



Khamanga Bay Private Residential Estate

Few estates can match Khamanga Bay's excellent value for money, coupled with the prospect of a superb return on investment. The stands are between 1000 m2 and 2000 m2. However, carefully planned open common ground, fronted by coastal forest and untouched acacia thorn high ground, provides an even greater sense of space. Homeowners have the opportunity to create their own unique homes within masterful architectural themes. This enables owners to stay within the ambience of the estate, which is a key aspect in re-sale.

Government has clamped down on proposed developments with direct beach access. This will be a significant factor in the investment returns yielded by the estate.

Khamanga Bay is the envy of many who would like to live at the coast. While lifestyle is the primary reason for living at the estate, the prospect of increasing property values comes into focus when making an investment decision. Prices of properties in secure eco-friendly estates are climbing fast. If the delights of beach living, combined with a marvellous investment, are on your horizon, then Khamanga Bay is the solution.

Khamanga Bay

Architectural Design Manual for Residential Properties

1. Introduction:

The site with its unique setting has led the developers to establish an Architectural Theme to enhance the character of the site.

These guidelines allow for individual choice in the design process to give flexibility and individuality whilst retaining an overall sensitivity to the theme, to achieve an Architectural coherence within the residential development.

In order to maintain control of the theme the developers have formed an **ARCHITECTURAL AND BUILT ENVIRONMENT COMMITTEE**, known hereafter as: - **ABECOM**

All home owners will be required, as part of the purchase agreement, to abide by this code and to submit all designs to this committee for approval prior to commencing any work. The procedures and requirements for submissions will be dealt with in detail later on in this document. No deviations will be entertained once designs are approved.

A copy of this document must be given to all Architects who are commissioned to complete any dwellings in this development, to enable them to follow the guidelines contained herein. **ABECOM** reserves the right to reject any designs that it deems not in keeping with the overall theme and or this code. Their decision is final and binding.

This is the **10th** edition of this manual and is effective from **18 September 2012** and supersedes all previous editions as may have been disseminated by the various agents, until further amendments are required. This code will be amended and updated from time to time at the sole discretion of **ABECOM**, amendments will be made to this document only for the betterment of the development.

This manual is an addition to the National Building Regulations and the regulations and by-laws of the ruling Local Authority namely The Great Kei Municipality. See Appendix B for Great Kei Municipality requirements for building specifications and plan submission requirements. **All designs are to adhere to the new Building Regulations for Energy Efficiency in Buildings namely the SANS 10 400 X & XA and SANS 204.**

2. Architectural Theme and Built Form:

The Architectural Theme is the country architecture of the southern east coast of Africa with a strong Balinese influence. The theme calls for thickened walls, sprocketed verandah roofs with double pitched tiled beyond, narrow window and door openings, balconies and terraces and courtyards. These elements are apparent in our regional architecture and well suited to Eastern Cape sub tropical climatic conditions. They are to be incorporated into the designs to produce a more regional approach to this architectural theme, rather than rigidly placing imposing buildings that could be out of context with the character of the surroundings. This architecture contains elements, developed over centuries, which take into account aspects such as sun, shade, heat, coolness, and contact with the water, vegetation and topography.

The Architectural essence of the theme should be unembellished simplicity, a composite of rectangular and square forms articulated to reduce the scale of a single structure. Articulation of these forms by means of links, verandahs and courtyards is encouraged; this will enhance the character in the designs as well as resolve the issues of climate and the variations in levels due to the topography of the site.

- Large monolithic structures will not be permitted.
- Relationships of the buildings are to be intimate with smaller spaces created to form the verandahs, courtyards, patios and terraces that tie the forms together.
- The low density of the development, the generous sizes of the individual sites and the rural aspect of the site allow for buildings to be spread out on each site, producing a horizontal rather than an urban vertical architecture.
- The theme will achieve coherence with the consistent use of form, colour and materials throughout.
- Attention should be paid to the connections of the various forms, the detailed junctions of the different materials and how they impact on the overall design.

3. Town Planning Requirements:

3.1. Building Lines:

The following Building Lines are to be strictly adhered to. See explanatory sketches on **01 – SITE CONSTRAINTS** in Appendix A in this document.

- Street Boundaries 4.5 m to dwellings
 5.0 m to garages
- Side Boundaries average of 6.0 m with 2.4 m minimum (*the reciprocal boundary will have a 3.6 m building line*)

- **Rear Boundaries** 3.0 m minimum –
The following site numbers; 34 to 37, 75 to 79, 109, 178, 226, 229, 230 are to have a 2.0 m building line to all lateral and rear boundaries.
- **Site Coverage** 35% maximum e.g. 1000 m² site = 350 m² Dwelling, including all covered areas.
- **Minimum dwelling size** 160 m² excluding garages and out buildings.
200 m² including garages and out buildings.
- All outbuildings, stores and garages are to form part of the main dwelling, either under one roof or linked by means of smaller link roofs or by means of verandas, courtyards, patios and terraces that tie the forms together. Parapet walls, to be used to conceal all flat roofs, to have moulded or corbelled copings that project 300 mm above the finished roofing.

3.2. Height Restrictions:

This portion must be read in conjunction with the explanatory sketches provided later in this document. See explanatory sketches on **02 – HEIGHT RESTRICTIONS** in Appendix A in this document.

All previous documents stating that there are sites limited to single storey dwellings in the area of the private open space around the beacon shall now read:-

All sites previously restricted to single storey dwellings may now be double storey in this area as with the remainder of the development; subject to the overall height restriction of the development of not more than 8.0 m measured from the lowest point on the natural ground line, on a line parallel to the natural ground line.

The 8.0 m restriction can be explained the easiest by a mesh covering the natural ground on the site and then lifting it vertically by 8.0 m in height above the site – no portion of the building may then project beyond this mesh.

Sites with entry from roadway below the site, or alongside the site;

- All building elements are to be within 8.0 m in height measured from the natural ground level vertically below any point.

Sites with entry from roadway above the site;

- On sites with entry from roadway above site height restrictions of dwellings, measured from the lowest point on the natural ground line, at the point of the street boundary, to the highest roof point is 6,5 m, with a further total height restriction of 8,0 m in a line parallel to the natural ground line. See the explanatory sketches in the document.

Houses on stilts will not be permitted unless no other alternative can be contemplated. A minimum of 50 % of the footprint must be in direct contact with the ground. Any structures that may be on stilts or supporting columns are to be designed to be in keeping with the overall architectural theme and are subject to review by the **ABECOM**.

Consideration for neighbouring home owners is paramount and must be given at all times, the dwellings must be designed in such a way that views of all neighbours are not obstructed. Height restrictions apply but sufficient side and rear space must also be considered in each case. Owners must adhere to building lines, as per the Town Planning portion of the document, where neighbours have built first and elected to use a 2.4 m building line on one side, the next dwelling will then be limited to 3.6 m building line on that boundary and visa versa, thus giving a 6.0 m space between dwellings on any given site.

4. Building Elements:

4.1. Boundary and Retaining Walls:

- Attempts must be made by all home owners to reduce the use of boundary walls since this is a secure environment, boundary walls are mainly for privacy and to contain any pets home owners may have.

Street frontage boundary walls will not be permitted, only garden walls in coursed natural stone to a maximum height of 680 mm necessary to terrace any steep sites and assist in storm water management will be permitted. Common boundary walls will not be permitted beyond the midpoint of the common boundary toward the street, from there on toward the back of the site home owners may incorporate any of the approved walls or screening devices. From the midpoint to the front all the sites are to be left open to enhance the open feeling. See explanatory sketches on **01 – SITE CONSTRAINTS** in Appendix A in this document.

In the interest of public safety it has become evident that the sites below street level need to be allowed to build a barrier on the street boundary when the plot level is more than 1 meter below the pavement level to comply with National Building Regulations. This barrier may be a balustrade; a solid brick or stone wall or dense planting that is in place upon occupation and that is maintained at all times. Walls or barriers are not to be higher than 1 meter above the pavement level, unless it is screening a drying yard immediately behind the street boundary. When screening the drying yard, that portion of wall is to be at 1.8 meter above pavement level for that portion to screen off the yard from the street, the balance is

to be as above. Architects may elect to have a combination of these elements to comply with this change to the Architectural Guidelines. Drawings of these incidents are to be detailed and submitted with the plans for approval by the committee prior to construction. This change is retrospective and applies to all houses currently under construction and / or completed.

- No precast post and slat (Vibacrete) walling will be permitted.
- The preferred construction method for common boundary walls, is that they are to be built with masonry peers to a height of maximum 1.5 m, with masonry infill panels to a height of maximum 1.5 m – other wall types will be considered on submission of the plans.
- Masonry peers to have a 1:6 width to height proportion e.g. 250 mm wide (square) and 1.5 m high.
- All kitchen yards and private utility courtyards are to be screened off with walls to a height no lower than 1.8 m and are to obscure views of any washing and bins from all neighbours. Yard walls should be constructed from brickwork.
- Masonry to all boundary walls to be in coursed natural sandstone or brickwork, plastered and painted or a combination of both may be used. No painted concrete blocks, klinker or face brick will be permitted in the development. See explanatory sketches on **03 – BOUNDARY WALLS** in Appendix A in this document.
- Retaining walls for terracing to be sensitive to the site and must be planted over with approved vegetation. Materials of preference will be; natural sandstone and masonry walls. Terraforce precast retaining systems and railway sleepers will be permitted in limited areas to the back areas behind the houses, to stabilize retained earth only if planted over with approved vegetation and is subject to review by the **ABECOM**. See explanatory sketches on **04 – RETAINING WALLS** in Appendix A in this document.

4.2. Walls:

- Only plastered masonry walls will be permitted.
- The use of framed walling will only be permitted in limited areas, such as in dormer window construction, only if the external finish is stucco plaster to assimilate plastered masonry.
- Where plinth walls are required the use of coursed natural stone for plinths is encouraged. Plinth walls to a maximum height of 2.0 m above natural ground level or to the lowest ground floor level – which ever occurs first. The use of pre-manufactured stonewalling or random rubble stonework will not be permitted; only coursed natural sandstone plinth walls (available from approved suppliers) will be permitted, all walls are subject to approval by **ABECOM**.
- Uninterrupted lengths of walls greater than 4.0 m in length with no openings will not be permitted. Where no windows are desired apses or deep recesses may be implemented in place of windows – this should be limited and kept to areas not visible from the street.

4.3. Windows and Doors:

- The use of precast concrete frames will not be permitted.
- The use of round portal type windows will be permitted, to enhance the façade on gables, but should be limited to those areas alone.

- Individual windows shall be noticeably taller in height than wide to a proportion of a minimum of square to smaller windows. Groups of windows should be separated with sufficient brickwork in between. See explanatory sketches on **05 – WINDOWS AND DOORS** in Appendix A of this document.
- Windows and doors are to form individual openings in the walls; larger windows up to 6.0 m will be permitted on the façades where there are views as for the stack away doors.
- Finishes to windows and doors to be any of the following; - Hardwood frames painted or varnished, Powder coated aluminium – no natural anodised aluminium or steel windows will be permitted.
- Colours of frames and sub frames, if painted, are to be natural pastel colours in whites, blues and greens and browns. No primary or bright colours will be permitted. Colours to compliment the dominant wall colours.
- Deep reveals and external shutters are encouraged to enhance the theme.
- Fold away / sliding doors, may be used to courtyards, terraces and verandahs, these will be permitted to exceed the window proportions, since these have the purpose of linking the interior spaces with the terraces and other external spaces, generally the verandah posts and columns will provide the desired articulation of the facades, up to a maximum opening size not exceeding 6.0 m in any one opening.
- Garage doors to be single or double doors out of fibreglass or timber segmented panels.

4.4. Burglar Bars and Security Gates and Alarm Systems:

This is a secure environment but allowance has been made for nominal security measures for insurance purposes and should compliment the architectural theme with unembellished wrought iron work to gates and burglar bars.

- All metal work to security bars and gates to be galvanized and painted and should not be highly visible from the street side.
- No external burglar bars will be permitted.
- Architectural devices like shutters are encouraged to provide security to openings in place of burglar proofing. These may be internally fitted where sliding sash windows are not used.
- Any alarm system installed is to be a silent alarm, linked to a response unit.

4.5. Tiled Roofs:

- Major roofs to be deep fluted clay or concrete roof tiles from the following ranges;- Marley 'Monarch' tiles, Lafarge / Coverland Range 'Riviera' tiles or Lafarge / Monier Range or 'Cupola' or 'Cotto Coperture' red (argilla) clay pan tiles.
- Roof colour to be terracotta throughout
- The architecture of the theme predominantly has hipped and gable end roofs. Natural light may be introduced to the interior by means of Gambrel type ends to hipped roofs, or by using the dormer type concept. Large eaves overhangs and the use of sprockets to crank the roof at the eaves

are encouraged to reduce the vertical height and promote the use of verandahs. See explanatory sketches on **06 – ROOFS** in Appendix A of this document.

- The sprocket junction of the flair is to be a minimum of $\frac{1}{3}$ of the pitch of the roof measured from the external wall to the main roof ridge.
- Major roofs to be double pitched with slopes between $22\frac{1}{2}^{\circ}$ and 45° . Roofs with pitches exceeding 35° without a change in angle to have dormer windows to minimize the impact of large expansive roofs as the dominant element. Dormer windows are subject to the same window proportions as elsewhere.
- Deep verandas and lean to roofs to have pitches between 10° and $17\frac{1}{2}^{\circ}$. A sheeted or boarded roof must be laid and covered over with the tiles to match the major roofs if the roof pitch is below $17\frac{1}{2}^{\circ}$, as per roofing manufacturer's specifications.
- Small flat-boarded roofs with pitches below 10° are permitted to link the major elements. Waterproofing to flat roofs to be finished with stone chips (colour to be terracotta or sandstone). Parapet walls, to be used to conceal all flat roofs, to have moulded or corbelled copings that project 300 mm above the finished roofing.

4.6. Thatched roofs:-

- Thatch roofs will no longer be permitted – all dwellings to have the tiled roof specifications as above.

4.7. Rainwater Goods and Plumbing:

This architectural theme calls for the gutters and down pipes to be concealed, where possible. With the use of the veranda type roofing, main roofs can flow onto the veranda roof via spreaders, thus eliminating long down pipes. The down pipes can be taken down the posts to the veranda roof and be less obtrusive.

If gutters are omitted entirely the treatment of the eaves must be given attention, overhangs are to be sufficient to allow rainwater to fall clear of the walls onto a hard surface apron along the entire length. A storm water management proposal must be submitted with the design.

- Where exposed gutters and down pipes are used, prepainted Ogee aluminium seamless gutters are preferred. The use of pvc gutters will be allowed. All colours of gutters and fascias to compliment dominant wall colours or the colour of the material it is fixed to.
- All plumbing pipes are to be recessed and/or concealed in ducts. No exposed pipe work or rainwater down pipes are to be visible from the streets or neighbouring properties.
- 1 X 5000 L Rain water tank is to be installed per site, to supplement and conserve water. Tanks are to be totally concealed behind screen walls or buried under ground and should not be visible from abutting owners.

4.8. Chimneys, Fireplaces and Braai's:

- Wood burning fireplaces and braai's will be permitted.

- All chimneys to be plastered and painted masonry built to a height that exceeds the highest roof but within the limits of the height restriction (chimneys to comply with NBR). Any steel flues that accompany pre manufactured fireplaces are to be used as flue linings to the masonry chimney, unless using exposed specialist stainless steel flues.

4.9. Colours and Textures:

- Plastered walls to be in keeping with the overall theme and may have a textured and or a smooth finish. No rudimentary rough plasters or fish scale scallops of plaster will be permitted.
- Natural muted earthy tones to be predominantly used – no bright or primary colours will be approved.
- Plastered surround to openings may be painted in lighter shades of the predominant colour or be painted white.

4.10. Decks and Terraces:

- Decks supported on timber columns will be permitted but should not exceed heights in excess of 2.0 m above natural ground level measured at the lowest point. See explanatory sketches on **07 – DECKS and TERRACES** in appendix A of this document.
- Where a terrace is to be built and the height measured at the lowest point exceeds 2.5 m the area directly under the terrace should be used as habitable space and form part of the dwelling.
- First floor verandahs are to be supported on timber posts, masonry peers or simple precast concrete columns, by approval of **ABECOM**.
- Balustrading to decks, terraces and verandahs to be masonry peers or timber posts with infill panels of wrought iron, stainless steel, timber – painted or varnished, powder coated galvanized iron or aluminium or any combination of the above.
- Glazing to balustrades will be permitted where glazing occurs behind the balustrading and forms an integral part of the balustrade. Clear glass in panels supported between posts will be permitted, but this system is not encouraged as it is not entirely in keeping with the intended style. See explanatory sketches on **08 – BALUSTRADING AND HANDRAILS** in appendix A of this document.

4.11. Driveways:

- Driveways may be finished as follows:-
 - Brick paving – colours to match the internal road ways in the development: - 70 % grey and 30 % terra cotta 70 mm thick interlocking pavers. The use of patterns and panels is encouraged, to allow for individuality of each dwelling, from the site boundary to all driveways. All kerbs to conform to the specifications of the roads in the development.
- All driveways to maintain the general level of the sidewalk up to the individual boundary, only then may the incline up or down begin – this to provide a level and consistent sidewalk to all roads.

4.12. Pools:

- Pools will be permitted; the Committee will determine the final design and positioning of all pools.
- Temporary plastic / Pvc lined lattice pools will not be permitted.
- Pools that are above ground level will not be accepted, the pool may project above ground level where the topography dictates, but must be surrounded by a terrace or a deck at those points.
- Pool fencing to be unobtrusive and to tie in with any other balustrading or walling. The use of pool nets and covers in place of fencing is encouraged – all safety regulations relating to pools are to be adhered to at all times.

4.13. Exterior Lighting:

- All exterior lighting to be unobtrusive and confined to the limits of each individual property, with no lighting directed onto any neighbouring properties. See explanatory sketches on **09 – EXTERIOR LIGHTING** in Appendix A in this document.
- Street lighting will be by means of one pole top mounted exterior light fitting placed on the street boundary of each site, the position will depend on the individual designs.

4.14. Wash-lines:

- All wash-lines to be concealed behind kitchen yard walls and are not to be visible from the street or from neighbouring properties. See explanatory sketches on **10 – RAINWATER GOODS and PLUMBING** in Appendix A in this document.

4.15. Aerials, Satellite Dishes and Solar Panels:

- Where possible all T.V. aerials and satellite dishes are to be concealed from view from the street and should preferably be contained in the roof space or behind the screen walls of the utility courtyards where possible.
- The use of solar roof panels for water heating will be permitted but should, as far as possible, be inconspicuous and not facing the street. All panels to be placed in such a way as to not be prominent and visible by neighbours, preferably on roofs that are not visible or those concealed by other roofs. All intended panels to be shown on plans at submission stage for approval by **ABECOM**, if this is required during construction phase, then consultation and approval must be applied for and granted in writing from **ABECOM**.

4.16. Planting:

- Please refer to Paragraph 40 in the Khamanga Bay Homeowners Constitution document, for all requirements relevant to this topic.

5. Building Plans:

All plan submissions to be delivered or posted to the Khamanga Bay offices at the Gate House / Postal Address:

Khamanga Bay, P.O. Box 407, Qwelera, 5259. Telephone and Fax 043 734 3631

All submissions are to be completed by **SACAP Registered Professional Architects** only; all registration numbers are to be displayed on all drawings. Sketch plans and working drawings are to be submitted separately to ABECOM. A nominal scrutiny fee will be payable to **Khamanga Bay Homeowners Association** and is to be submitted with the working drawings. Approval of the plans will not be given without payment of the fee. The amount for the fee will be determined by the Homeowners Association and may be revised without notice, for this period the fee is set at **R 3875.00** per submission.

The preferred format for submissions of the sketch plans is **Landscape ISO A3** format for ease of handling and filing.

5.1. Sketch Plans:

To be submitted in triplicate with 2 colour copies for approval. ABECOM will keep one copy for record purposes; the remaining two will be stamped and returned to the person submitting the drawings. One of the approved and stamped sets of sketch plans is to be submitted with the working drawings. No working drawings are to be put to hand until the sketch plans are approved.

The sketch plans are to have the following information:-

- 1:200 Site Plan showing –
 - Site dimensions in metres
 - All building lines and servitudes
 - Levels and contours of the site
 - All buildings on the site, both proposed and existing
 - All boundary walls with their respective materials and heights indicated
 - Adjoining sites, with any buildings they may have, including existing boundary walls, if vacant then indicate thus
 - All street names and all site numbers
 - North arrow

- Setting out dimensions of building relative to the site
- Driveways, position of street light and drainage
- 1:100 Sketch Plans showing all
 - Floor levels, including lofts, mezzanines and basements
 - All elevations, including boundary walls from the street and sides to indicate the heights and materials to be used
 - All relative sections to describe the construction of the building
 - Owners and Architects names and all contact details on the cover, for follow-up discussions

5.2. Working Drawings:

All submissions are to be completed by **SACAP Registered Professional Architects** only; all registration numbers are to be displayed on all drawings. To be submitted in triplicate with 2 colour copies for approval, together with an approved sketch plan. ABECOM will keep one copy for record purposes; the remaining two will be stamped and returned, together with the sketch plans attached, to the person submitting the drawings.

The working drawings are to have the following information -

- 1:200 Site Plan as per sketch plans showing detailed services and **storm water management plan**.
- 1:100 Plans, signed and dated by the owner/ professional consultants showing the following :-
 - Room designation including room areas and relevant floor finishes and floor levels
 - Doors and windows
 - Rain water treatment on plan and elevation
 - All openings to be shown on elevations with windows and doors types and materials indicated
 - All elevations and sections required to give changes in levels and use of materials
 - All stairs with treads and riser heights
 - Specifications of roof trusses and roof covering
 - Show all ground levels, natural and proposed
 - Indicate all cut and fill situations accurately on sections, include survey diagram to verify correct contours
 - Engineer's structural details and certificates as per municipal submissions

Once ABECOM approves the drawings they are then ready for submission to the Great Kei Municipality for municipal approval. See **Appendix B** of this document for the requirements for plan submission to Great Kei Municipality. The owner must notify the Association in writing that the Great Kei Municipality has approved the plans and that he/she intends to start building. Only then may construction commence.

The maximum construction period for any dwelling is 12 months, from when the contractor takes possession of the site until final completion. No phasing of construction will be permitted. Dwellings must look complete and comply with the minimum dwelling size requirement of 200 m² of built area when the contractors move off site. Alterations and additions may be affected at a later date to provide additional accommodation e.g. Gazebos and pools. The submission of plans for additions and alterations is to follow the same procedures as for new buildings.

All completed projects to have a copy of the 'as-built' drawings submitted to **ABECOM** for record purposes.

5.3. Management of the site during construction:

Refer to the Khamanga Bay Homeowners Association **Contractor's Code of Conduct** for details regarding the building process. See enquire at the administrative office for the latest version of this document.

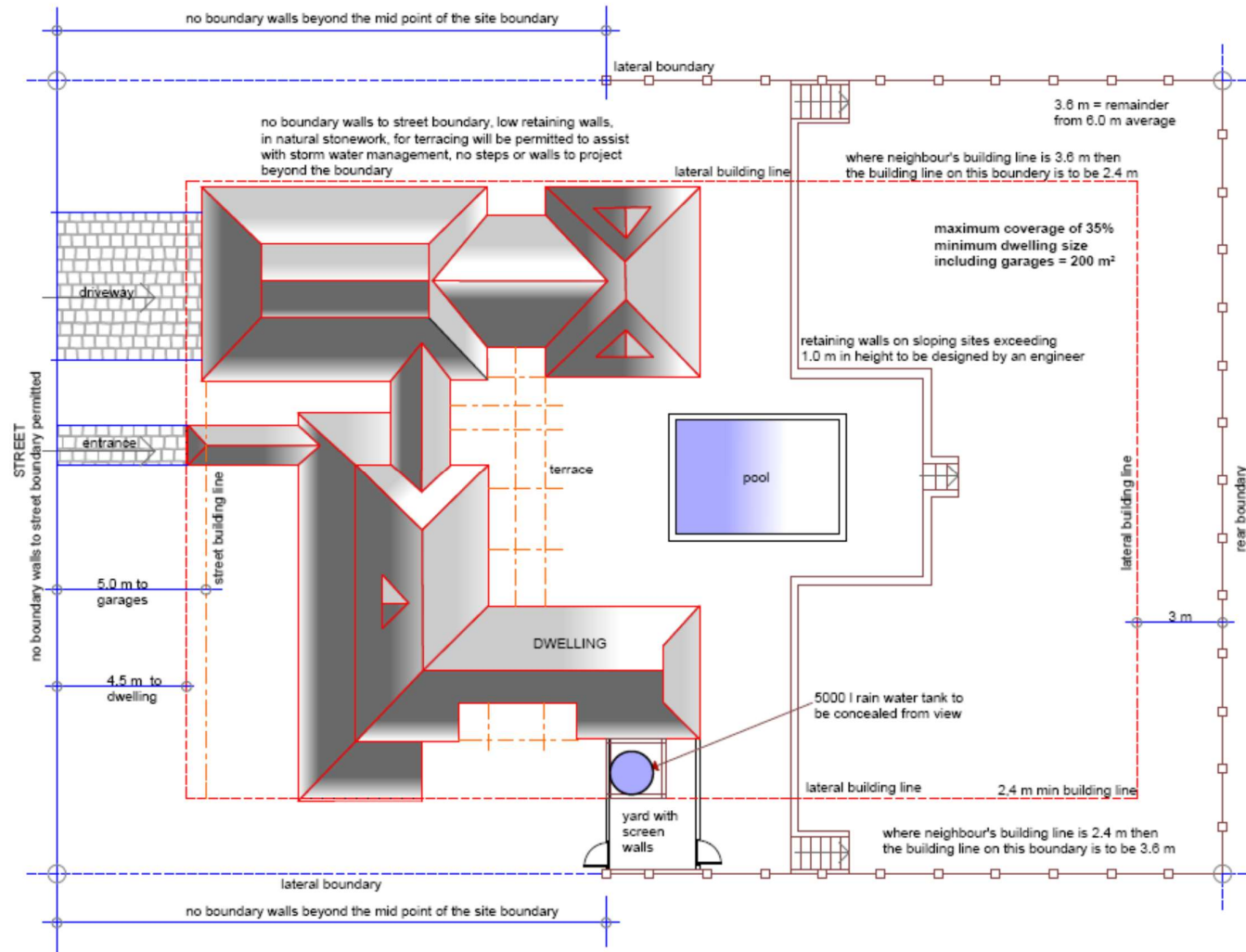
All drawings and works are to comply with all relevant SABS codes and the National Building Regulations, as well as the By-laws of the Local Authority.

APPENDIX A:

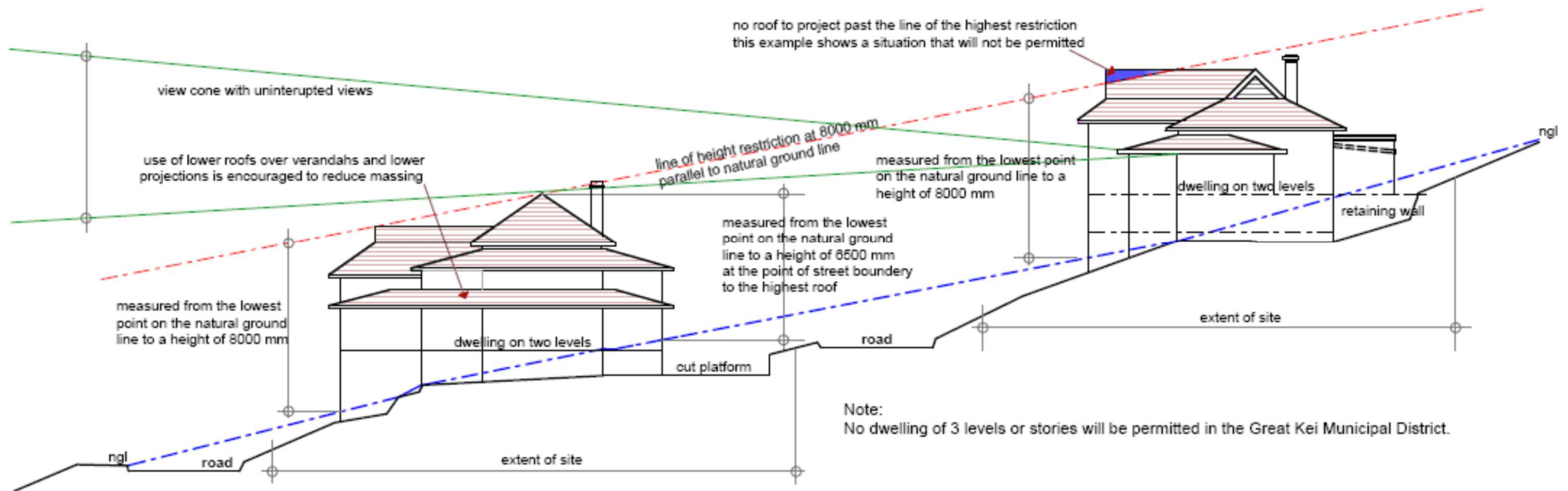
Index for explanatory sketches: -

- **01 – SITE CONSTRAINTS**
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01 – SITE CONSTRAINTS



02 – HEIGHT RESTRICTIONS



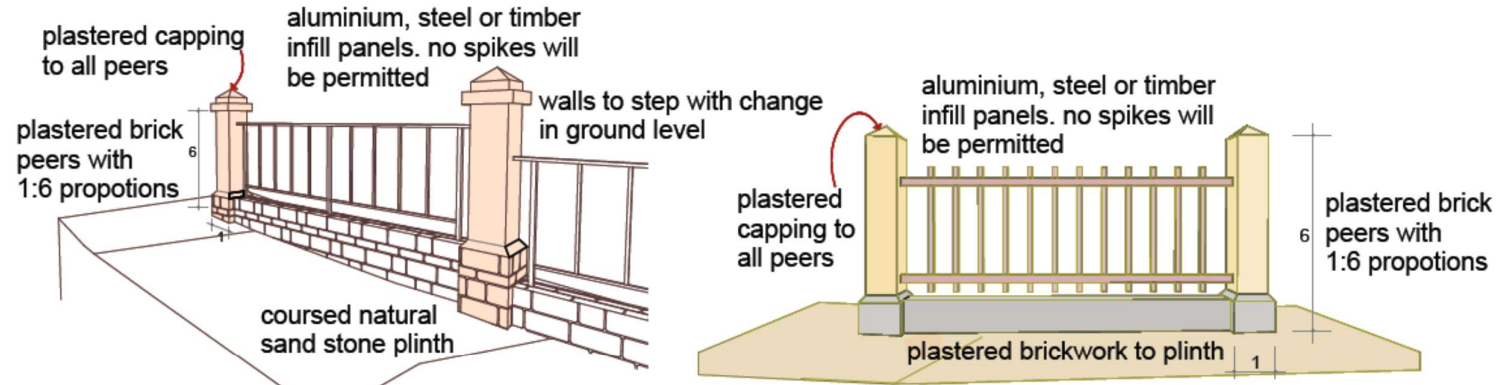
Sites with entry from roadway below the site, or alongside the site;

All building elements are to be within 8.0 m in height measured from natural ground level vertically below any point.

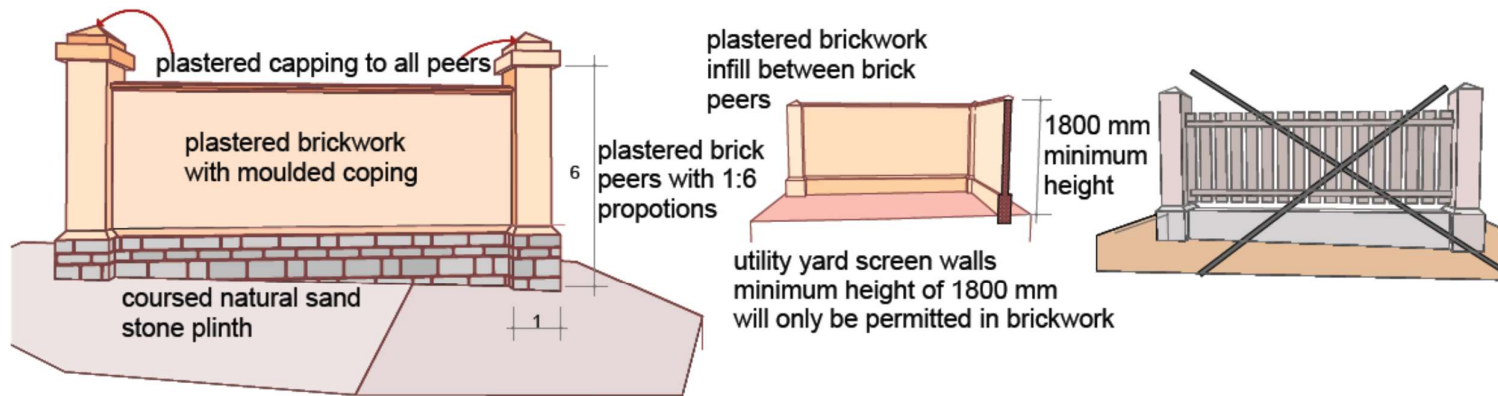
Sites with entry from roadway above the site;

All building elements are to be within 6.5 m (single storey) in height measured from natural ground level vertically below any point at the street boundary then apply the same rule as per sites with entry from roadway below the site.

03 – BOUNDARY WALLS

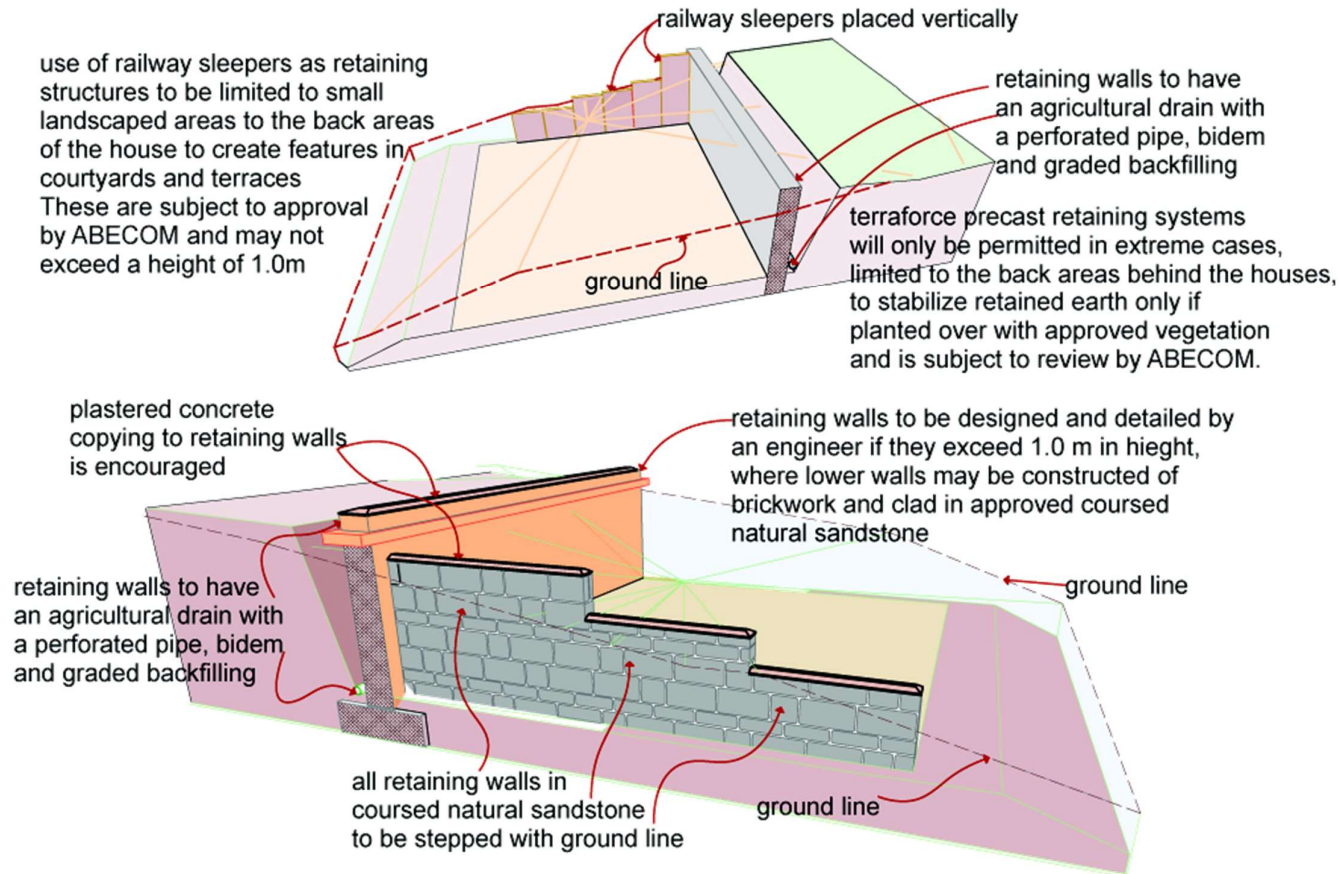


boundary walls to maximum height of 1500 mm



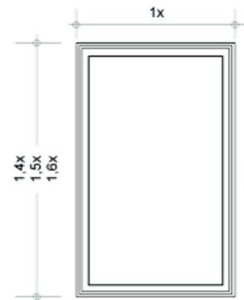
boundary walls to maximum height of 1500 mm, unless it forms part of a retaining wall

04 – RETAINING WALLS

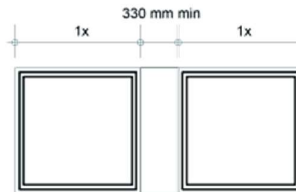


05 – WINDOWS and DOORS

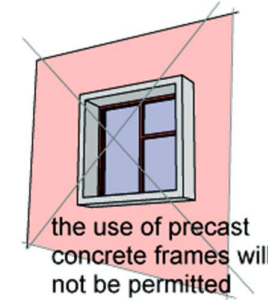
all windows and doors are subject to final ABECOM approval, this is a guideline only



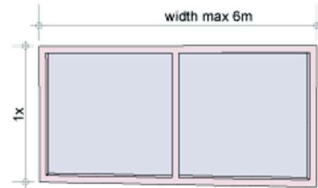
preferable window proportions, windows are to be noticeably taller than wide



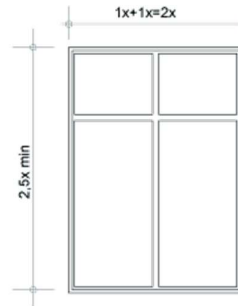
combinations of smaller windows grouped horizontally are to have a minimum of 330 mm brickwork in between to create individual openings



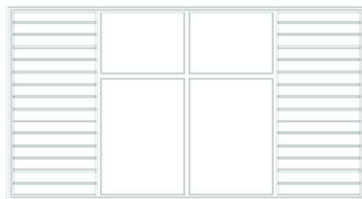
the use of precast concrete frames will not be permitted



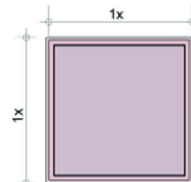
windows forming long horizontal bands or combinations of smaller windows grouped horizontally will be permitted up to a width of 6m maximum



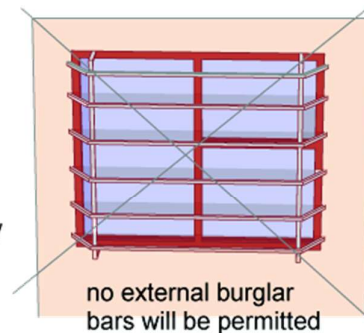
combinations of windows must take on a vertical proportion, fanlights may be used to accomplish the proportions



use of shutters as screening and security devices are encouraged to enhance the theme

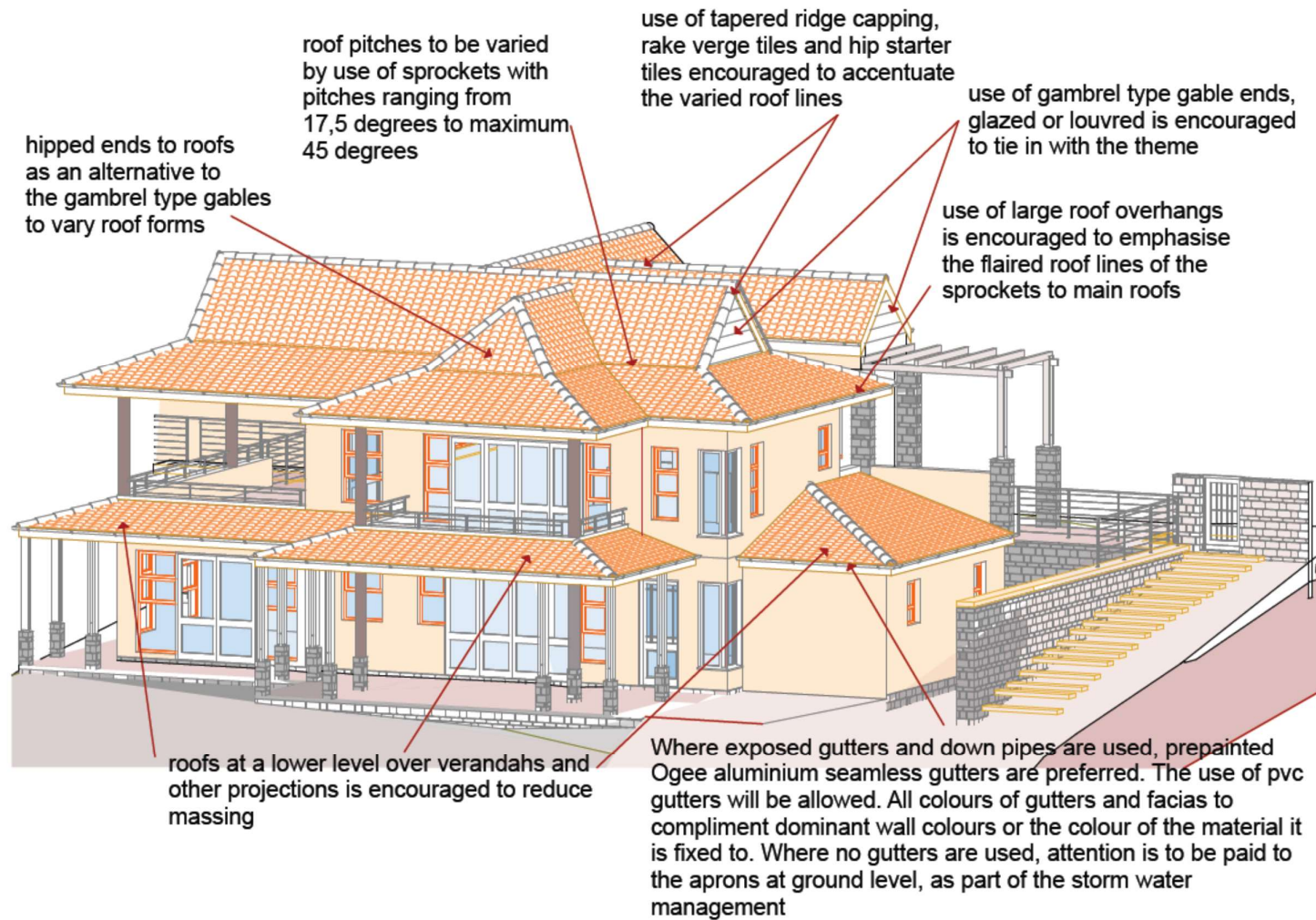


minimum proportion to any windows to be square, only for use on smaller utility windows

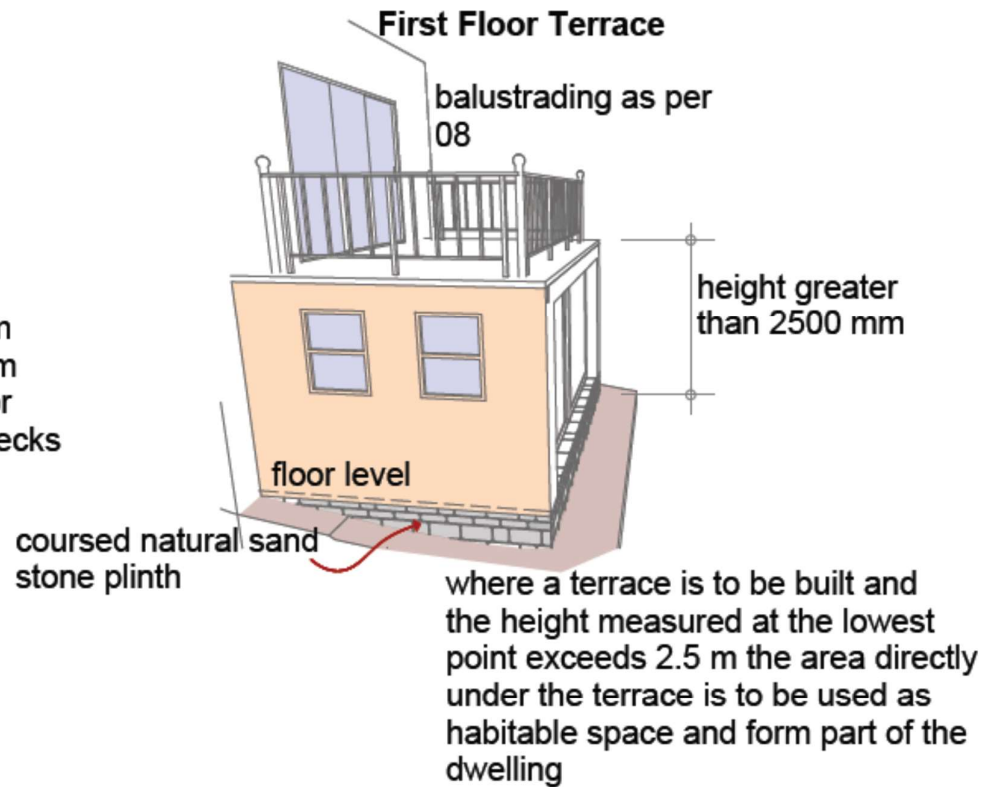
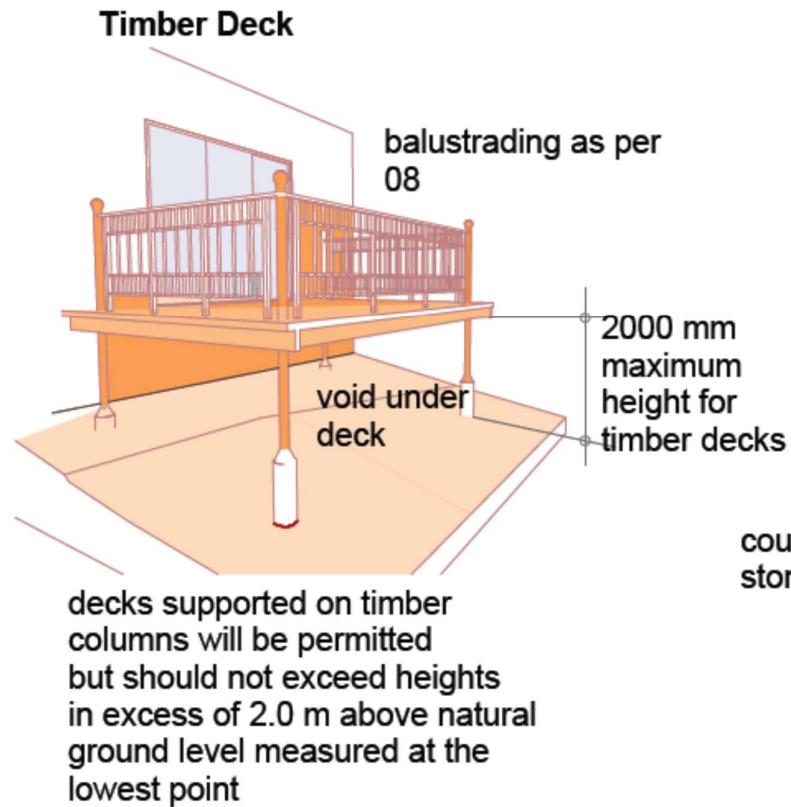


no external burglar bars will be permitted

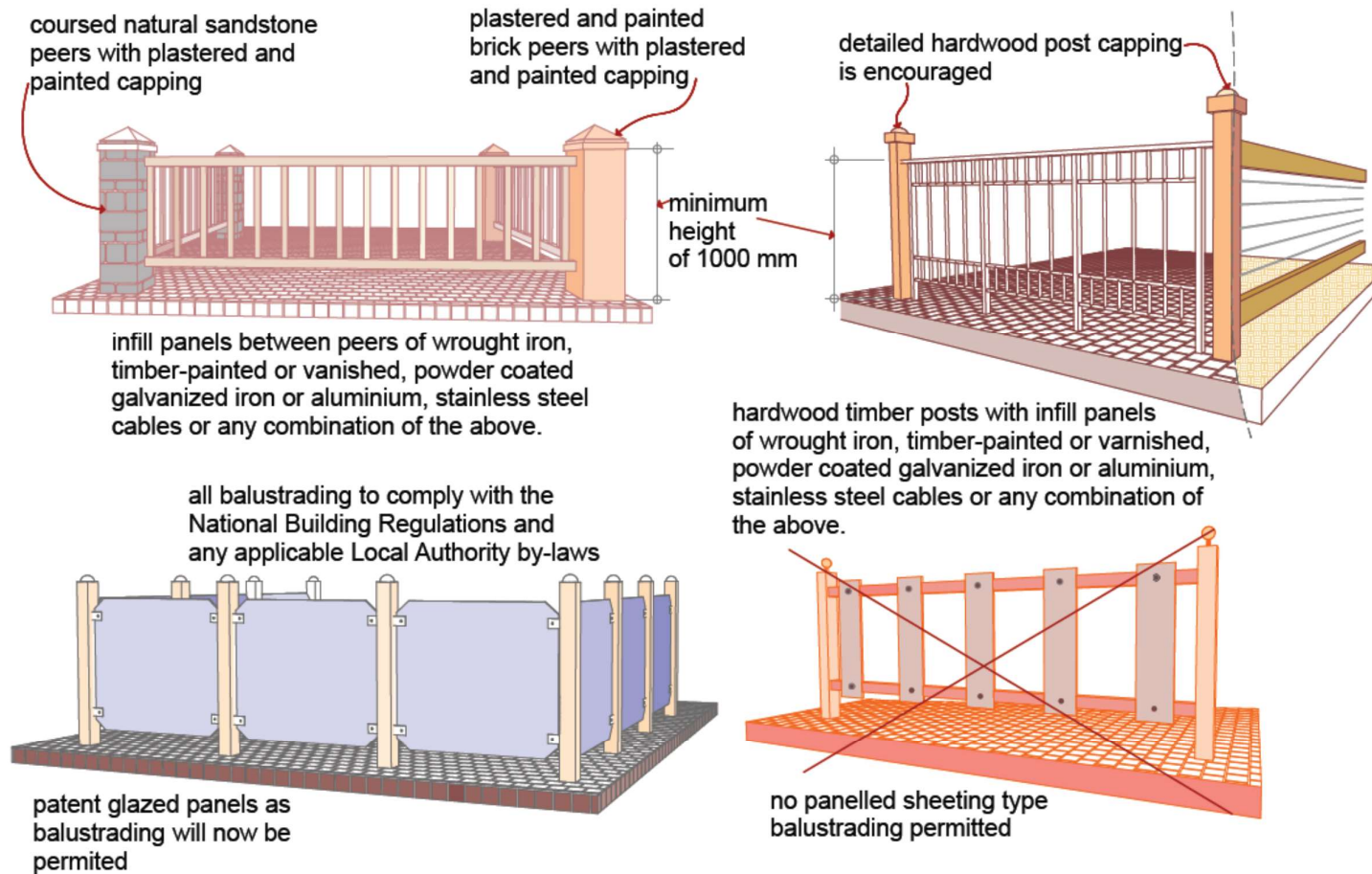
06 – ROOFS



07– DECKS and TERRACES



08 – BALUSTRADES and HANDRAILS

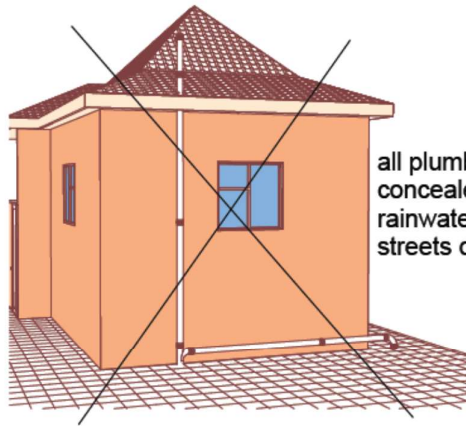


09 – EXTERIOR LIGHTING

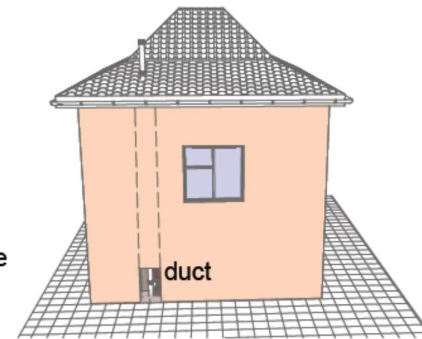
These light fittings from the Bushy Valley Catalogue are to be used for all exterior lighting visible from the road and are available from the appointed lighting agents. All other exterior lighting is subject to review by ABECOM if deemed necessary.



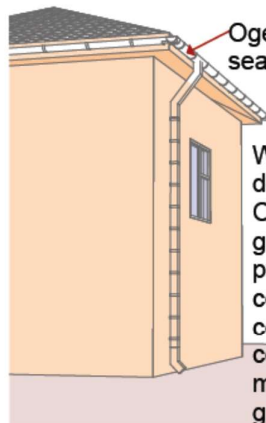
10 – RAINWATER GOODS and PLUMBING



all plumbing pipes are to be recessed and/or concealed in ducts. No exposed pipe work or rainwater down pipes are to be visible from the streets or neighbouring properties.

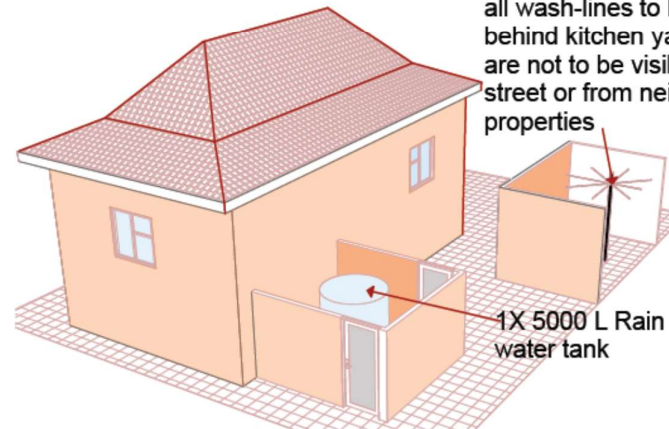


duct



Ogee aluminium seamless gutters

Where exposed gutters and down pipes are used, prepainted Ogee aluminium seamless gutters are preferred. The use of pvc gutters will be allowed. All colours of gutters and fascias to compliment dominant wall colours or the colour of the material it is fixed to. Where no gutters are used, attention is to be paid to the aprons at ground level, as part of the storm water management



all wash-lines to be concealed behind kitchen yard walls and are not to be visible from the street or from neighbouring properties

1X 5000 L Rain water tank

1X 5000 L Rain water tank is to be installed per site, to supplement and conserve water. Tanks are to be totally concealed behind screen walls or buried under ground and should not be visible from abutting owners.

APPENDIX B:

Great Kei Municipality Building Specifications

Great Kei Municipality Submission of Plans Information Sheet

Great Kei Municipality Application for Approval of Building Plans

GREAT KEI MUNICIPALITY

ADDRESS COMMUNICATIONS TO:
P.O. BOX 1
KEI MOUTH
5260

TELEPHONE: (043) 8411 004/58
FAX: (043) 8411 180

BUILDING SPECIFICATIONS

1. SUBMISSION OF PLANS

- a. The proposed plans shall be submitted in triplicate, dated and signed in Ink by the Applicant as well as by the Architect / Draughtsman who has prepared the plans.
- b. Applications, in duplicate, for the passing of plans shall be made in writing on the prescribed forms, obtainable from the Town Clerk, and shall be dated and signed.

2. PREPARATION OF PLANS AND PARTICULARS

- a. A complete set of work drawings.
- b. Plans shall be on sheets not smaller than A4 size (210-x 297mm)
- c. Plans shall be drawn to approved scales and the scales employed shall be clearly stated on the drawings.
 - i) Block plan: not less than
1 : 500
1 : 100
 - ii) Detail Drawings
1 : 50
1 : 30
1 : 20
- d. All working drawings shall be coloured with fixed colours in accordance with the following table:

BLOCK PLAN

| | |
|-------------------------|---|
| Proposed Work | Red |
| Existing Work | Grey |
| Work to be Demolished | Uncoloured and outlined with black dotted lines |
| Open Spaces | Uncoloured |
| New Private Sewers | Brown |
| Existing Private Sewers | Black |

- a. If required by the Council, the person erecting or intending to erect any building shall forthwith engage at his expense a registered Land Surveyor to point out the boundary beacons of the site to a specified employer of the Council.
- b. A letter from the owners of the neighbouring erf/plot are required if a building is erected less than 3m from a boundary or 5m from the street.
- c. Plans for all houses involving the construction of concrete/timber second floor, shall be accompanied by a certificate signed by an Engineer or competent Authority vouching for the structure stability of the floor or structure.
- d. At duets or second dwellings a written approval is needed from the co-owner for any proposed building work on the property.
- e. A copy of the title deed must accompany the building plans when a duet or second dwelling is to be erected.
- f. A letter from the Governing body is required for any building work on the site of a Townhouse or Complex.
- g. The overall plan area of any permanent dwelling house shall not be less than 50m².
- h. Windows to be a minimum of 10% of square meter area of floor space off a room, half of which have to be opening windows.

7. PROCEDURES DURING BUILDING OPERATIONS

- a. Toilet facilities must be provided for workmen.
- b. The approved plan must be on site at all times.
- c. Three days' notice must be given to the Town Clerk when inspections are required.
- d. Inspectors will sign the approved copy of the plan on site after the obligatory inspections viz. trenches, foundations, floor slabs, wall plate height and roof structure, before cladding.
- e. Pegs must be placed in the sidewall or bottom of trenches to indicate the top of concrete foundation before pouring.
- f. Only members of the Building Committee are authorized to inspect trenches and foundations.

- g. No persons may be housed on the premises, except a night watch.
 - h. No concrete are allowed to be cast prior to the foundation and floor inspections.
 - i. No sewer lines to be closed up prior to the sewerage inspection.
 - j. The building site and environment must be kept free of all forms of litter.
 - k. No portion of the building may be used for any purpose other than that specified on the plan.
 - l. No deviation from approved plans will be permitted, unless new plans are submitted for approval.
 - m. Under no circumstances will Council be responsible for any instability in structures.
 - n. No building material or rubbish may be stored or dumped on Municipal ground without prior approval.
8. This specification does not replace the standard building regulations, but must be read in conjunction with it.

BUILDING DEPARTMENT

The next information must be shown in full on the Building Plans.

- The owner must sign the proposed plans
 - The complete ground plan must be shown
 - All dimensions regarding new work must be shown
 - Existing and new room names must be shown
 - A detailed section must be shown, including all relevant heights
 - All existing structures, pools, sewerage as well as all new additions must be shown on the site plan
 - Building lines and all dimensions to street and side boundaries must be shown
 - All driveways must be shown
 - Are Municipal services affected (Trees, lampposts, kerb-stones and stormwater)
 - All elevations to be shown in full
 - All new work must be coloured in to Reg. A5 (6)(a) on floor plans, site plans and sections
 - Are there provisions made for the handicapped
- If a double story is erected less than 3mm from the boundary, a letter from the owners of the neighbouring erven are required
- At duets or second dwellings a written approval is needed from the co-owner for any proposed building work on the property
 - A copy of the title deed must accompany the building plans when a duet or second dwelling is to be erected

A letter from the governing body is required for any building work on the site of a Townhouse

GREAT KEI MUNICIPALITY

SUBMISSION OF PLANS INFORMATION SHEET

The Great Kei Municipality is striving to render an improved service to its residents. It can only do so with your assistance.

The supply of full and accurate information will expedite the building plan process and avoid unnecessary delays in calling for additional information.

PAYMENTS

ALL PLAN APPROVAL FEES ARE TO BE PAID AT:

The Municipal Offices

Main Street

KOMGA (Tel: 043-8311325)

The Municipal Offices

Steenbras Street

CINTSA (Tel: 043-7385553)

The Municipal Offices

Frontier Road

KEI MOUTH (Tel: 043-8411004)

Between 08h00 and 15h00 weekdays.

REQUIRED INFORMATION

The following is required to enable your building plan approval application to be processed.

Building Plan Fees **

The Building Plan Fees are calculated on the following values:

| CLASS OF BUILDING | BUILDING RATE PER M² EXC. VAT |
|--------------------------------------|---|
| <i>Dwelling</i> | <i>R3 000-00</i> |
| <i>Outbuilding</i> | <i>R2 500-00</i> |
| <i>Flat, Townhouse and Hotels</i> | <i>R3 200-00</i> |
| <i>Shops</i> | <i>R3 200-00</i> |
| <i>Offices</i> | <i>R3 200-00</i> |
| <i>Carports</i> | <i>R800-00</i> |
| <i>Pools</i> | <i>R800-00</i> |
| <i>Patios/Pergolas and Sun Decks</i> | <i>R800-00</i> |
| <i>Factories and Warehouses</i> | |
| <i>First 5000m²</i> | <i>R2 100-00</i> |
| <i>Over 5000m²</i> | <i>R1 800-00</i> |
| <i>Drainage only plans</i> | <i>R800-00</i> |

The fee is calculated on the basis of a flat rate of 0.5% of the project value based on the above values with a minimum building plan fee of R800-00 excluding VAT.

EXAMPLE:

Dwelling of say 168m²

Value of Building = 168m² x R3 000-00 [dwelling] = R504 000-00

Plan approval fees = R504 000-00 x 0.5%

= R 2 520-00 x 14%

Plus VAT 14% = R 352-80

Total = R 2 872-80

*** GNR 574 of the 30/5/08 refers. Amendments to Building Regulations have been made, generally in the administration thereto. The relevant competent persons, upon submission, must comply*

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REQUIREMENTS REGARDING NEW BUILDINGS, ALTERATIONS AND ADDITIONS

[1] *Building Plans are to be submitted to Great Kei Municipality for Approval [2 paper prints] together*

with the applicable application form.

[2] *All Plans are to be coloured in terms of the National Building Regulations [See information sheet]*

[3] *Accurate Site Plans must be provided*

[4] *Plans are to be approved by the authorized representative of a Shareblock Scheme prior to submission thereof of the Municipality.*

[5] *A copy of the Title Deed of the property must be submitted with every building plan.*

[6] *Drainage must be carried out to Council's requirements [standard drawings of Septic and Conservancy Tanks and a Soakaway are available from the Council].*

[7] *The position of the proposed sewerage system must be shown on the site and floor plan.*

[8] *A Professional Engineer's certificate is required for reinforced concrete work, structural steel work and structural timber work.*

[9] *Electrical and plumbing works are to be carried out by qualified contractors and certificates of*

compliance with applicable regulations must be supplied upon completion of the work.

[10] *Buildings Inspection will be undertaken throughout the building process, i.e. trench inspection, foundation, etc.*

[11] *A building may not be used for any purpose other than for which it was approved.*

[12] *Building plans must contain the information listed on the attached schedule.*

[13] *In the case of a Sectional Title Scheme, a letter must be submitted by the Body Corporate undertaking to submit a copy of the approved or amended sectional plan to the Council for record purposes.*

[14] *No buildings should be occupied or utilized for any purpose prior to a completion certificate in respect thereof being issued by the Council.*

[15] *No building operations are to be carried out on a site prior to Council's approval of the Building Plans.*

[16] *All land must be appropriately zoned to permit the proposed building or structure*

.

3/...

GREAT KEI MUNICIPALITY

INFORMATION NEEDED ON PLANS OF, BUILDINGS/ALTERATIONS AND ADDITIONS

| <i>No</i> | <i>What's needed</i> | | <i>Checklist</i> |
|-----------|--|--|------------------|
| 001 | <i>Name of Owner</i> | | |
| 002 | <i>Name and Address of Arch/Draught</i> | | |
| 003 | <i>Stand No and Street Name</i> | | |
| 004 | <i>Boundary Lines and Dimensions</i> | | |
| 005 | <i>Building Lines and Dimensions</i> | | |
| 006 | <i>North Arrow</i> | | |
| 007 | <i>Site Contours</i> | | |
| 008 | <i>Scales</i> | | |
| 009 | <i>Area of Stand, House and Outbuildings</i> | | |
| 010 | <i>Coverage</i> | | |
| 011 | <i>Sections and Section Lines</i> | | |
| 012 | <i>Elevations and Descriptions</i> | | |
| 013 | <i>Foundation Sizes and Depths</i> | | |
| 014 | <i>Floor Heights and/or Levels</i> | | |
| 015 | <i>Wall Thickness</i> | | |
| 016 | <i>Wall Finishes</i> | | |
| 017 | <i>DPC's</i> | | |
| 018 | <i>Floor Finishes</i> | | |
| 019 | <i>Floor to Ceiling Heights</i> | | |
| 020 | <i>Roof Pitch</i> | | |
| 021 | <i>Roof Covering</i> | | |
| 022 | <i>Ceiling Finishes - Description</i> | | |
| 023 | <i>Wall Sizes</i> | | |
| 024 | <i>Room Descriptions</i> | | |
| 025 | <i>Fire Door - Garage</i> | | |
| 026 | <i>Staircase detail / Risers / Treads</i> | | |
| 027 | <i>Screen Walls</i> | | |
| 028 | <i>Chimney - 600mm above Roof</i> | | |
| 029 | <i>Underground Drainage on 1:100 Plans</i> | | |
| | <i>Rodding Eyes</i> | | |
| | <i>Cleaning Eyes</i> | | |
| | <i>Stacks / Stub Stacks</i> | | |
| | <i>Vent Pipes / Valve</i> | | |
| 030 | <i>Engineers Details Slab / Stairs etc</i> | | |
| 031 | <i>Stormwater Layouts</i> | | |
| 032 | <i>Copy of Title Deed</i> | | |

| | | | |
|-----|---------------------------|--|--|
| 033 | Position of Driveway | | |
| 034 | Street Furniture | | |
| 035 | Details of Boundary Walls | | |

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GREAT KEI MUNICIPALITY ENGINEERING SERVICES DEPARTMENT

To: *The Municipal Manager
Great Kei Municipality
Main Street
KOMGA
4950*

APPLICATION FOR APPROVAL OF BUILDING PLANS

I, the undersigned, submit herewith for consideration, plans depicting certain building work which I desire to execute on the under-mentioned site. I undertake to execute this work strictly in accordance with the approved plans and the relevant regulations.

Description of proposed building: _____

Estimated cost of proposed building: R_____

Location of Site : Erf/Farm No: _____

Registered Owner : Name: _____

Postal Address: _____

Telephone No.: _____

COVERAGE: [THIS SECTION MUST BE COMPLETED]

| EXISTING BUILDINGS | M² | PROPOSED BUILDINGS | M² |
|---------------------------|----------------------|---------------------------|----------------------|
| <i>Main Building</i> | | <i>Main Building</i> | |
| <i>Outbuilding</i> | | <i>Outbuilding</i> | |
| <i>Other [Specify]</i> | | <i>Other [Specify]</i> | |
| <i>To be Demolished</i> | | <i>Additions</i> | |
| <i>Erf Size/Farm Size</i> | | | |

5/...

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TOTAL COVERAGE [INCLUDING PROPOSED BUILDINGS]:

_____ M² _____ % Erf Size

ARCHITECTS

Name: _____

Address: _____

Telephone: _____

IF THE PREMISES ARE A FACTORY WITHIN THE MEANING OF THE FACTORIES, MACHINERY AND OCCUPATIONAL SAFETY ACT NO 6 OF 1983 STATE:

CLASS OF FACTORY [FIRE RISK]: _____

STAFF TO BE EMPLOYED: **MALES:** _____ **FEMALES:** _____

PLEASE NOTE THAT THE FOLLOWING COLOURS MUST BE USED ON BUILDING PLANS SUBMITTED FOR APPROVAL

| MATERIAL | COLOUR |
|--------------------|---------------|
| <i>New Masonry</i> | <i>Red</i> |

| | |
|--|--------------------------|
| <i>New Iron or Steel</i> | <i>Blue</i> |
| <i>New Concrete</i> | <i>Green</i> |
| <i>New Wood</i> | <i>Yellow</i> |
| <i>SITE PLAN</i> | |
| <i>Proposed Work</i> | <i>Red</i> |
| <i>Existing Work</i> | <i>Green</i> |
| <i>To be Demolished</i> | <i>Black Dotted Line</i> |
| <i>DRAINAGE PLAN [WHEN APPLICABLE]</i> | |
| <i>Drains and Soil Pipes</i> | <i>Brown</i> |
| <i>Waste Pipes</i> | |
| <i>Soil and Combined Vents</i> | <i>Red</i> |
| <i>Waste Vents</i> | <i>Blue</i> |
| <i>Industrial Effluent Pipes</i> | <i>Orange</i> |
| | |
| <i>GENERAL INFORMATION REQUIRED</i> | |
| <i>Floor Plan of all Levels [All Dimensions] 1 : 100</i> | |
| <i>4 x Elevations [e.g. NSEW]</i> | |
| <i>Sectional Plan [All Dimensions]</i> | |
| <i>Site Plan [1 : 500] indicating North</i> | |
| <i>Sewerage Plan</i> | |
| <i>Owners Name and Erf Number</i> | |
| <i>Windows and Doors [All Sizes]</i> | |
| <i>Electrical Schedule</i> | |

SIGNATURE OF REGISTERED OWNER

DATE

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NB:

- [A] COMPLETED AND PROPER WORKING DRAWINGS OF THE PROPOSED WORKS IN DUPLICATE [TWO PAPER UNITS] MUST BE SUBMITTED WITH THIS APPLICATION**
- [B] PLANS TO BE DRAWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS**
- [C] COPY OF TITLE DEED OF THE PROPERTY TO ACCOMPANY APPLICATION**

FOR OFFICE USE

ERF/FARM NO _____ BUILDING PLAN NO _____ 20 _____

PLAN APPROVAL FEES

| | | |
|---------------------------|----------|--|
| <i>Building Plan Fees</i> | <i>R</i> | |
| <i>VAT</i> | <i>R</i> | |
| <i>TOTAL</i> | <i>R</i> | |

ACCOUNT SENT: _____

RECEIPT NO: _____

DATE PAID: _____

| | | |
|-----------------------|-------------------|--|
| <i>STREET DEPOSIT</i> | <i>R 1 125-00</i> | |
|-----------------------|-------------------|--|

RECEIPT NO: _____

DATE: _____

| | |
|-------------------------------------|--|
| <i>DATE OF SUBMISSION TO GKM</i> | |
| <i>DATE OF RETURN</i> | |
| <i>DATE OF APPROVAL</i> | |
| <i>DATE RECORDED IN REGISTER</i> | |
| <i>DATE SUBMITTED FOR VALUATION</i> | |

MANAGER

TECHNICAL SERVICES

**NATIONAL BUILDING REGULATIONS
APPOINTMENT OF PROFESSIONAL ENGINEER OR OTHER COMPETENT PERSON**

- 1 LOCAL AUTHORITY
- 2 PROPOSED WORK
- 3 DESCRIPTION OF PROPERTY
- 4 I,
- being the owner of the above property, have in terms of regulation A19, appointed:
- 5
- to undertake the design of
- 6
- and the inspection of this work during the course of construction in order to check compliance with the approved design, such appointment being effective from
- 7

The above-named person has accepted the appointment and under an agreement in terms of regulation A1(9), has undertaken to accept responsibility for providing the above-mentioned local authority with such drawings, details and particulars as it may require in terms of the regulations. In so far as such drawings, details and particulars may refer to work of a structural nature, such person has further undertaken to inform the above-mentioned local authority if it appears that any structural work is being carried out in a manner which may endanger the strength, stability or serviceability of the building or any adjoining building or structure.

Should the above appointment be terminated before construction of the building is completed, I undertake to inform the local authority accordingly and, where necessary, to make a new appointment.

SIGNED:

OWNER: DATE:

PERSON APPOINTED: DATE:

REGISTRATION NO.

ACADEMIC, PROFESSIONAL OR OTHER QUALIFICATIONS:

.....

.....

EXPERIENCE:

.....

.....

.....

.....

.....





.....

DETAILS FOR COMPLETION OF FORM

1. Insert name of local authority.
2. Insert one or more of the following as required: Proposed new building, or Alterations/Additions/Conversion/Extensions/Rebuilding/Re-erection/Subdivision/Structural repair to/of existing building.
3. Insert description of property, e.g. erf no. and township, farm portion no., etc.
4. Insert the full name of the registered owner of the property.
5. Insert the full name of the person or firm appointed.
6. Insert description of work to be undertaken.
7. Insert date of appointment.

This document has been compiled and edited for the Khamanga Bay Homeowners Association for the Khamanga Bay Estate Development by IKAMVA ARCHITECTS cc.

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| IKAMVA ARCHITECTS cc | | |  |
|--|----------------------------------|---|---|
| <u>EAST LONDON</u> First Floor Kings Entertainment Centre Aquarium Road QUIGNEY | P.O. Box 19214 TECOMA 5214 |  043 722 3730  043 722 8934  082 652 4342 | |
| CK 2000/075714/23 | | | |

B-BBEE COMPLIANT LEVEL 2 CONTRIBUTOR

