

# KNYSNA LIFESTYLE ESTATE

## Architectural Design Guidelines

15 February 2022 (Revision 10)



This set of guidelines explains the design criteria with which all home owners will have to comply if they wish to build or renovate at Knysna Lifestyle Estate. The guidelines have been developed to protect and maintain the unique environmental and physical attributes of the surroundings, and facilitate a cohesive architectural character in the estate.

The Estate Homeowners Association reserves the right to make changes to the guidelines, to ensure that the ultimate intention of the guidelines is maintained. All owners are to adhere to the Environmental Management Plan, and to ensure compliance by their duly appointed contractor and sub-contractors.

The guidelines are supplementary to the requirements of the Local Authority and the latest version of the National Building Regulations. All building permission submissions must be reviewed and approved by the Review Committee and the Estate Homeowners Association prior to application to the Local Authority.

The estate will be developed in 'plot and plan' fashion, and the Developer and the Project Architect will strictly enforce the quality, style and finish of the built environment. Individual planning may be adopted to suit personal needs and site restraints, but deviations from the existing approved designs are to be kept to a minimum.

Note that existing deviations from the manual cannot be assumed to have established any precedents.

## Design Criteria

The planning principles contained in these guidelines are derived from a variety of forms of traditional and vernacular South African architecture.

The use of linear plan forms of limited width and double pitched roofs define the form of primary building elements. Secondary building elements are utilised to connect and visually support primary forms. They provide definition and enclosure.

## Scale and proportion

Careful consideration is to be given to the scale, proportion and articulation of building forms. These, together with the roofs and the openings in walls, are the most important elements in establishing the cohesion and continuity of architectural character intended for the Estate.

## Floor levels and storeys

The finished floor level of each unit is to be obtained from the services and platform layout concept by *Hofmeyer and Associates Consulting Engineers*.

All houses shall be single storey. 'Split level' configurations are permitted and floor levels are to conform to the platform layout concept by *Hofmeyer and Associates Consulting Engineers*.

Areas within a roof space defined as non-habitable in terms of the National Building Regulations and used for storage will not be recognised as a storey if height limitations are met. Habitable mezzanine areas will count as a storey, and are thus not permitted. Non-habitable rooms may not exceed 6m<sup>2</sup> and 1800mm in height

## Platforms

The garden levels around the dwelling units are to be maintained as they have been determined by the developer when purchased. No elevated platforms or structures shall be permitted.

## House forms

House forms shall be simple rectangular or composite rectangular with limited wing widths. Building frontages facing the street shall be parallel to the street wherever possible. Traditional H, T, L, and U-shaped plan forms (and composites thereof) are expected to result.

House forms shall be made up of major and minor plan elements, and the widths shall be controlled.

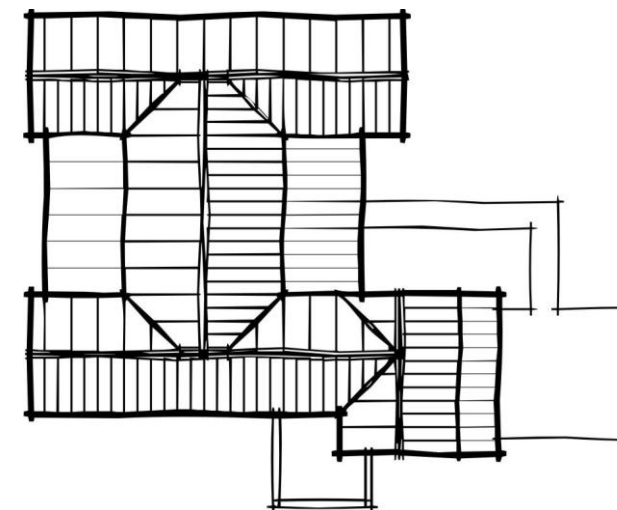
Major elements shall be 4m (minimum) to 7.8m (maximum) wide.

Minor elements in the shape of a lean-to or "*afdak*" are to be built-in below the eaves of the major roofs.

Ceiling height in major elements (for habitable spaces) shall not be less than 2.4m

Outbuildings must respond to the form and geometry of the main house, and may not be freestanding.

All linking elements shall be lower than the main building eaves line. Parapets on boundaries may not exceed 3000mm in height.

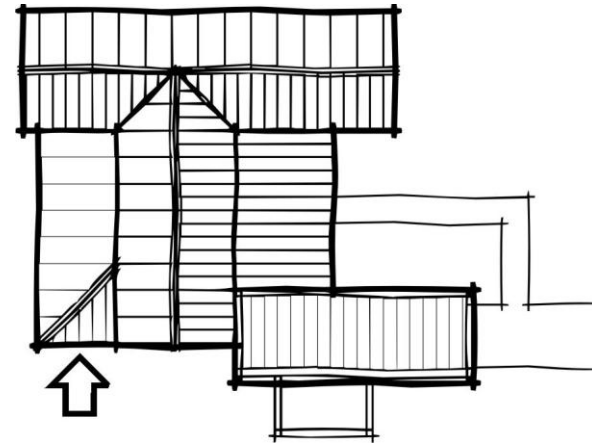


*Typical house form*

## Roofs

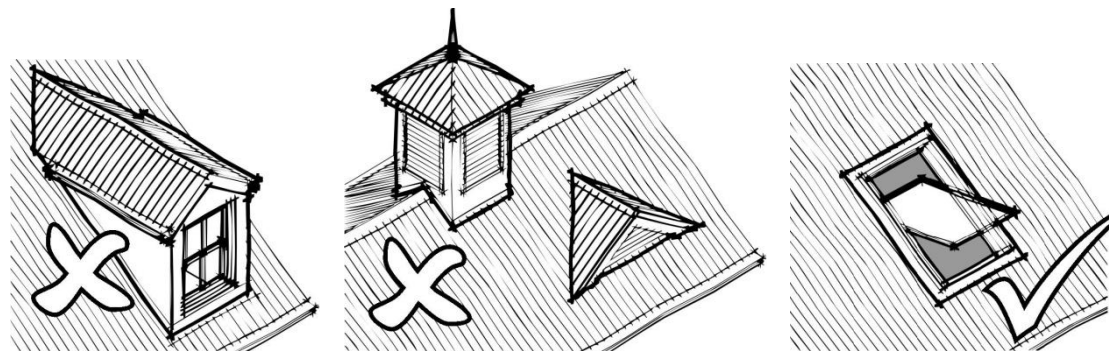
Major roofs are to be double pitched and must coincide with major plan forms. Pitches are to be symmetrical about their ridges, and have a slope of 35°. The height, from finished ground level on the centre line of the building form to mid-pitch of the roof above, may not exceed 6.5m.

Lean-to roofs and those over verandahs and minor plan elements are to have a slope of between 5° and 30°. All lean-to roofs shall abut the vertical walls to primary roofs along the sides and headwall. Should a lean-to roof not adjoin a major plan form along the side of the roof, the roof must return to the major plan form with a hip. Roofs less than 5° shall be behind simple parapets that are extensions of main walls.



*The verandah roof returns to the major plan form with a hip*

No dormer type windows, ventilators or gables will be allowed.



Roof lights and roof windows are to be set in the plane of the roof.

Roof coverings not concealed behind parapets shall be rust resistant small profile corrugated metal sheeting, with a factory applied paint finish such as 'Chromadek' or 'Colorbond'. Roof colour is to be as per the permitted colours in the colour schedule.

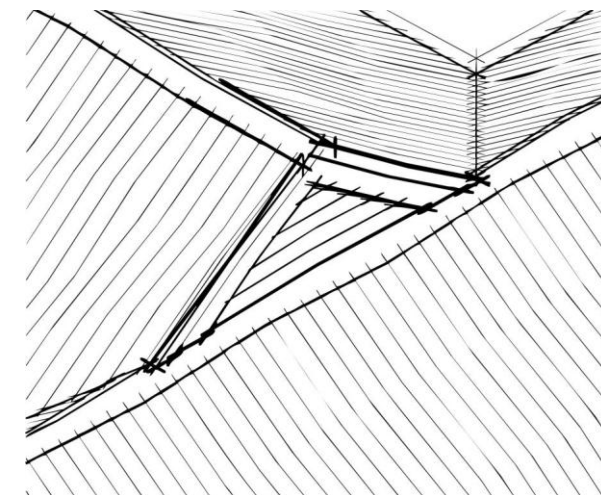
Front doors are to be located under a lean-to roof.

## Gables, Eaves, Parapets and Chimneys

Gable walls to major plan forms are to be simple in form, constructed and finished as for main walls. No parapet gables will be allowed.

Pitched roofs are to terminate at gables with verges or bargeboards of standard profile 32 x 220mm depth. Simple plaster mouldings and shaping to verges and barges will be permitted. Barges are to be painted in accordance with the schedule of permitted colours.

Roof overhangs are to be clipped 150mm from the wall face at gables and sidewalls. Eaves may be enhanced with simple cornice mouldings, and simple sprockets will be allowed. The eaves to all major plan forms are to be at a constant height. The resultant difference in ridge heights between major plan forms is to be accommodated with gambrels at the ends of the primary plan form, placed on the ridge line of intersecting pitched roofs at 90°. Gambrels are to be clad with 'Nutec' weatherboarding infill, painted to match wall colour.



*Gambrel on intersecting ridgeline*

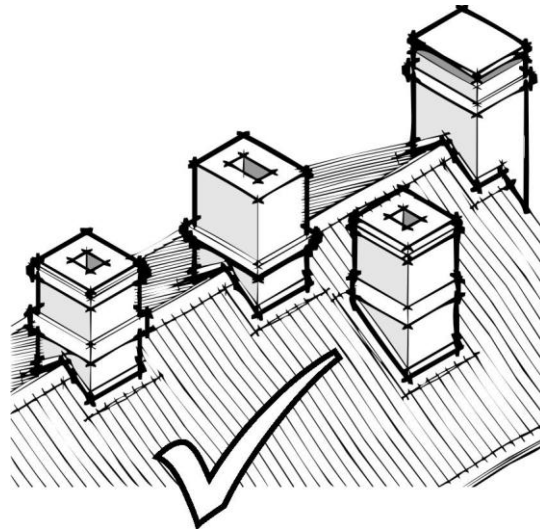
Fascias are to be standard torus-moulded, 32 x 220mm, and painted in accordance with the schedule of permitted colours.

Gutters are to be 100mm wide white ogee section pre-painted aluminium in continuous lengths, with Ø75mm uPVC down pipes. All domestic rainwater collected is to discharge into the storm water management system as per the Civil Engineer's reticulation layout.

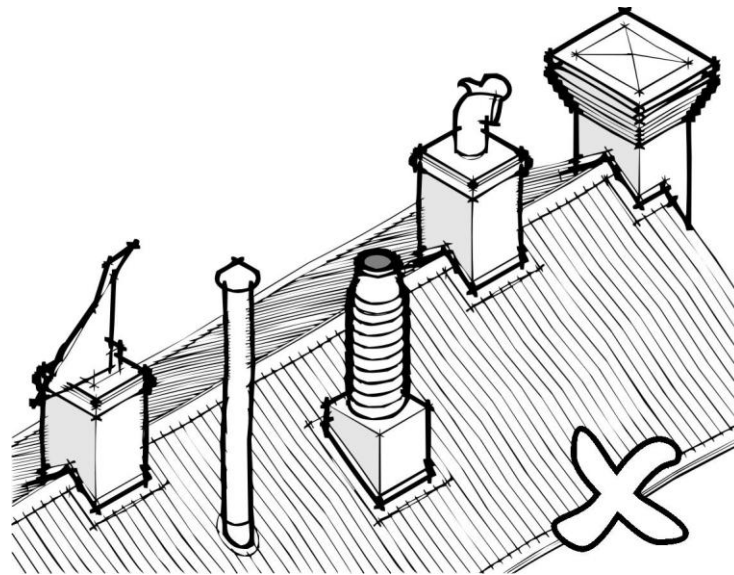
Parapets shall be simple vertical wall extensions finished with approved simple mouldings to shed water.

Flat roofed elements (lean-to or with parapets) are to be set back a minimum of 100mm off the edge of gables.

Chimneys are to be of plastered masonry, painted to the wall colour, and capped with simple mouldings. Exposed metal flues will be permitted, but are to be discreet. Stainless steel 'Turbo-Cowl's will be permitted, but rotating cowls are not allowed.



*Permitted chimneys*



*Chimneys not permitted*

## Walls

External masonry walls shall be of cavity construction with a damp proof course at surface bed level, and rendered with at least one coat of smooth steel floated plaster. Scratch and Spanish and other forms of textured plaster are not permitted.

Walls are to be painted to finish in selected colours as per the permitted colours in the colour schedule. Horizontal stringer courses and simple plinths, not exceeding 600mm in height, are permitted.

Plastered and painted surrounds to openings are not permitted.

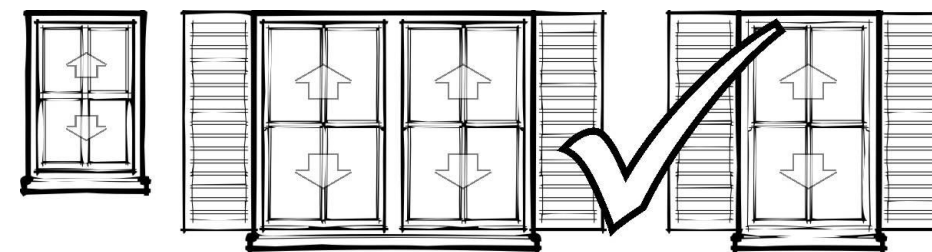
Quoins, rustication and face-brick finish are not permitted.

## Windows and shutters

Windows are to be square or have vertical proportions (Use of the 'Golden Mean', or a ratio of 1:1.618, is recommended.) Generally, windows are to form individual openings in a wall, with a minimum pier width of 350mm when paired. If at all possible they should share the same proportions.

A maximum of two windows may be close-coupled on major plan form gables only, or beneath lean-to verandahs. Windows in series forming large openings will not be allowed.

Windows shall be vertical sliding sashes and be made in epoxy-coated aluminium. Windows frames shall be finished in colour as per the schedule of permitted colours.



*Window types permitted*

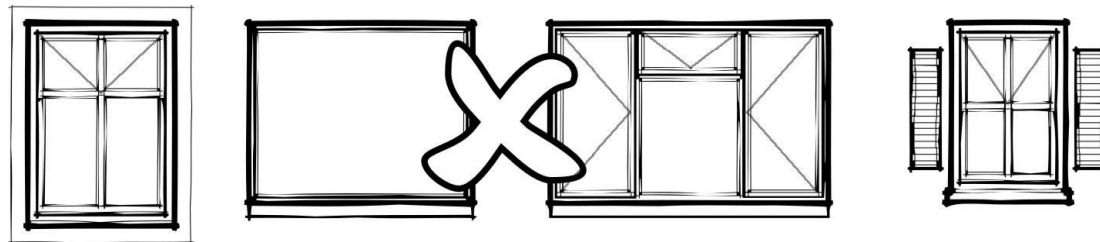
All aluminium work is to be in accordance with the AAAMSA minimum specification. All glazing is to conform to the latest version of the National Building Regulations.

Mock sash windows are *not* permitted.

Roof lights or roof windows by 'Tony Sandell Roof Windows c.c.' or similar will be permitted. Roof window surrounds are to match the colour of the roof. Square or rectangular dome lights are permitted in flat concrete roofs, provided a parapet wall hides them.

External burglar bars are not permitted. Internal burglar bars are to be of a rectangular pattern (no loops or swirls) matching the proportion of the window, and of colour as per the window frame. No 'Trellidor' type expanding security device will be permitted internally or externally.

Epoxy-coated aluminium shutters will be permitted externally, and are to be finished in colour as per the schedule of permitted colours.



Window types *not* permitted

All shutters must conform to window sizes.

No decorative or non-functional shutters will be permitted, unless they match the functional shutters already in the estate.

## Doors

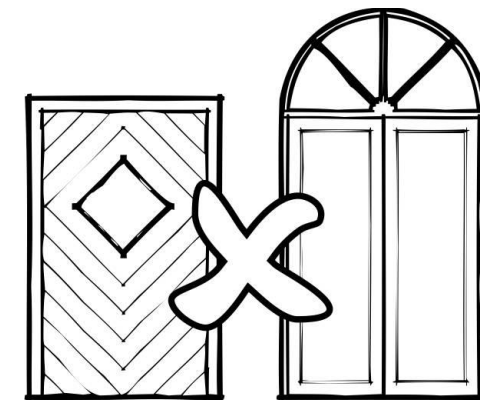
Door openings are to have vertical proportions. Glazed external double doors shall be traditional "French doors" of 1.6m width. Sidelights of the same width as an individual door are permitted.



Door types permitted

No 'Trellidor' type expanding security doors will be permitted externally, on external doors.

Doors and frames are to be powder-coated aluminium, colour as per the schedule of permitted colours.



Door types *not* permitted

## Garage doors

Garage doors may not exceed 2.25m in height. Special permission is required if doors are to exceed 2.25m in height. Garage doors must be of the same height if read together.

Garage doors are to be of tip-up or sectional overhead configuration. Roller type doors are not permitted. Doors may be constructed of powder-coated aluminium or painted timber. Fibreglass garage doors are not permitted.

Garage door pattern may be horizontally or vertically boarded. No diagonally boarded, ornate or decorative panelled doors will be allowed.

Garage doors are to be finished in colour as per the schedule of permitted colours.

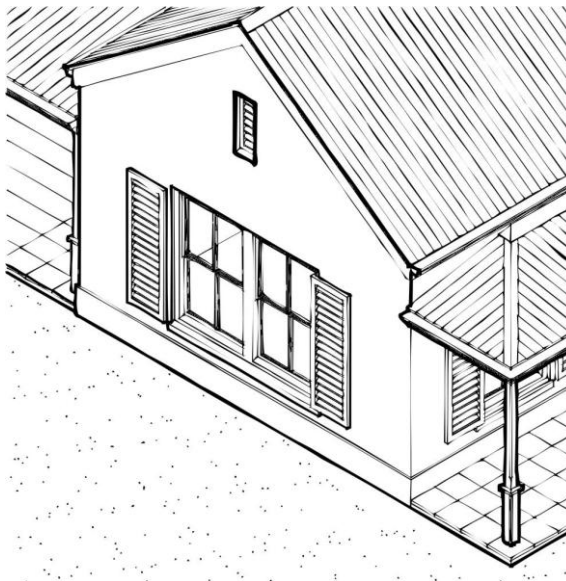
## Gable vents

Simple rectangular louvered aluminium vents (of vertical proportion) as roof space ventilation are to be utilised in major plan form gables.

Vent sizes are to be 300 x 750mm high overall.

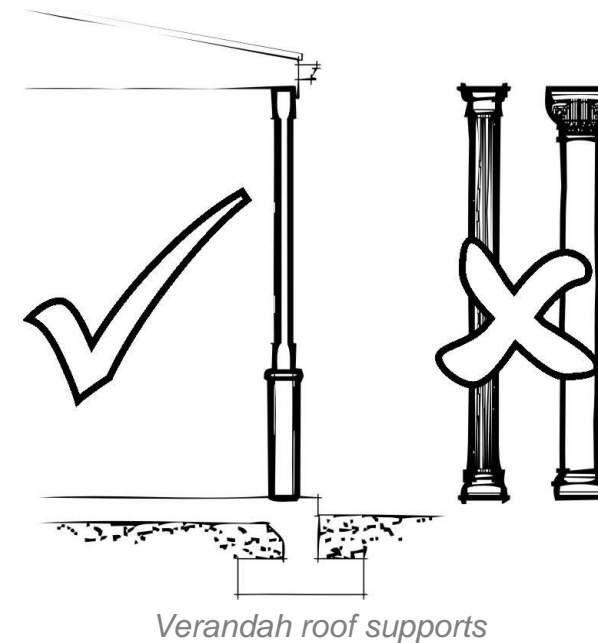
Louvre blades are to be of weatherproof profile, and the vent is to be backed by rodent and insect proof mesh in a matte black or charcoal grey colour to minimise visibility.

All aluminium work is to be in accordance with the AAAMSA minimum specification.



## Verandahs, porches and pergolas

Verandah roof supports are to be galvanised mild steel posts painted to colour as per the schedule of permitted colours. Simple post caps and bases are to be permitted as per the provided sample.



Covered verandahs may be enclosed with *frameless* glazed stacking doors. No curtains or blinds are permitted behind the frameless glazed stacking glass enclosures to patios, however blinds may be installed as described in the following section (pg. 7) below.

White polycarbonate sheeting or roof lights may be introduced at the upper end of verandah roofs, against the main wall.

No shade cloth awnings, blinds, screens or covers will be permitted.

Conservatory elements are to be generally traditional, rectangular, and with vertical proportions. No ornate elements are permitted. Construction is to be of timber, aluminium or steel with glass, and painted in accordance with the schedule of permitted colours.

Pergola structures are permitted if constructed of hard woods with a natural finish, or painted white.

Patio blind regulations

Verandahs may be protected from the sun using a blind system that must comply with the following design parameters. These design parameters must be complied with whether behind a folding stacking glass enclosure or without.

A cassette must be provided for concealing the fabric and the installation of guide rails is compulsory. No PVC window strips will be permitted and motorised or manual operation of the blinds are both acceptable.

The following colours and specifications for the fabric are permitted and the closest colour matching the external paint colour must be selected.

Fabric specifications and colours:

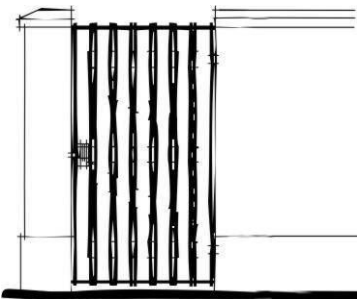
|                           |                               |
|---------------------------|-------------------------------|
| Soffis 92                 | Sunworker Open SWN M711       |
| White 92-2044             | Sunworker Open SWN M005       |
| Sandy Beige 92-2135       | Sunworker Open SWN M654       |
| Cloud 92-50272            |                               |
| Inferential Grey 92-2065  | Sunworker SWK M005 White      |
| Champagne 92-2175         | Sunworker SWK M710 Creme      |
| Hemp 92-50265             | Sunworker SWK M712 Beige      |
|                           | Sunworker SWK M711            |
| Dickson                   | Champagne                     |
| ORC 0001 120 Ecu          |                               |
| ORC 6196 120 Pierre       | Sunvision SV 8860 125 Ecu     |
| ORC 7548 120 Ivoire       | Sunvision SV 8861 125 Ivoire  |
| ORC 7133 120 Natural      | Sunvision SV 8859 125 Nature  |
| ORC 6020 120 Grege        | Sunvision SV 8877 125 Caillou |
| ORC U 189 120 Beige Chine |                               |
| ORC 8904 120 LIN          |                               |
| Max 8779 120 Bruyere      |                               |

Boundary walls, fences, screens and gates

A single walled enclosure to a maximum of 2.2m high (measured off the finished adjacent ground level) is permitted to screen a kitchen yard, with a powder coated aluminium access gate.

Yard walls are to be plastered and painted as for the adjacent house finish. Yard walls and gates are to be painted a colour as per the schedule of permitted colours. No yard is to exceed 25m² in area unless prior approval has been given by the Estate Homeowners Association.

Yard gates are to be vertically slatted.



Yard walls and gates

Boundary walls and fences are not permitted. No ‘Vibracrete’ type pre-cast concrete walls and no wire fencing will be allowed.

Building lines and built area restrictions

Buildings lines and setback conditions should be read in conjunction with the relevant site diagrams which will define any special conditions that may apply to individual erven.

Building lines are determined in accordance with the Knysna Zoning Scheme regulations.

Street boundaries

All structures are to be set back 4.5m from the street boundary.

Side boundaries

Building lines are determined in accordance with the Knysna Zoning Scheme regulations.

Swimming pools are to be set back 2m.

Coverage

Coverage on all single residential erven is restricted to 35%.

Coverage on all group-housing sites is restricted to 50%.

Roofed verandahs are to be included in coverage calculations.

Carports

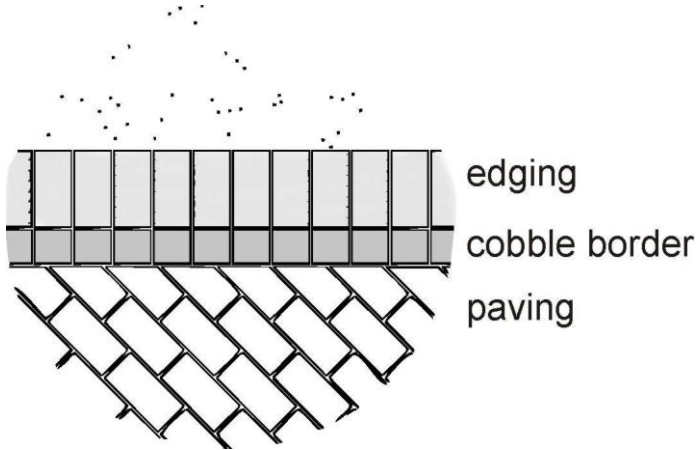
No carports are permitted.

Driveways and motor-courts

Carriageway crossings are to be constructed in accordance with the specifications, details and drawings by *Hofmeyer and Associates Consulting Engineers*.

Surface finish to driveways and motor courts shall be exposed aggregate concrete interlocking pavers (colour beige) from *Enonbrick (Pty) Ltd*, or equal, with a border of charcoal cobbles and an edging of traditional paver. Entrance paths from the edge of the road to entrance gates are in every case to match driveways. Finishes to paths and terraces on the street side are to be sympathetic with driveways, etc. Finishes to other terraces and paths are at the owner’s discretion but must be complimentary, and blend in with the adjacent finishes.

Refer to the Landscaping section for permitted area of paving.



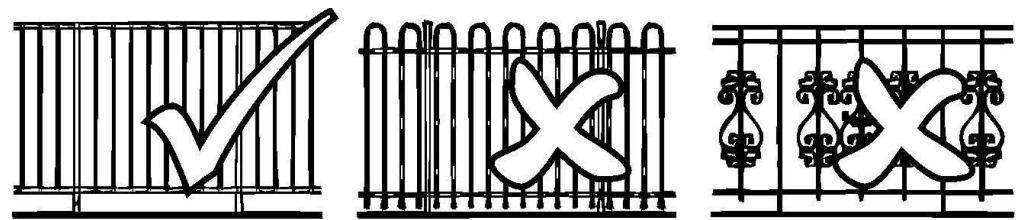
Typical paving detail

Braai structures

No stand-alone braai structures are permitted

# Swimming pools

Individual swimming pools are permitted. Pool access is to be secured in terms of the National Building Regulations. Pool fences are self-closing/self-latching gates are to be of simple rectangular vertical proportions, and painted as per the schedule of permitted colours. Hooped or decorative pool fencing is not allowed.



Pool fence and gate surrounds

Pool wastewater is to discharge into the sewer only. Pool filtration plants and pumps are to be screened from public view.

Decorative features to swimming pools such as, but not limited to, headwalls, water features, and fountains, are to be restrained and in the spirit of a simple traditional vernacular architecture.

# Retaining walls

Retaining walls may not exceed 2½ metres in height. In exceptional circumstances, the Architectural Review Committee may approve walls of a greater height, but not exceeding 8 metres.

# Special conditions

Certain special conditions such as protection of views and existing services servitudes may apply. These are defined on the relevant site diagrams.

# Colours

## Permitted colours (no variations are permitted)

|   |                         |             |
|---|-------------------------|-------------|
| Walls, incl. yard walls                     | <i>‘Khaki Mists 6’</i>  | 30YY 78/035 |
|   | <i>‘Khaki Mists 5’</i>  | 30YY 69/048 |
|   | <i>‘Chalky Downs 4’</i> | 30YY 67/084 |
|   | <i>‘Chalky Downs 3’</i> | 30YY 51/098 |
|   | <i>‘Subtle Ivory 4’</i> | 40YY 83/043 |
|   |                         | 00YY 44/107 |
|   |                         | 10YY 41/083 |
|   |                         | 20YY 53/124 |
|   |                         | 30YY 68/024 |
|   |                         | 50YR 73/022 |
| Roofs                                       | <i>‘Volcanic grey’</i>  |             |
| Aluminium                                   | <i>‘White’</i>          |             |
| Woodwork, including fascias and bargeboards | <i>‘White’</i>          |             |
| Pool fences                                 | <i>‘Black’</i>          |             |

Colours of linings of curtains, internal shutters and blinds are to be of neutral shades and colours, where visible from the street or public areas.

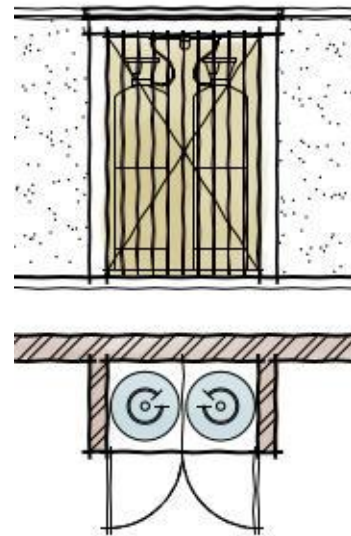
## General

All plumbing pipes, service pipes and air conditioning units are to be concealed, with the exception of stub stacks and rainwater pipes.

**Gas bottles** are to be placed in the kitchen yard, and the gas installation is to be effected by a licensed installer and certified once complete.

An alternative arrangement should gas bottles not fit within the yard area.

However, it is preferred to have gas bottles installed within the yard.



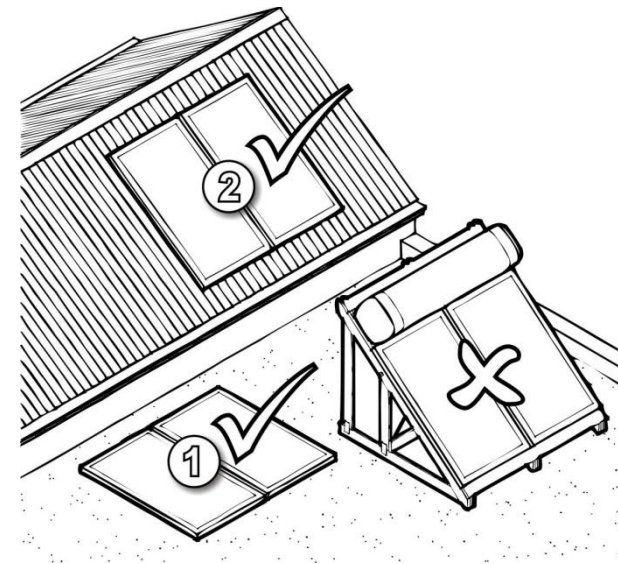
*Typical gas enclosure*

**Water tanks** may be installed within the yard area provided that the top of the water tank is a minimum of 500mm below the top of the yard wall, any water tanks that are larger and do not comply with this constraint are to be under ground water tanks and completely buried.

**Aerials and satellite dishes** are to be screened from public view. Dishes are to be painted the same colour as the walls on which they are mounted. The final positions of aerials and dishes are to be agreed with the Review Committee.

**Solar panels** are to be positioned as discreetly as possible on pitched roofs. For the heating of domestic water, no close-coupled units (incorporating an exposed hot water cylinder) may be installed. Hot water cylinders must be concealed within the adjacent roof space. All pipe work from solar panel storage cylinders is to be concealed and routed directly into the roof space. Swimming pool solar heating and solar panels to produce back up electricity are to be installed to ensure that they are symmetrical in shape with the roof plane where the panels are positioned. Panels may only be installed on a single

roof plane and not be spread over multiple roofs. All panels must be installed at the same pitch of the roof and no brackets to raise the panels from the roof will be considered. All new solar installations are to be shown on the building permission submission to the Architectural Review Committee, retrofitted systems will be treated as an alteration and will also require approval.



*Solar water heating systems*

**Wash lines** are to be concealed within the kitchen yard. Refuse bins are to be stored in kitchen yards, and no stand-alone screens or enclosures will be permitted to screen bins.

**Wendy Houses** will not be permitted. Children's play structures must be concealed from public view.

**Boats, trailers, caravans** and other supplementary vehicles are to be parked inside garages.

**Signage** may not be higher than 150mm and is to be the approved Estate format in typeface and colour. House numbers are to be positioned on the street facing boundary wall. House names must be fixed to the main building.

**Letterboxes** and **external light fittings** are to correspond to the types used in the overall landscaping and urban furniture systems or to the approval of the Review Committee, and be of a traditional pattern and unobtrusive.

**External illumination** is to be directly fixed to a building, and may not be directed at neighbouring properties or streets. No accent or external garden lighting is permitted.

**Generators** will be permitted but are to be housed in a fully enclosed area (e.g. garage) and be equipped with sound attenuators to ensure that they operate quietly.

An **architect's signboard** will be permitted but must conform to the sample provided.

Where in the opinion of the Trustees:

- the appearance, state or condition of any land/building of a home owner is unsightly or untidy; or
- the building does not comply with the requirements of the architectural and environmental design rules; or
- the building or any part thereof is in need of maintenance, repair or repainting,

then, and in any event, the Trustees may serve notice on such a homeowner to take the necessary steps as may be specified in the notice to rectify the condition.



# Landscaping

Landscaping must be undertaken within the integrated landscaping “language” of the Estate.

Continuity of the overall landscaping character within the estate is important, and owners are required to design and implement the garden environment around their houses in accordance with the detailed conditions, specifications and restrictions. This will result in a homogenous landscaping theme to the benefit of all.

Extensive use is to be made of indigenous plant material in order to create a range of habitats attractive to endemic bird and insect life. The list of recommended plants is intended to guide owners to select plant material that is ecologically, aesthetically and practically appropriate to the area and its microclimate.

Certain plants are not permitted, for reason that they are classified as alien vegetation, or they may harbour pests or present other disease-related problems.

Hard landscaping will not be permitted to cover the entire site. The total paved area of any site may not constitute more than 35% of the erf area, and the balance of the site is to be soft landscaping.

A landscape plan is to be included in the submission to the Review Committee for approval. The plan is to be at a minimum scale of 1:100 and must indicate relevant information pertaining to

- all envisaged planting,
- grading and terracing, and
- hard landscaping and other garden features, together with specifications on finish

Invasive alien vegetation on any undeveloped erf remains the responsibility of the owner and is to be eradicated immediately.

# Recommended plant list

An indigenous garden cottage style is encouraged, including hedges of varying height and species, defining beds containing rambling mixtures of more informal planting.

The planting of side spaces between houses is encouraged, in an effort to reduce the overall impact of the built element.

The use of hedgerows is recommended and the planting of indigenous trees and shrubs is encouraged wherever possible. Permission to plant hedgerows is to be obtained from the Review Committee and the final height and position of hedgerows is to be indicated on the landscaping layout submitted for approval.

Homeowners are not permitted to extend their gardens beyond the demarcated boundary of their property without the written consent of the Association.

## Recommended Trees

(☑ indicates indigenous)

| <i>Latin Name</i>              | <i>Common Name</i> |
|--------------------------------|--------------------|
| ☑ <i>Buddleja saligna</i>      | False olive        |
| ☑ <i>Buddleja salvifolia</i>   | Sage wood          |
| ☑ <i>Dombeya rotundifolia</i>  | Wild pear          |
| ☑ <i>Ekibergia capensis c</i>  | Cape Ash           |
| ☑ <i>Olea - Fruiting</i>       | Olive trees        |
| ☑ <i>Sersia penduline</i>      | Weeping karee      |
| ☑ <i>Sersia viminalis</i>      | White karee        |
| ☑ <i>Syzigium cordatum</i>     | Water berry        |
| ☑ <i>Syzigium guineese</i>     | Water pear         |
| ☑ <i>Tarchornathus</i>         | Wild camphopr      |
| ☑ <i>Podacarpus latifolius</i> | Yellow wood        |
| ☑ <i>Loxostylis alata</i>      | Tar wood           |
| ☑ <i>Harpephyllum caffrum</i>  | Wild plum          |
| ☑ <i>Cussonia spicata</i>      | Cabbage tree       |

Recommended Shrubs

(☑ indicates indigenous)

| <i>Latin Name</i>                               | <i>Common Name</i> |
|---|--------------------|
| ☑ <i>Coleonema pulchrum</i>                     | Confetti Bush      |
| ☑ <i>Salvia Africana &amp; repens</i> - various |                    |
| ☑ <i>Hypoestes</i>                              | Ribbon bush        |
| ☑ <i>Leucadendron various</i>                   | Cone bush          |
| ☑ <i>Leucospernum various</i>                   | Pin cushion        |
| ☑ <i>Metalasia muricata</i>                     | Blombos            |
| ☑ <i>Plectranthus – various</i>                 |                    |
| ☑ <i>Plumbago auriculata</i>                    |                    |
| ☑ <i>Polygala</i>                               | September bush     |
| ☑ <i>Protea – various</i>                       |                    |
| ☑ <i>Sersia crenata</i>                         | Ideal for hedging  |
| ☑ <i>Sersia lucida</i>                          | Ideal for hedging  |
| ☑ <i>Salvia aurea</i>                           | Wild sage          |
| ☑ <i>Tecomaria capensis – various</i>           | Cape honeysuckle   |
| ☑ <i>Freylinia tropica</i>                      | Ideal for hedging  |
| ☑ <i>Bauhinia galpini</i>                       | Pride of the Cape  |

Recommended Grasses & Form Plants

(☑ indicates indigenous)

| <i>Latin Name</i>               | <i>Common Name</i> |
|---------------------------------|--------------------|
| ☑ <i>Aloes – many varieties</i> |                    |
| ☑ <i>Elegia tectorum</i>        | Thatching reed     |
| ☑ <i>Elegia capensis</i>        | Fish Hoek grass    |
| ☑ <i>Euphorbiua fire sticks</i> |                    |
| ☑ <i>Portulacaria afra</i>      | Spekboom           |
| ☑ <i>Eucomis comosa</i>         | Pineapple plant    |
| ☑ <i>Echeveria – various</i>    |                    |
| ☑ <i>Thamnochortus insignis</i> | Dekriet            |
| ☑ <i>Strelizia reginae</i>      |                    |

Recommended Ground Covers

(☑ indicates indigenous)

| <i>Latin Name</i>                      | <i>Common Name</i> |
|--|--------------------|
| ☑ <i>Delosperna</i>                    | Klipvyggie         |
| ☑ <i>Lampranthus</i>                   | Vyggie various     |
| ☑ <i>Plectranthus neochilus</i>        |                    |
| ☑ <i>Helichjrysum</i>                  |                    |
| ☑ <i>Geranium incarnum</i>             |                    |
| ☑ <i>Gazania</i>                       |                    |
| ☑ <i>Osteospermum creeping various</i> |                    |

Recommended Bedding Plants

(☑ indicates indigenous)

| <i>Latin Name</i>                        | <i>Common Name</i> |
|--|--------------------|
| ☑ <i>Agapanthus preacox</i>              |                    |
| ☑ <i>Agapanthus dwarf white and blue</i> |                    |
| ☑ <i>Bulbinella robusta</i>              | Cats tail          |
| ☑ <i>Dierama – various</i>               |                    |
| ☑ <i>Dietes grandiflora</i>              | Storm iris         |
| ☑ <i>Dietes bi colour</i>                |                    |
| ☑ <i>Ericas –various</i>                 |                    |
| ☑ <i>Kniphofia praecox</i>               | Red hot poker      |
| ☑ <i>Plectranthus – various</i>          |                    |
| ☑ <i>Tulbachia</i>                       | Wild garlic        |
| ☑ <i>Felicia glenwood</i>                |                    |
| ☑ <i>Osteospermum – various</i>          |                    |
| ☑ <i>Heliotrope</i>                      |                    |
| ☑ <i>Gaura pink &amp; white</i>          | Butterfly plant    |
| ☑ <i>Salvia leucantha</i>                | Purple sage        |
| ☑ <i>Euryops- various</i>                |                    |
| ☑ <i>Scabiosa</i>                        |                    |
| ☑ <i>Euphorbia frosted diamond</i>       |                    |
| ☑ <i>Eriocephalus</i>                    | Wild sage          |
| ☑ <i>Baleria obtuse &amp; reppins</i>    |                    |
| ☑ <i>Watsonia – various</i>              |                    |

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Recommended Bedding Plants (continued)

(☑ indicates indigenous)

| <i>Latin Name</i>            | <i>Common Name</i> |
|------------------------------|--------------------|
| ☑ <i>Selago canescens</i>    |                    |
| ☑ <i>Agathosma ciliaris</i>  |                    |
| ☑ <i>Agathosma apiculate</i> |                    |

Plants not permitted

Trees

| <i>Latin Name</i>          | <i>Common Name</i>    |
|----------------------------|-----------------------|
| <i>Acacia spp.</i>         |                       |
| <i>Araucaria cookii</i>    | New Caledonian pine   |
| <i>Araucaria</i>           | Norfolk pine          |
| <i>Bauhinia blakeana</i>   | Fragrant orchard tree |
| <i>Cupressocyparis x</i>   | Castwellan Gold       |
| <i>Eucalyptus spp.</i>     |                       |
| <i>Phoenix canariensis</i> | Canary Island date    |
| <i>Phoenix dactylifera</i> | Real date palm        |
| <i>Phoenix reclinata</i>   | Natal date palm       |
| <i>Populus canescens</i>   | Grey poplar           |
| <i>Populus deltoides</i>   | March poplar          |
| <i>Salix babylonica</i>    | Weeping willow        |
| <i>Washingtonia spp.</i>   | Fan palm              |

Shrubs

| <i>Latin Name</i>        | <i>Common Name</i> |
|--------------------------|--------------------|
| <i>Agave spp.</i>        |                    |
| <i>Oleander spp.</i>     |                    |
| <i>Philodendron spp.</i> | Swiss cheese plant |

Creepers

(☑ indicates indigenous)

| <i>Latin Name</i>        | <i>Common Name</i> |
|--------------------------|--------------------|
| <i>Parthenocissus</i>    | Boston ivy         |
| ☑ <i>Rhoicissus spp.</i> | Grape ivy          |
| <i>Rosa banksias</i>     | Banksia rose       |
| <i>Rosa felicite et</i>  | Rambling rose      |
| <i>Trachelospermum</i>   | Star jasmine       |
| <i>Vitis spp.</i>        | Ornamental vine    |
| <i>Wisteria sinensis</i> | Wisteria           |

## Building plan submission

### Sketch plans

Sketch plans are to be submitted to the Homeowners Association for presentation to the Review Committee.

The Review Committee will consist of:

- the Developer, represented by *Ledevco Development (Pty) Ltd*, and
- the Architect, represented by *Michael Dall Architects (Pty) Ltd*, and
- a member of the Estate Homeowners Association.

A scrutiny fee is payable to the Estate Homeowners Association at the initial submission for scrutiny. The Homeowners Association will determine the current rate for the scrutiny fee.

### Final submission

Once sketch plan approval is obtained, an amended final documentation set may be submitted to the Review Committee.

Five copies of the final submission set are to be submitted for approval.

- The Developer will retain two copies of the set.
- The remaining three copies will be stamped and signed (on approval by the Review Committee) for approval by the Local Authority (currently Knysna Municipality)

The Review Committee and the Local Authority have the right to insist on any amendment that, in their discretion, is required to bring a building design into compliance with the Architectural Design Guidelines.

## Information required for approval

The following information is to be provided for the sketch concept and Local Authority submission drawings:

- Site development plan with site number, north point, boundaries, contours at 1m intervals, and building lines
- Area calculations
- Plans, sections and all elevations at 1:100
- Roof plan
- Drainage plan
- External finishes and colours
- Lighting and services layout
- Landscaping plan

The Review Committee reserves the right to call for additional drawings or information, should these be deemed necessary to fully understand the envisaged development of individual erven.

## The construction process

A refundable sidewalk deposit of an amount as determined by the Homeowners Association is to be paid to the Developer at the onset of construction.

A representative of the Developer will conduct an inspection of the building project and surrounds on completion of construction. The sidewalk deposit will be refunded pending a final (and satisfactory) inspection, and a certificate of compliance will be issued that will enable the property owner to obtain an occupation certificate from the Local Authority.

The purpose of the sidewalk deposit is to

- ensure that the building complies with the approved plans, and to
- offset any damage that has occurred to roads, kerbs and the surrounding infrastructure or environment during the building process.

Non-compliance and/or infrastructure damage will incur retention of the sidewalk deposit towards rectification, where after the remainder, if any, will be returned to the owner.

**The Local Authority reserves the right to withhold an electrical connection to any building or erf that, in its opinion, does not comply with the Architectural Design Guidelines.**

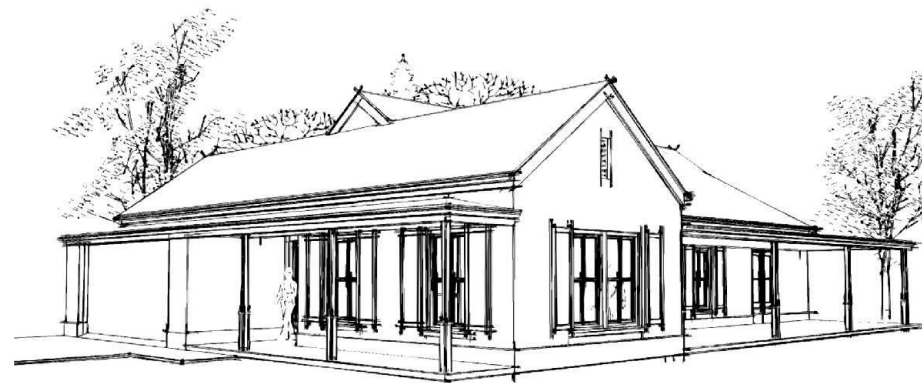
## Disclaimer

This guideline document was produced to illustrate the aesthetic and architectural requirements for residential improvements on the Knysna Lifestyle Estate.

The Estate Homeowners Association reserves the right to vary these requirements at any time and shall have absolute discretion in approving or refusing to approve plans and specification submitted for approval.

This document does not form part of the agreement of sale.

An acknowledgement of the above disclaimer has however been recorded in the agreement of sale.



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