



KATBERG

ECO GOLF ESTATE

ARCHITECTURAL

AND LANDSCAPE

DESIGN MANUAL

Rev A May 2012	-	Compulsory Water Tanks Added
Rev B December 2013	-	Water Tanks Revised
		Solar Panels / Heat Pumps added
		Contractor staff identification added
Rev C March 2015	-	Construction period limit of 1 year added
		Carport structures added
Rev D July 2015	-	Septic Tanks

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DESIGN MANUAL

1. INTRODUCTION

Katberg is located in a magnificent natural rural landscape. It is therefore important that all development be done within a framework to achieve the following goals:

- Harmony with nature
- Development of a consistent and timeless architectural style that is sustainable
- Creation of a unique lifestyle
- Retention of the value of the estate
- Development flexibility and diversity bound by a golden thread

2. AESTHETIC STANDARDS AND APPROVAL

This document serves as the manual of application for the development of Katberg Eco Golf Estate [“Katberg”]. It is supplementary to National Building Regulations and Municipal by-laws as well as any environmental regulations. These guidelines are not intended to be restrictive but are to be used as an instrument to achieve the overall development goals.

These guidelines will be managed by the Architectural Design and Review Panel [ADRP] for Katberg and may be revised from time to time if necessary.

3. THE ARCHITECTURAL DESIGN AND REVIEW PANEL [ADRP]

All designs for houses must be submitted to the ADRP for endorsement prior to submission to the Nkonkobe Municipality, Building Branch, Fort Beaufort, for building approval.

The Panel will consist of Architects and other persons appointed by the Developer.

4. ARCHITECTS

Only qualified registered Architects are permitted to design residences at Katberg unless the Developer consents in writing to any other person preparing the plans.

5. ENDORSEMENT PROCEDURE BY THE ADRP

The following are required for evaluation:

Stage 1

- Sketch plans at scale of 1:100
- Completed sketch plan checklist
- Non-refundable scrutiny fee of R1000,00 plus vat

Stage 2

Working drawings
 Completed technical checklist
 Structural / civil engineers drawings

Plans will be approved on a 14-day cycle

6. ARCHITECTURAL AND LANDSCAPE GUIDELINES

- Only one dwelling will be permitted on a stand
- Stands may not be subdivided or consolidated unless the Developer consents thereto.
- Maximum coverage is 35%. This includes the area of the main house, outbuildings as well as covered verandas
- The minimum area of a dwelling excluding outbuilding is 50m².
- Buildings must be designed to blend with their surroundings and stepped in sympathy with slopes to avoid the need for large platforms.
- Single storey dwellings with limited loft/attic rooms only will be acceptable – this is to create a manageable scale of housing to blend into and not dominate the landscape
- These guidelines must be read in conjunction with the project Environmental Management Plan [EMP]

Philosophy

Buildings and structures should fit into the landscape in the same vain as famous American architect Frank Lloyd Wright said: “a house should not be on the hill but of the hill”

Gardens should create a continuum with the natural landscape and golf course.

Elements of building form

The following elements are used to create two distinct aesthetic styles:

Face brick or fairface brick to house or yard walls will not be permitted
 Thatch roofed houses or “Settler” type cottages with corrugated iron roofing and verandas
 Most sites have slopes which must be taken into account and disturbed as little as possible
 Rectangular building shapes are to be fragmented into smaller elements
 Use of natural building materials and textures with colours that compliment the landscape
 Generally dwellings single storey with limited loft/attic rooms
 Large openings to maximize on views are to have adequate roof cover for weather protection and to reduce sun reflection onto critical areas of the golf course.

Climate and micro-climate

The climate of Katberg is specific and will affect the performance of buildings. It is therefore important to enhance the use of natural element such as sunlight and wind to create optimal comfort for the inhabitants.

Building envelope

The following apply:

Building lines

Street	-	4m
Side	-	2m

Rear	-	4m
Golf course	-	4m

Walled courtyards, permitted on the road side of the boundary but not facing the golf course, may not be closer than 1.5m from a boundary line and must be constructed of the same material used for the walls of the residence. Swimming pools may not be constructed closer than 2m from any boundary and require standard pool fencing and compliance with all laws and regulations applicable to swimming pools including SABS and National Building regulations.

Height

Buildings must be within a height of 8m measured from the natural ground level at any point below the building. This height allows for a ground and loft/attic floor. Chimneys are excluded from this restriction.

Access

Only one point of access to each dwelling stand is allowed with a maximum width at the street of 4m

Special sites

The ADRP reserves the right to interpret the guidelines at its discretion. Where the ADRP permits variations, these are in respect of specific site conditions, and should not be considered to be permanent amendments to the guidelines. A written motivation must be provided.

Privacy and overlooking

Attention must be paid to the preservation of privacy between one house and the next. Consideration must also be given to retaining each owner's view as far as is reasonably possible.

Roofs

Pitched roofs : 1] Thatch generally at 45° – with minimum 40° over dormers and verandas
2] Settler cottage type : Colomet corrugated iron in long lengths with pitch maximum 45° and lean-to verandas at max 10°

Flat concrete link roofs are permitted where main roof forms are linked creating an overall fragmentation. Flat roof elements may not exceed a sum of 25% of the total roof area and any single flat roof element may not exceed 15% of the total roof area. Where adjoining properties overlook flat roofs, they are to be finished with pebble overlay.

Patent-type roof-lights may be used in loft spaces. Glass roof-lights may also be used in flat concrete link roofs if the area does not exceed 3m²

Parapet gables are permitted with the Settler cottages only

Eave overhangs : 1] Thatch minimum 450mm

2] Settler cottage minimum 150mm on main roof

Fascias, gutter and down pipes

Fascias and bargeboard max depth 150mm

Gutters and down pipes to Settler Cottages to be aluminium or galvanized iron with colour to match roof or white UPVc to match those on the Estate.

Walls: Materials and finishes

Local random stone facings to plinths and chimneys optional – see examples on site

Textured, roughcast or smooth plaster painted in colours selected from the Katberg colour and product chart.

Chimneys

Internal fireplaces to be built-in or freestanding with adequate fire screening to flues where roofs thatched
Fireplaces on external walls – the cladding of chimneys with local stone is encouraged

Doors and windows

The following materials and finishes are encouraged:

Anodized or powder-coated aluminium to approved colours
 Hardwood windows either varnished or painted white or approved colours
 Glass thickness standards must conform to National Building regulations
 Only clear glass may be used
 Timber or aluminium external shutters to doors and windows for sun protection is encouraged
 Garage doors: Single doors only may be used with not more than 2 doors in a wall plane.
 Where vehicular movement is unavoidably restricted this ruling will be relaxed to permit the installation of a single double garage door.
 Window and door proportions should dominate in the vertical dimension rather than horizontally.
 Large glass areas [greater than 2.5m²] must be under a roof overhang or pergola structure.
 Smooth plastered and painted 150mm window / door surrounds

Verandas and pergolas

Thatch roof dwellings to have veranda structure in gumpole.
 Settler cottage verandas and pergolas to be timber in simple traditional detail to ADRP approval and painted white.

Plinths and columns

The use of smooth plaster or local random stone facing to plinths is encouraged. Plinths should not be higher than the window sills and should be sensitively handled with the stepping of floor levels and the fall of the landscape.

Retaining structures

Generally the use of retaining structures around buildings must be limited. No retaining structure may be higher than 1.5m.
 Natural stone and gabions may be used but must be planted to obtain good coverage.

Carport structures

Carport structures must be in keeping with the aesthetic of the houses to ADRP approval. Settler cottage carports to be timber in simple traditional detail and painted white or in plastered brick masonry columns to match the house wall style. Thatch carports are to match the style of the house.

Enclosed roofs to be pitched roofs :

- 1] Thatch generally at 45°
- 2] Settler cottage type : Colomet corrugated iron in long lengths with pitch maximum 45° and lean-to verandas at max 10°

Open carport structures that are level (flat) are permitted if in timber in simple traditional detail to match the style of the houses and painted white.

Boundary walls and fencing

The total fencing or walling of properties is not permitted as it negatively affects the landscape continuity. Yard or limited site walling must be a visual extension of built forms and must have the same finishes as the house.

Where animals are kept or pool protection is required, a galvanized painted metal palisade fence with 15mm round vertical members may be used. Maximum height is 1.2m.

Yard walls may not exceed a height of 2.1m measured from the yard floor.

Gates - in matching hardwood or galvanized painted metal.

7 SERVICES

Service pipes

Sewer, waste pipes or any other pipe or ducting must be built into the wall. Only stub stacks below 500mm may be exposed.

Septic Tanks

Septic Tanks are required on each site with the outlet connected to the sewer system to carry to the treatment plant.

The minimum requirement for a septic tank would be a 2500 litre jojo heavy duty tank or similar.

The ideal would be brick built, two chambered with the first chamber having a capacity of 3000 litres and the second chamber 2000 litres with the necessary tee pieces in place to prevent solids carrying through to the treatment plant. If it is brick built, plastered inside and outside, sealed with Cemflex which is a sika products applied with a block brush, it is a slurry. Do not use it with the membrane.

Alternatively two smaller 2 x 1500 litre septic tanks are to be installed in series.

Satellite dishes and aerials

To be positioned so as not to be a dominant feature or detract from the building

Air conditioning

All condenser units must be screened at ground level or on flat roofs and must not be visible. Window or wall mounted units are not permitted.

Solar heating/Heat pumps

Solar water heating or alternatively a heat pump is mandatory. Only flush-mounted solar panels on roofs are permitted with the concealed cistern in the roof void. No exposed cisterns are permitted. Colours are to match the roof.

Heat Pumps may be used in the alternative. All heat pump units must be screened at ground level or on flat roofs and must not be visible.

Refuse areas and clothes lines

These areas must be screened behind 2.1m high walls. Bins must be scavenger and baboon proof within a timber gated yard.

Electrical and irrigation boxes

Must match the wall colour

Rainwater tanks

Domestic Use:

Rainwater tanks for domestic use are compulsory with a 10,000L minimum capacity (total).

Garden Use:

Dedicated rainwater tanks for garden use are compulsory with a 4800L minimum capacity (total).

Tanks may be concealed below ground or alternatively all tanks must be screened from view behind 2.1m high yard walls and painted to match the wall colour if they protrude above the yard wall height.

External and site lighting

All external lighting must be shaded above the horizontal plane.

Paving and Building Apron

The use of neat, crisp edged concrete strips, 80mm grey concrete pavers and reinforced grass pavers (allowing for grass growth through the pavers) for parking, aprons around building envelope edge and hard standing areas permitted.

8 GARDENS AND LANDSCAPE DESIGN

Indigenous water wise gardens only are permitted. The suggested list of indigenous plants that will be allowed for landscaping are set out in the attached list marked Annexure "A".

9 ENVIRONMENTAL QUALITY

To ensure that environmental quality is monitored on the Estate, the following requirements need to be complied with:

- A contractor's code of conduct attached marked Annexure "B" must be signed by all building contractors prior to the commencement of work on the Estate. Owners must ensure that these procedures are followed.
- All contractors must be registered with the Estate prior to construction.
- Main contractors are responsible for all sub-contractors.

*Annexure "A"***KATBERG ECO GOLF ESTATE****INDIGENOUS TREES**

Acacia Karroo (Sweet Thorn)
 Acacia Sieberiana (Paperbark Thorn)
 Acacia Xanthophlea (Fever Tree)
 Buddleja Saligna (Witolienhout)
 Buddleja Salviifolia (Sagewood)
 Celtis Africana (White Stinkwood)
 Cussonia Paniculata (Mountain Cabbage Tree)
 Cussonia Spicata (Kiepersol)
 Dais Cotinifolia (Pompom Tree)
 Dombeya Botundifolia (Wild Pear)
 Olea Europaea (Wild Olive)
 Podocarpus Falcatus (Outeniqua Yellowwood)
 Podocarpus Henkelii (Henkel's Yellowwood)
 Podocarpus Latifolius (Rial Yellowwood)
 Pincus Lancea (Karee)
 Rhus Pyroides (Fire Thorn)
 Vepris Lanceolata (White Ironwood)
 Gardenia Thunbergia (White Gardenia)
 Aloe Arborescens
 Rhus Succedanea

EXOTIC TREES

Liquidambar Styraciflua (American Sweet Gum)
 Quercus Robur (English Oak)
 Quercus Palustris

(Pin Oak)
 Liriodendron Tulipifera (Tulip Tree)
 Fraxinus Americana (Ash)
 Acer Byergerianum
 Acer Negulido
 Acer Palmatum
 Acer Davidii
 Albizia Julibrissin (Silk Tree)
 Sambucus Nigra (European Eldor)
 Cornus Florida (Flowering Dogwood)
 Raphiolepis Indica (Indian Hawthorn)
 Malus Floribunda (Crabapple)
 Parrotha Persica
 Cupressus
 Betula Pendula
 Juniperus
 Thuja
 Cedrus
 Ilex
 Callistemon
 Camellia
 Laurus Nobius
 Magnolia

INDIGENOUS SHRUBS

Aloe
 Agapantha
 Acanthus Mollis
 Clivia
 Rhododendron
 Rhododendron Indicum
 Buddleja
 Burchellia Bubalilia
 Dovyalis Caffra (Kei Apple)
 Hypericum Revolutum
 Leonotis Leonirus
 Leucospermum
 Cordifolium
 Myrsine Africana (Cape Myrtle)
 Plumbago

Polygala Myrtifolia
 Strelitzia Nicolai
 Strelitzia Reginae
 Tecomaria Capensis
 Thunbergia Alata
 Gerbora
 Gazanias
 Knipnoffia

EXOTIC SHRUBS

Alstroenoria
 Abutilon
 Abelia
 Salvia
 Hydrangea
 Wrigelia
 Rosa
 Berberis
 Camellia
 Buxus
 Buddleia Davidii
 Cotoneaster
 Crataegus
 Elaeagnus
 Euonymus
 Forsythia
 Hebe
 Kerria
 Lager Stroemia
 Lavanpulia
 Ligustrum
 Magnolia
 Philadelphus
 Rosmarinus
 Sambucus
 Spirafa
 Viburnum
 Coprosma
 Hibiscus
 Syzygium Paniculatum

*Annexure "B"***CONTRACTOR'S CODE OF CONDUCT****Contractors All-Risk liability policies**

Prior to commencement of work contractors must provide proof of current policies and amounts covered to the satisfaction of the owner.

Builders deposit

An amount of R10000,00 is payable prior to the commencement of construction to cover any damages to infrastructure or the environment caused by such operations. A refund is subject to all damages being repaired by a contractor appointed by the Estate. Damage in excess of this amount will be for the account of the owner who will then claim against the contractor.

Deliveries

All deliveries are to be made through the main entrance. No vehicles in excess of 6 tons will be permitted with the following loads:

- Sand and stone – maximum 6m3
- Bricks – maximum 3000
- Cement – maximum 120 pockets

Deliveries may take place only during construction times i.e. 07.30 to 17.30 on Mondays to Fridays only. Special requests will be considered by the Estate Management.

Site pegs

Site pegs may not be removed. Relocation will be arranged by the Estate for the owners account.

Water and electrical meters

To be protected while construction is in progress

Demarcation of the area for construction

The Contractor must limit building activities to within the individual site boundaries. Vegetation on slopes is to be protected and none removed without approval by the Estate.

Site office

A weatherproof container-type temporary building in good condition may be sited on the property for administration and storage and must be removed promptly on completion of the works.

Site toilet

A properly enclosed chemical site toilet must be provided on each site and properly maintained.

Hoarding

Where activities on a building site may cause inconvenience to established neighbours provision must be made to erect on site boundaries a dark green shade cloth hoarding supported by timber posts located on the inside at 3m ccs at a total height of 2.1m to screen off building operations. It must be maintained in position and no materials may be stored outside of the hoarding.

Litter and rubble

All rubble must be neatly stored and removed on a weekly basis from, or dumped in an allocated area within, the Estate. On completion construction sites must be cleared of all rubble and top soil.

Precautions against subsidence and wash-aways

Adequate precautions must be taken and maintained, No cement or chemical run-off is permitted.

Site staff

Only the contractor's staff will be allowed on site during working hours only and must access and exit daily via security control at the main entrance gatehouse. All staff working on site must obtain pre-clearance from Estate security (including Police reports) and no casual labour that has not been passed by security will be allowed. At all times while on the Estate, all contractors staff must wear a Hi Viz Jacket with clearly legible text identifying the contractor's company name and contact telephone number on the back.

Fires

Small fires by staff for food and beverage preparation will only be permitted within the site boundaries and the contractor is to ensure safety from fire spread at all times.

Sewer and water connection

Pipes must be kept clean so that no foreign objects enter the system causing blockages.

Speed

A speed limit of 30kms per hour on the Estate is not to be exceeded.

Construction period

A limit of 1 year on all building works undertaken unless specific relaxation of the time period is obtained from the BOT'S in writing.

Breach of contract

Breach of the above requirements will result in the Estate management:

Calling on the Contractor to comply within a reasonable period of time not exceeding four (4) days from date of notification;

Rectifying the breach itself and recovering the cost from the Contractor including the right to deduct same from deposit amount or excess;

The decision of the Estate management will be accepted by the owner and contractor as final and binding.

I/We duly authorized hereto do hereby accept the above conditions and undertake to abide by them.

.....
CONTRACTOR (Signature)

.....
KATBERG ECO GOLF ESTATE (signature)

.....
(Full Names)

.....

.....
(Date)

.....