifolia	
Salvia muiirii	Salie
Selago corymbosa	Bitterblombos
Selago glomerata	Blouaarbossie
Selagao thunbergii	
Solanum quadrangulare	Dronktou
Stachys aethiopica	Katbossie
Sutera cordata	
Vernonia capensis	Blounaaldeeteebossie
Walafrida nitida	
BULBS	
11. Agapanthus africanus Blue	Blue African Lily
Agapanthus africanus White	White Lily-of-the-Nile
Amaryllis belladonna	Belladonna lily
Aristea ensifolia	Blue Stars
Aristea major	Blousuurkanol
Babiana angustifolia	Baboon Flower
Babiana villosa	Rooibobbejaantjie
Bobartia aphylla	Biesroei
Boophane disticha	Biesroei
Brunsvigia marginata	Candelabra Flower
Brunsvigia orientalis	Candelabra Flower
Chasmanthe aethiopica	Suurkanolpypie
Chasmanthe floribunda	Red flames
Cyrtanthus elatus	George Lily
Dierama pulcherrimum	Harebells
Dietes bicolorYellow	Wild Iris
Dietes grandifloraBlue	Wild Iris
Dietes iridoides Blue	Wild Iris
Freesia alba	Wild Freesia
Haemanthus coccineus	April Fool
Hypoxis setosa	Small yellow star
Ixia campanulata	Red Ixia
Kniphofie uvaria	Vuurpyl
Moraea spathulata	Grootgeeltulp

Ornithogalum suaveolens	Geelviooltjie
Oxalis hirta	
Oxalis purpurea	Grand Duchess
Scadoxys puniceus	Paint Brush
Sparaxia grandiflora	
Tritonia crocata	Mosselbaaikalkoentjie
Tulbaghia violacea	Wild Garlic
Wachendorfia thyrsifolia	Red root
Watsonia galpinii	Watsonia
Watsonia pillansii	
Watsonia sp Tzitzikama shambles	
Zantedeschia aethiopica	Arum Lily
FYNBOS	
Acmadenia heterophylla	Ornamental buchu
Agathosma ciliaris	Bergboegoe
Agathosma apiculata	Knoffelboegoe
Agathosma ovataFalse	Buchu
Calopsis paniculata	Besemriet
Chondropetalum tectorum	Dakriet
Coleonema pulchellum	Confetti Bush
Elegia capensis	Fonteinriet
Erica caffra	Water Heath
Erica cerinthoides	Fire Heath
Erica formosa	White Heath
Erica glandulosa	
Erica gracilis	
Erica sessiliflora	
Erica versicolor	
Phyllica sp. coastal	
Protea cyneroides	King protea
Protea repens	Sugarbush
Rhodocoma capensis	
Rhodocoma foliosus	Langebergriet
Rhodocoma fruticosa	Kanet
Rhodocoma gigantes	Langebergriet
Thamnochortus cinereus	Silwerriet
Thamnochortus insignis	Thatchreed
FERNS & FERNLIKE PLANTS	
Blechnum punctulatum	Pink Leaved Blechnum
Blechnum tabulare	Blechnum
Rumohra adiantiformis	Seven Week Fern
Streptocarpus rexii	
Todea barbata	Tree Fern
SUCCULENTS	
Aloe arborescens	Kransaalwyn
Aloe ferox	Tapaalwyn
Aloe maculate	Bontaalwyn
Bulbine frutescens	Rankkopieva

Cotyledon orbiculata	Pig's Ears
Glottiphyllum haagei	
Lampranthus spp.	Common vygie
Drosanthemum floribundum	Purple carpet
Othonna capensis	Bobbejaankool
CLIMBERS	
Rhoicissus digitata	Monkey Grape
Rhoicissus tomentosa	Wild Grape
Rhoicissus tridentate	Wildedruif
Senecio quiquelobus	Ice plant
Vernonia mespilifolia	Swartteebossie
SHRUBS & SMALL TREES	
Anisodonteia capensis	
Anisodonteia scabrosa	
Aspalathus florifera	
Buddleja salviifolia	Sagewood
Burchella bubalinaWild	Pomegranate
Carissa bispinosa	Num-num
Chrysanthemoides incana	Bietou
Chrysanthemoides monilifera	Bietou
Eriocephalus africanus	Wild Rosemary
Euryops virgineus	Honey Euryops
Felicia echinata	Bloublommetjie
Felicia filifolia	Draaibossie
Freylinia lanceolata	Honey Bell Bush
Gnidia tomentosa	
Gnidia squarrosa	Yellow Gnidia
Grewia occidentalis	Cross Berry
Hermannia hyssopifolia	Pokkiesblom
Hibiscus pedunculatus	Pink Hibiscus
Hypoestes aristata	Ribbon Bush
Leonotus leonoris	Wild Dagga
Leonotus ocymifolia	Minaret Flower
Lobostemon fruticosus	Agtdaegeneesbos
Melianthus comosus	Kruitjie-roer-my-nie
Melianthus major	Giant Honey Flower
Metalasia muricata	Blombos
Myrica cordifolia	Dune Waxberry
Myrica quercifolia	Maagpynbos
Orphium frutescens	Sea Rose
Passerina rigida	Seekoppiesgonna
Pelargonium cordifolium	Heart-leaved Pelargonium
Pelargonium quercifolium	Muishondbos
Podalyria sericea	Silver Sweet Pea
Polygala fruticosa	Round Leaf
Polygala myrtifolia	September Bush
Polygala virgata	Purple Broom
Psoralea pinnata	Blue FountainBush
Relhania punjgens	

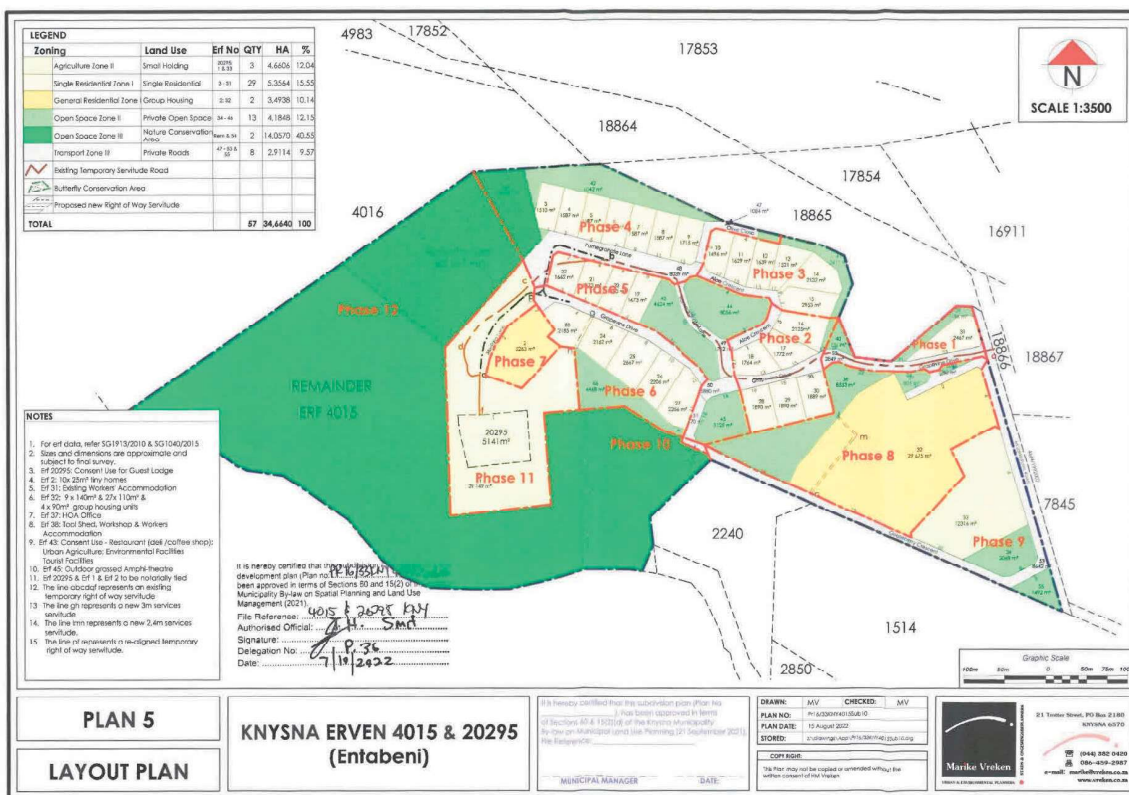
Rhus crenata	Dune Crow -berry
Salvia africana_lutea	Beach Salvia
Salvia chamelaeagna	Bloublommetjiesalie
Stoebe plumose	Slangbos
Sutherlandia frutescens	Cancer Bush
Tephrosia capensis	
Zygophyllum morgsana	Skilpadbos
LARGE AND THORNS	
Acacia spp	
Azima tetracantha	Needle Bush
Budlia salinga	False Olive
Carissa macrocarpa	Natal Num-num
MEDIUM	
Plumbago auriculata	White Plumbago
Plumbago auriculata	Blue Plumbago
Tecoma spp.	Cape Honeysuckle
TREES	
Acacia karroo	Sweet Thorn
Acacia seberana	
Acacia xanthofleur	
Acokanthera oppositifolia	Poison Bush
Aloe ferox	Tapaalwyn
Allophyllus decipiens	False Current
Apodytes dimidiata	White Pear
Brachylaena neriifolia	Waterwitels
Buddleja saligna	False Olive
Colodendron capense	
Canthium inerme	Turkey Berry
Canthium mundianum	Rock Alder
Cassine aethiopica	
Cassine pappilosa	Bastard Saffron
Celtis Africana	White Stinkwood
Chionanthus foveolatus	Pock Ironwood
Cunonia capensis	Butterspoon Tree
Curtisia dentate	Assegai Wood
Cussonia spicata	Cabbage Tree
Diospyros dichrophylla	Poison Peach
Diospyros lycoides	Star Apple
Diospyros whyteana	Bladder-nut
Dodonea angustifolia	Sand Olive
Dombeya burgessiae	Pink Wild-pear
Erythrina cafra	Cape Coral Tree
Ekebergia capensis	Cape Ash
Ficus sur	Cape Fig
Grewia occidentalis	Cross Berry
Halleria lucida	Tree Fuschia
Harpephyllum caffrum	Wild Plum
Ilex mitis	Cape Holly

Kiggelaria Africana	Wild Peach
Maytenus heterophylla	
Nuxia floribunda	Forest Elder
Ochna serrulata	Micky Mouse Bush
Olea Africana	Wild Olive
Olea europea subsp Africana	Wild Olive
Pittosporum viridiflorum	Cheesewood
Podocarpus falcatus	Outeniqua Yellowwood
Podocarpus latifolius	True Yellowwood
Rapanea melanophloeos	Cape Beech
Rhamnus prinoides	Blinkblaar
Rhus chirindensis	Red Currant
Rhus glauca	Bloukoenibos
Rhus lucida	Glossy Current
Salix mucronata	Cape Willow
Schotia affra	Small Boerboon
Scutia myrtina	Cat-thorn
Sideroxylon inerme	White Milkwood
Sparmannia Africana	Kaapse stokroos
Syzygium cordatum	Waterbessie
Tarchonanthus camphorates	Camphor Bush
Trimeria grandiflora	Wild Mulberry
Vepris lanceolata	White Ironwood
Virgila divaricata	Blossom Tree
SEDGES	
Epischoenis gracilis	
Ficinia filiformis	Fibre Optic Grass
Ficinia nigrescens	

5. Annexure 5: Sample Architectural Perspectives



6. Annex 6: Approved Subdivision Plan



7. Annex 7: Colour Palette

Notes:

- Colour codes based on Plascon colour palette.
- Colour variations may be considered, to the approval of the Committee.
- White is not an allowed colour.



Off Shore
50

Geneva Morn
51

Crete Shore
52

Paris Paving
53

Rhine Castle
54



Plaster
61

Ravine
62

Beijing Moon
63

Hong Kong Mist
64

Tibetan Cloak
65

Auberge
66