

# **MONTE CHRISTO ECO - ESTATE ARCHITECTURAL MANUAL**

## **IN RESPECT OF THE RETIREMENT VILLAGE**

### **DESIGN THEME**

In general, the aim of the guidelines and conditions is to avoid harsh contrasts and to encourage sensitive design so that there is harmony between the buildings and their sites and amongst the buildings themselves.

The aim is also to adhere to the conditions of approval that buildings are as unobtrusive as possible.

In order to achieve these objectives, it is hereby recorded that all members of the Retirement Village will in terms of the powers conferred on the committee be bound by the conditions set out below:

### **GENERAL CONDITIONS: ARCHITECTURAL GUIDELINES AND PLAN APPROVAL PROCEDURE**

#### **1 SUBMISSION OF PLANS**

##### **1.1. Preparation of Plans**

- 1.1.1.** Sketch plans, together with the site plans must be submitted to the owners' association for its consideration on the conceptual design principles. Such plans will be accompanied by an application tariff per each application equivalent to two hours private sector tariff for a "principal architect" as recommended by the Institute of South African Architects.
- 1.1.2.** The owners' association may in its undisputable discretion refer the sketch plans to architects for guidance. The appointed architects will be remunerated by the owners' association at the above prescribed tariff or a tariff as negotiated.
- 1.1.3.** Working drawings in compliance with the sketch plans are to be submitted to the owners' association prior to being submitted to the local authority for approval. The owners' association reserves the right to interdict purchasers from commencing construction without the plans being approved by the owners' association in terms of this clause.
- 1.1.4.** Plans submitted are to include the following:
  - Site plan
  - All floor plans
  - All Elevations

Height above the highest buildable point on the property of an structures to be constructed on the property

Materials to be used (brick and paving as well as roof material)

Colour scheme to be used

Perspective views, photographs, indications of height in relation to properties below and immediately above the site in question may be requested.

##### **1.2. Approval**

- 1.2.1.** Notwithstanding the fact that the building plans must comply with all regulations, the approval or rejection of such plans will be at the sole discretion of the owners' association, approval will not be unreasonably withheld. The committee will notify the applicant of its

decision in writing 14 days from date of receipt of a complete set of the relevant plans and prescribed application tariff.

**1.2.2.** The architectural character of the buildings comprising the Retirement Village will be considered in respect of aesthetic appearance only.

**1.2.3.** Nothing contained herein will be construed as permitting the contravention of the conditions of title to any portion or any bylaw or regulations of the Municipality of Mossel Bay.

### **1.3. Building Completion**

**1.3.1.** Construction shall commence within 24 months of the date that the erf is transferred into the member's name

**1.3.2.** Once construction has commenced, the building will be completed within 12 months of the commencement date.

### **1.4. Arbitration**

In the event of a dispute, the building plans will be evaluated by the members at a special meeting with a majority vote

## **2 DEVELOPMENT GUIDELINES**

### **2.1. Coverage/FAR**

Coverage and FAR will not be applicable to buildings to be constructed within the Retirement Village.

### **2.2. Building Height**

**2.2.1.** Full height double storey houses are only permitted on erven 6282 and 6283.

**2.2.2.** Double storey structures should not exceed 9 meters in height measured from the parallel contour line on the property to the apex of the roof with the exception of the caring facility and clubhouse which may be extended to 9.7m.

**2.2.3.** On the following erven a maximum height is stipulated to ensure that no part of the structure, including chimneys, is higher than the kerb level in Pelican Crescent.

<b>ERF No.</b>	<b>Maximum Building height above mean sea level</b>	<b>Proposed ground floor level of building above mean sea level</b>	<b>Resulting height allowance above proposed ground floor level</b>
6274	118.40	113.9	4.50m
6275	117.40	112.9	4.50m
6277	115.17	109.9	5.27m
6278	114.88	109.9	4.98m
6279	114.81	109.2	5.61m
6280	114.65	108.9	5.75m
6282	110.10	105.6	4.50m
6283	107.20	102.7	4.50m

**2.2.4.** Roof rooms and basements are allowed.

**2.2.5.** Structures and levels of structures must follow the shape of the landscape to avoid excessively high foundations wherever possible bearing in mind that the maximum slope in a Retirement Village is not to be more than 1 in 8 and therefore excavations cannot be limited in the creation of platforms.

### **2.3. Building Lines**

All habitable structures (including covered verandas) will be subject to a 1-meter building line measured from the external wall of the structure (i.e., excluding overhangs) on the front, rear and sides of the building. Garages are to be placed at least 5 meters from the back of kerb on the roadway to allow off street parking to each dwelling.

### **2.4. Street Articulation and Site Planning**

It will not be possible to create an articulate street façade.

### **2.5. Plan Forms**

The plan forms will be as such which is common to Retirement Villages and developments where repetition of building and plan forms is prominent.

## **3 RULES WITH REGARD TO BUILDING CONTRACTOR-ACTIVITY**

### **3.1. Introduction**

The owners' association has adopted certain rules relating to building contractor activity. The primary intention of the provisions hereunder is to ensure that all building activity occurs with the least possible disruption to residents.

### **3.2. Legal Status**

The conditions governing building activities which are set out in this document are rules adopted by the owner's association and are therefore binding on all residents. Furthermore, all residents are obliged to ensure that their building contractors are made aware of the conditions and comply strictly with them. Residents are therefore required to include the conditions in their entirety in any building contract concluded in respect of property in the estate. Furthermore, members are to take cognisance of the Monte Christo Eco Estate Contractors Code of Conduct and ensure that it forms part of any building contract in respect of property in the estate. The owner's association has the right to suspend any building activity in contravention of any of the conditions and the owner's association accepts liability whatsoever for any losses sustained by a resident as a result thereof.

### **3.3. Contractors Code of Conduct**

**3.3.1.** Contractor activity is only allowed between 06:00 - 18:00 on normal weekdays and between 07:00 - 17:00 Saturdays, unless prior consent has been given by the owners' association for extended hours of work. No building work may be undertaken on Sundays or any religious holiday.

**3.3.2.** The contractor will provide facilities for rubbish disposal and ensure that the workers use the facility provided and that the rubbish is removed within 14 days after completion of building and not burnt on the site.

**3.3.3.** The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during building operations. All street frontage pavements are to be kept clear of rubble.

- 3.3.4.** Where materials are offloaded by a supplier and encroach onto the pavement or roadway, these materials must be moved onto the site by the contractor. No material must be allowed to remain on the roadway or pavement and it is the contractor's and owners' responsibility to clean the roadway of all such materials. The same applies to sand or rubble washed or moved onto the road during building operations. No daga to be mixed in or on road reserves or common areas.
- 3.3.5.** Deliveries from suppliers must be scheduled to take place during the hours stipulated in 3.1 above.
- 3.3.6.** It is incumbent on the contractor to provide adequate toilet facilities for the workers.
- 3.3.7.** Building sign boards may be erected. Such sign boards are not to exceed 1.5 m wide by 1.00 m high. The sign board is required to be neatly painted and must be fixed in such a way that it cannot be blown over on site by wind or knocked over by workers on the site. It is not to interfere with the flow of traffic. No sign boards of suppliers or subcontractors are allowed.
- 3.3.8.** The owner and the contractor will be responsible for damage to kerbs and/or plants on the sidewalk and/or damage to private or estate property.
- 3.3.9.** If the contractor is in contravention with the regulations the owner's association has the right to suspend building activities until such contravention has been rectified.
- 3.3.10.** This document is to be fully understood and the contractor and owner undertake to comply with these points.

## **4 ARCHITECTURAL REQUIREMENTS**

### **4.1. General**

- 4.1.1.** The main dwelling, excluding garages, patios and outbuildings, may be less than 120 square metres in floor area.
- 4.1.2.** External finishes and colours must be indicated on sketch plans;
- 4.1.3.** Drying yards must be screened from neighbouring properties and the street view;

### **4.2. Architectural Control**

The main aim of these control measures is to lay down broad design parameters to facilitate and control the technical and aesthetic aspects of the development in order to ensure adherence to:

#### **4.2.1. Architectural Concept**

The aim is to create a repetition of elements and an adherence to a specific architectural "style". Within the constraints of these parameters flexibility of interpretation is encouraged at all times rather than to create too stringent guidelines.

#### **4.2.2. The Aesthetic Quality in Terms of Proportion, Materials and Colour**

Although considerable diversity is permitted and is indeed encouraged, restrictions will not be set on materials and architectural/planning parameters.

### 4.3. Architectural Style

The guidelines hereunder strive to illustrate different approaches to elevation treatment. The specific inclusions and exclusions strive to illustrate the variety of architectural elements which are deemed to be compatible within the restrictions of proportions, materials and colour.

#### Desirable Architectural Approach

- Forms to be simple and cubic in style
- Modern pitched roofed styles with or without parapets
- Pitched roofs with overhangs of at least 500 mm
- Cape neo classic influenced "styles" are acceptable
- Flat roofs with parapets

Designs should furthermore adhere to the classical rules of proportion and scale.

#### Specific Exclusions

- Buildings on different sites may be similar and /or identical
- Buildings constructed entirely of wood or fibre cement or more than 10% fibre cement
- Prefabricated buildings
- Flat roofs without parapets, with the exception of erven 6277 and 6283

### 4.4. Schedules of Finishes

#### 4.4.1. Roofs and Roof Finishes

Pitched roofs would be allowed under the above restrictions, however, may not be covered with the following materials:

- Unpainted corrugated iron or asbestos
- IBR sheeting
- The angle of pitched roofs to be not more than 45 degrees with the exception of thatch roofs and painted corrugated iron roofs
- Flat concrete roofs with pebbles would be allowed as secondary roofing for certain areas of the dwelling.

#### Exclusions

- Corrugated asbestos / fibre cement sheeting
- Reflective steel roof sheeting

#### 4.4.2. External Walls and Finishes

Large and bare external wall areas must be avoided. In utilizing a fragmented plan care must be taken with regard to scale and proportion of every façade.

#### Preferred

- Plasticized plaster products ("Marmoran" or equivalent)
- Painted plaster
- Bagged and painted brickwork, partly timber
- Face brick of a dark colour e.g., Corobrick St Francis Travertine
- Clinker bricks of a dark colour

#### Exclusions

- Exposed block work
- Timber faced construction
- No light face brick allowed (including Light grey (silver) cement face brick)

#### 4.4.3. Boundary Walls and Fences

The use of these elements must be aesthetically pleasing and be designed so as to enhance the build form.

- No walling on the street frontage will be allowed.
- No prefabricated concrete walling systems, sheet materials are permitted.
- The style will be subject to the approval of the Owner's Association.
- Kitchen yard walls may not exceed 1.8 metres in height measured from the natural ground level.
- The following low fence types, to a maximum height of 1.1m, may be installed along the internal boundaries.





#### **4.4.4. Windows and Doors**

Window partitions will not be limited in size. Windows will be positioned to obtain the best possible proportions.

Main entrance doors may not necessarily be recessed and may be flush in any external wall. Other doors need not be screened.

Garage doors need not be of timber only.

##### **Inclusions:**

- Timber natural
- Anodized aluminium (no restriction on colour)
- Epoxy coated aluminium (no restriction on colour)
- UPVC (no restriction on colour)
- Dormer windows
- Shutters
- External doors may follow traditional ways of panelling or to be glazed in large/medium pane sizes

##### **Exclusions:**

- Steel window and external steel door frames

#### **4.4.5. Verandas, Balconies and Pergolas**

The use of timber decks is encouraged and must be simple and decorative. These items are to be designed in keeping with the main structure.

#### **4.4.6. External Balustrades**

- Timber (natural or painted)
- Painted or epoxy coated steel or aluminium tubing (dark)
- Plastered and painted brickwork
- Wrought iron
- Stainless steel tubing

##### **Exclusions:**

- Steel panelling or other thin solid sheet panelling
- Light coloured steel or aluminium will be allowed

#### **4.4.7. Columns and Piers**

- Timber
- Cast Iron
- Simple brick piers - plastered & painted
- Arches need not be constructed between columns

#### **4.4.8. Paving and Driveways**

- Brick paving
- Exposed aggregate concrete paving
- Cobbles
- Natural stone chip with edging
- Pebble paving
- Approved ground and dirt road

#### **4.4.9. Burglar Bars**

- Burglar bars must be a simple rectangular design and place internally, if possible, it should line up with window mullions.
- Purpose made to suit the proportions of the windows and style of the building in general.

#### **4.4.10. Mail Boxes**

- Simple slot in brick and plastered column
- Simple slot in brick and plastered column
- Wood set on a brick or wood pole

#### **4.4.11. House Names / Street Numbers**

- Aesthetic
- Non offensive

#### **4.4.12. Antenna, Pipes and Cables**

Projecting television or radio antennae should be limited and the locations thereof, if potentially in view of any member, must be approved by the owner's association. All telephone and electrical reticulation on the properties is to be by means of underground cables. Satellite dish antennae allowed on the same conditions.

#### **4.4.13. Service Facilities**

Gas cylinders, refuse bins, compost piles and clothes lines, should be screened so as not to be visible from the internal streets or neighbouring dwellings.

Prominent plumbing elements to be avoided or concealed either in the walls or with external screens. Breather valves to be used instead of vent stocks.

#### **4.4.14. Landscape Elements**

##### **Compulsory**

It is compulsory that the developer landscapes the entire Retirement Village suitably using trees of not less than 1.5 meters in height and to adhere to the criteria stipulated hereunder. Except in respect of Erven 6274, 6275, 6277 to 6280, 6282 and 6283

##### **Trees, shrubs and ground covers**

##### **Preferred**

- Indigenous plant species

- Accepted imports, oaks, olives, planes, palm trees and
- Creepers such as Bougainvillea and Wisteria

### **Exclusions**

Restricted aliens and invasive species, in particular, no pine trees, blue gum trees, jacaranda trees, or wattle trees are to be grown. Existing established trees will be tolerated subject to view impediments and the discretion of the Owners' Association.

#### **4.4.15. Colours and Finishes**

Light colours e.g., pastel and white as well as bright colours are not allowed. Earthy colours that fit into the landscape are to be used.

## **5 GENERAL**

### **5.1. Granting of approvals**

The Owners' Association will have the sole and undisputable discretion to grant any applicant any approved departure from the restrictions, subject to formal written representation of the relevant applicant, progress in development building materials, changes in styles, general taste, a majority approval by the Owners' Association and subject to the requirements of the relevant Local Authority.