

ANNEXURE B

ARCHITECTURAL & LANDSCAPE GUIDELINES

1 INTRODUCTION

Since the outset it has always been the developer's goal to establish a sustainable and timeless development which not only reflects a contemporary and modern lifestyle, but also an environmentally friendly approach towards the sensitive West Coast landscape of this part of South Africa, with its unique and abundant fauna and flora. The main purpose of these architectural and landscape guidelines are to encourage creativity within a set of parameters which are very carefully researched in order to protect the natural environment, guide the architecture to be timeless and to ensure the owners have made a worth while investment. In order to achieve this vision, it is important that the architecture and landscaping design:

- Is authentic Port Nolloth, authentic Richtersveld Coast;
- Reflects the simplicity of the landscape;
- Is able to accommodate the KaiKai vision of integrating art and architecture;
- Is climatically appropriate and address passive ways of climate control where possible;
- Establishes a subtle townscape that is sensitive towards the KaiKai dunes;
- Utilises the natural materials available in the Namaqualand area;
- Harnesses labour and expertise of the Namaqualand region;
- Is cost effective; and
- Has an exclusive South African content.

To ensure the Architectural and Landscape Guidelines are adhered to, a Design and Architectural Committee (DAC) has been constituted to apply and administer these guidelines. The DAC will review plans submitted for building work to be erected on stands. The decision by the DAC in respect of any plans or proposals submitted will be final and binding.

Although very careful consideration has been given to all the rules and guidelines in order to achieve this vision and the ethos of KaiKai, the developer and the DAC reserve the right to amend or supplement this document from time to time, should it be regarded necessary to improve upon and if it is in the interest of the development.

The DAC is also authorised herewith to enforce the guidelines and mandatory requirements on behalf of all owners and stakeholders.

Each owner will be provided with a stand diagram showing dimensions, contours, building lines, servitudes, access points and service connections.



The guidelines will clearly guide designers to what is expected in order to achieve the KaiKai vision and what will be required to obtain approval from the DAC.

2 SUBMISSION OF PLANS FOR APPROVAL

- 2.1 Before any building work may commence, plans for new construction work as well as external alterations are to be submitted to the DAC for approval.
- 2.2 All plans are to be prepared by one of the prescribed architects .A list of these architects will be made available by the DAC on request.
- 2.3 **Sketch Plans:** Prior to the submission of detailed plans, 2 copies of sketch drawings must be submitted to the DAC, showing the following:
- 2.3.1 Site layout, indicating, contours, house position, proposed garden layout (conceptual), driveways and all other hard surfaces. (scale 1:100 or 1:200)
 - 2.3.2 Plans, all elevations and two sections, one through highest point of house, parallel to the direction of the landfall and another section in the opposite direction (scale 1:100)
 - 2.3.3 Show natural ground level on all elevations and sections (dashed line of Original natural ground level if altered)
 - 2.3.4 Elevations of boundary walls and screen walls (scale 1:100)
 - 2.3.5 Proposed finishes
 - 2.3.6 A three dimensional line sketch (one axonometric view)
 - 2.3.7 The standard checklist must be filled in and accompany the drawings.
- 2.4 **Detailed plans:** The detailed plans or working drawings, which are the drawings that has to be submitted to the Local Authority for approval can only be submitted after written approval for the sketch plans submitted has been obtained from the DAC.
- 2.5 All detailed plans should illustrate the principles set out in this document and are to indicate how the rules and guidelines have been complied with. Four copies of the drawings are to be submitted to the DAC indicating the following (one coloured as per NBR requirements):
- 2.5.1 Site plan, clearly indicating all building lines, exact position of house with dimensions from boundaries, percentage coverage, the area of the house and stand, F.A.R., contours, swimming pools, ponds all hard surfaces and the percentage ratio in relation to stand size, garden layout with description of plants and storm water disposal. (scale 1: 100 or 1:200)
 - 2.5.2 Plan layouts with all information as required by the local authority and NBR (scale 1:100)
 - 2.5.3 Elevations with all information as required by the local authority and clearly showing, the natural ground level, the height restriction line as an offset to the natural ground level, all proposed finishes, including roofs, walls, windows and doors.
 - 2.5.4 Sections – at least 2 sections in opposite directions of which 1 must be through the highest point of the house (chimneys excluded), parallel to the direction of the land fall. The sections must also clearly show the



natural ground level, the height restriction offset line and the natural ground level as a dashed line if altered.

- 2.5.5 Roof plan, indicating all roof finishes, rainwater disposal and chimneys or any other structures, which may affect the skyline.
 - 2.5.6 Elevations, 1 section and plan of boundary walls, if any.
 - 2.5.7 The standard checklist must be filled in and accompany the drawings.
- 2.6 A fee of R1500 is payable to the DAC upon submission of the plans for approval. An additional fee of R500 is payable for every re-submission, should the plans not be approved on first submission
- 2.7 Notice of approval or rejection will be given by the DAC within 2 weeks of submission.
- 2.8 Only plans approved and stamped by the DAC may be submitted to the Local Authority for approval.
- 2.9 The DAC's decision relating to the interpretation of these guidelines shall be final and binding.
- 2.10 Should the DAC consider any aspect of a proposed home, as presented to the DAC, as undesirable, the decision of the DAC in that regard shall be final and binding, notwithstanding that such aspect is not specifically addressed in these guidelines.

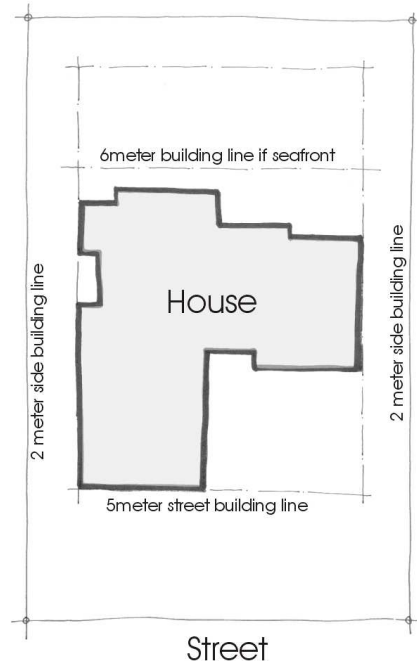
3 BUILDING AND TOWN PLANNING REGULATIONS

- 3.1 The National Building Regulations (NBR) as described in Section 17 of the Act No 103/1977 and The Town Planning Regulations of Port Nolloth apply.
- 3.2 The NBR will take precedence if any provision of these guidelines is contrary to the NBR.

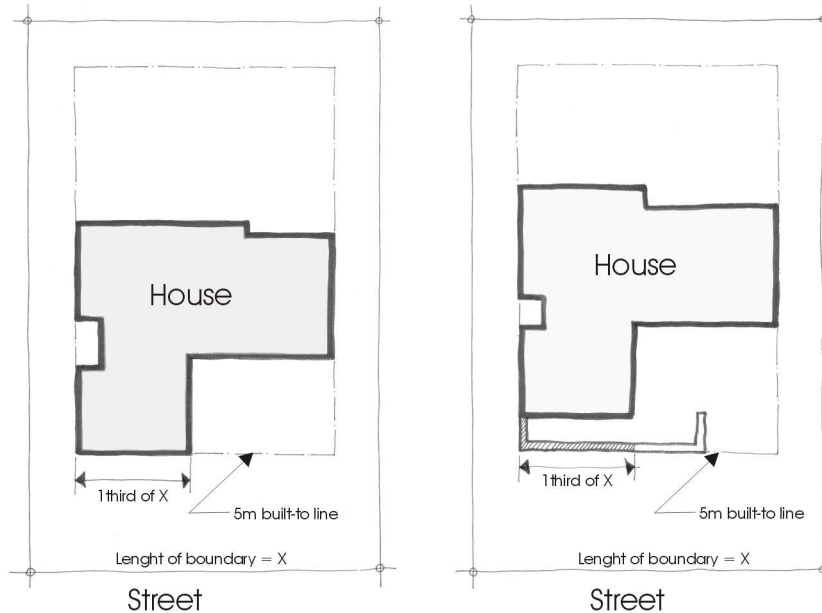
4 BUILDING LINES

- 4.1 A building line of 2m will apply to all side boundaries, which may be relaxed in the discretion of the DAC. Free standing walls without a solid roof may encroach upon the building line.
- 4.2 A building line of 5m will apply to all street boundaries. If it is a corner stand, the 5m will only be applicable to one street boundary. Free standing walls without a solid roof may encroach upon the building line.
- 4.3 A building line of 6m will apply to all boundaries closest and parallel to the shore line for stands with a shore line boundary. The DAC will from time to time prescribe the nature of any encroachment of this building line, for purposes of access.





- 4.4 5m “Build to” line applicable to stands with a street boundary on the east, northern or southern side: the footprint of the ground floor must be build up to the 5m “built to” line for at least 1 third of the length of that particular boundary. A free standing screen wall may also be used to anchor the footprint to the “built to” line.

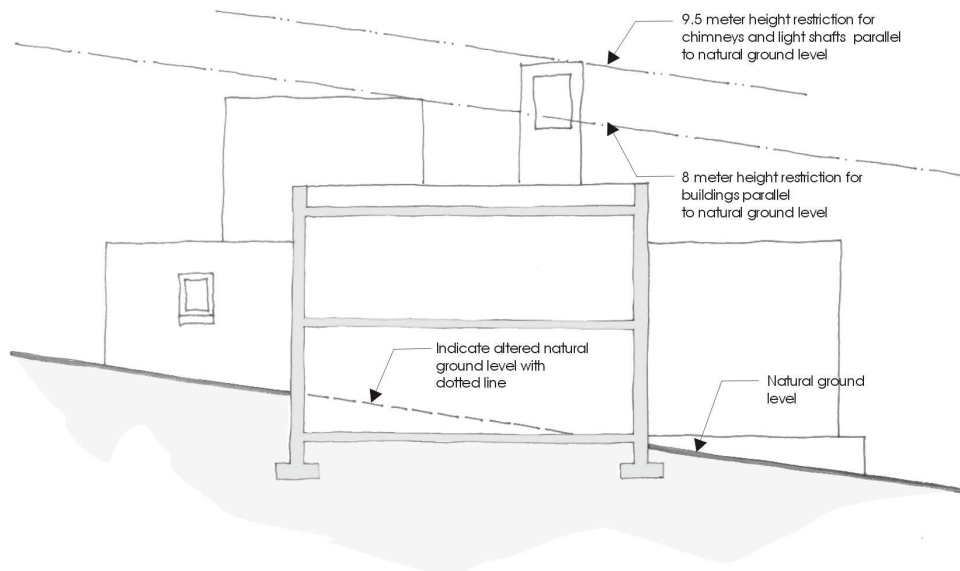


- 4.5 Any of the aforesaid building lines may be relaxed by the DAC on application.

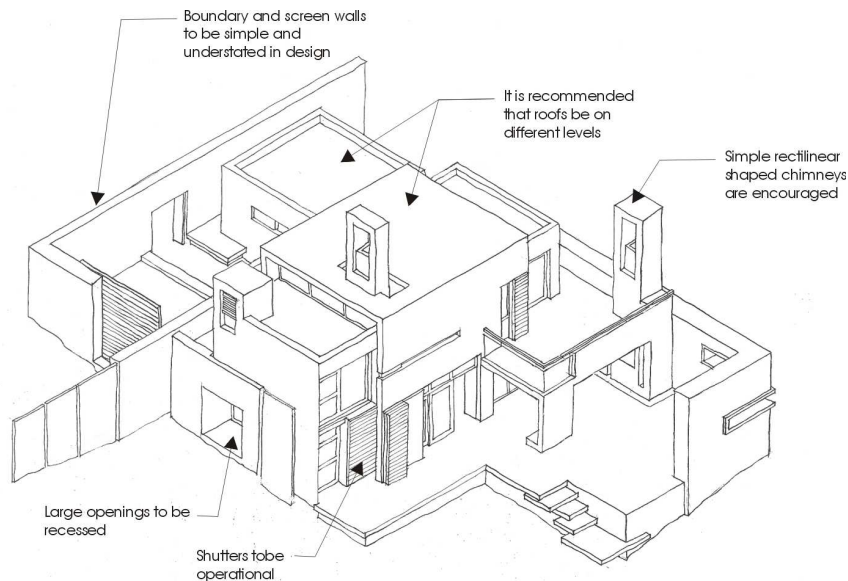


5 HEIGHT RESTRICTIONS

- 5.1 No part of the structure may exceed a height restriction line of 3.5 meters for stands with a shore line boundary and 7.5 meters for all other stands, which is a 3.5 meter (7.5 meter for other stands) offset line that runs parallel to the natural ground level taken and any particular point or any direction on the site (in section). This excludes chimneys, light shafts and wind catchers. The area of chimneys, light shafts or wind catchers, as seen from above, may not exceed 10 % of the covered footprint. The latter may also not exceed a height restriction of 5 meter for stands with a shore line boundary (9 meter for other stands), calculated in the same manner as described in this paragraph.



- 5.2 In order to avoid monotonous design, it is recommended that the roofline be fragmented and not to be all on the same height.



- 5.3 The DAC reserves the right to reject the proposal should any portion of the building drastically affect the view or privacy of any neighbour, although it is within the set parameters.

6 MAXIMUM COVERAGE, FLOOR AREA RATIO (FAR) AND FOOTPRINT

- 6.1 The covered foot print of the house (as viewed from above) may not exceed 50% of the stand size. Coverage is measured to the exterior face of walls and excludes open patios, or pergolas, but includes covered patios and verandas.
- 6.2 The FAR may not exceed 0.5. FAR is calculated as follows: the area of all covered space measured to the outside face of walls, including covered patios and mezzanines but excluding uncovered patios and free standing walls. The inside perimeter of double volumes, plumbing ducts, staircases and chimneys may only be counted once. FAR is the factor achieved by dividing the sum total of the above with the area of the stand.
- 6.3 The covered first floor footprint may not exceed 80% of the covered ground floor footprint.
- 6.4 The maximum allowed total floor area of the house may not exceed 300 sq m measured on the inside of the external walls of the house. This excludes decorative protruding concrete slabs, deep window recesses, open patios and external walkways.

7 LANDSCAPING AND GARDENS

- 7.1 The remaining area of the stand that is not covered by buildings, decks or paving is to be conserved or re-established as indigenous dune scrub.
- 7.2 Cut and fill operations should be minimized and excavations may not, in any way, impact on any area beyond the stand boundaries.
- 7.3 A cultivated garden is to be restricted to 25% of the area of the stand.
- 7.4 No plants that are not endemic to the greater Richtersveld and Namaqualand regions may be introduced.
- 7.5 The planting of Kikuyu grass or any other form of lawn or of any invasive plant will not be permitted. No plants listed in the Department of the Environment's list of prohibited plants will be allowed.
- 7.6 No irrigation of gardens will be permitted.
- 7.7 Storm water originating from a stand is the responsibility of the owner and storm water management details must be indicated on the plans.
- 7.8 During construction, a 2m high temporary protective screen made from green shade netting must be erected around the building footprint area at a maximum distance of 1.5m around the proposed outer perimeter of the house. This is to protect the natural dune shrub and also to prevent dust and sand pollution in case of strong winds.



8 BOUNDARY FENCES AND WALLS, AND SCREEN WALLS

- 8.1 No boundary fences or walls will be permitted between stands or on any boundary other than the street boundary, unless such walls or fences are integrated with the buildings or have dedicated function such as hiding a laundry yard or carport. In this case the length of the wall may not, without the written consent of the DAC, exceed 1 third of the length of the particular boundary,
- 8.2 Boundary walls or screen walls should be simplistic, rectilinear and understated and should not be overly decorated. These walls should tie in with the design of the house and complement the overall design. The DAC reserves the right to reject a boundary wall proposal should the DAC believe it is detrimental to the character of the estate.
- 8.3 The design and position of boundary walls should be considerate towards the views of adjacent stands.
- 8.4 The restriction on boundary walls should prevent problems created by wind blown sand and will allow for the movement of small animals.
- 8.5 To create some privacy, limited screening will be permitted on the side boundaries, extending for no more than 30% of the length of the particular boundary.
- 8.6 Boundary walls, where permitted, may not exceed 2 1000 mm in height.
- 8.7 No fencing (palisade, wire mesh, pre-cast concrete fencing such as “vibrecrete”, etc) will be allowed.
- 8.8 No razor wire, spikes or electrical fencing will be permitted anywhere (the developer will take the necessary steps to secure the perimeter fence).
- 8.7 Boundary wall designs must be from brickwork and finished with plaster and paint (acrylic or cement based) or from off-shutter concrete. Properly designed timber or steel screens will be permitted but must also be approved by the DAC.

9 SWIMMING POOLS

- 9.1 As a water saving measure no swimming pools are allowed.
- 9.2 Splash pools are allowed provided that the maximum water volume does not exceed 5 cubic meters.

10 BUILDING FORM, STYLE AND CHARACTER

- 10.1 To ensure integration into the landscape, buildings must conform as far as possible to the contours of the site and where possible step down the contours.
- 10.2 Buildings are to have horizontal articulated forms with a low aspect.
- 10.3 Buildings are to be simple rectangular or composite rectangular and as far as possible be parallel to the street.



- 10.4 Dwelling units should preferably be detached to avoid unnecessary large building forms.
- 10.5 Verandahs, pergolas and decks should be designed as light weight structures that reduce the scale of the buildings.
- 10.6 Buildings are to be designed in such a fashion to ensure the optimum privacy for adjacent properties.

11 COLOUR SCHEMES

- 11.1 The choice of colours and textures is of paramount importance to establish an appropriately unique identity and visual connection with the developments natural features.
- 11.2 The recommended colour range includes sandy whites to stronger earthy colours reminiscent of the Richtersveld and is available on request.

12 ROOFS

- 12.1 Only flat concrete roofs are allowed, with or without parapet walls.
- 12.2 Roofs must be constructed of reinforced concrete in either cast in-site or pre-cast units.
- 12.3 All visible roof surfaces are to be fully covered with a layer of stones or gravel chips.
- 12.4 Any skylight, or roof light must be concealed and not be visible from the street or adjacent stands.

13 EXTERNAL WALLS

- 13.1 Walls of buildings and boundary walls shall be of masonry construction and are to be plastered and painted (acrylic or cement based).
- 13.2 The texture of the plaster may only be Tyrolean, wood float, scratch plaster or pebble dash.
- 13.3 A minimum of 10% exterior walls will be constructed from natural stone sourced from approved suppliers in the Namaqualand area and is to be laid in the same way as prescribed by the DAC from time to time.

14 PAVED AREAS, DECKS, PATIOS AND VERANDAHS

- 14.1 Paved areas and decks will be limited to 20% of the area of the stand.
- 14.2 Where the height of a deck or patio is more than 1m above natural ground level, mitigating design elements must be introduced to create a differentiation of volume and to avoid a sense of bulk unless a timber deck is used which is not enclosed.



- 14.3 Paving material is restricted to cement screed (both natural and tinted), exposed aggregate concrete slabs, red clay brick paving, or black or charcoal cement based cobbles.

15 PERGOLAS

- 15.1 Pergolas should be constructed from hardwood and are to be cut to rectangular sections.
- 15.2 Metal connectors (of mild steel or other material not less than 4 mm thick unless tubular in section) may be used.
- 15.3 Natural gum poles will not be permitted.
- 15.4 Pergolas may not be covered with an impervious material.
- 15.5 Wattle laths may only be used if the ends are not visible and contained within a steel or timber frame.

16 VERANDAHS AND CAR PORTS

- 16.1 Verandah and car port roofs may be constructed from light weight materials but the same rule applies as for pergolas.
- 16.2 Retractable canvas awning approved by the DAC will be permitted over verandahs, car ports and terraces. No fixed or movable aluminium, plastic, shade cloth or metallic awnings, screens or coverings of any sort permitted.
- 16.3 Verandahs and car ports may not be enclosed except with the use of canvas (or other approved material) awnings.
- 16.4 A variety of balustrades and railings to verandas and balconies will be accepted but must be approved by the DAC. The design of balustrades must be simple and understated and overly decorated or curvilinear designs will not be permitted.

17 DOORS AND WINDOWS

- 17.1 Doors and windows are to be constructed from hardwood (painted). No imported windows and doors will be permitted, as all will be manufactured by the local community. Only if it is not locally available, may it be imported.
- 17.2 No arch-like forms or shapes are allowed – all forms to be square.
- 17.3 Large window openings must be recessed where possible to provide both shelter and differentiation of volumes.
- 17.4 The proportion of all windows is to be such that there is either a square or approved rectangular proportion for punctuation.



- 17.5 Large glass areas may be subdivided in a variety of ways with either horizontal or vertical expression.
- 17.6 No cottage pane windows are allowed.
- 17.7 Win-blocks will not be permitted.
- 17.8 Boarded or louvered hardwood (painted or natural) shutters may be installed in cavities or mounted on the face of exterior walls. Shutters may be hung on hinges or sliding but must be operational.
- 17.9 Garage doors must be according to the recommended types, which will be manufactured by the local community.

18 ARCHES AND COLUMNS

- 18.1 No arches are allowed.
- 18.2 Only simple contemporary columns may be used. No classical columns will be allowed.

19 SECURITY

- 19.1 No folding/collapsing steel security doors, grilles or gates for security purposes will be permitted over door openings unless they can be stowed out of view in cavities within the walls. Burglar bars over windows will be permitted only on the inside of openings and rectilinear in design.
- 19.2 Shutters, as described under doors and windows above, may be used as a security measure on the exterior of buildings or built into cavities.
- 19.3 External burglar bars will not be permitted.

20 EXTERIOR LIGHTING

- 20.1 No flood lighting will be permitted except for security lights which may only be used in an emergency. All outside lighting should be directed away from adjacent stands.
- 20.2 The light selection criteria should be “to see the pool of light but not the source of light” i.e. lights should shine down or be of the hooded eyelid type.
- 20.3 Freestanding external lights should be of the simple bollard type and overly decorated classical type designs will not be permitted.



21 SIGNAGE

- 21.1 All property owners must provide discrete but visible street numbers on the exterior street boundaries. This must be incorporated with the design and shown on the sketch plans submitted for approval.
- 21.2 No other exterior signage will be allowed.

22 LAUNDRY AND REFUSE AREAS

- 22.1 Laundry drying areas and refuse bins must be completely enclosed, with walls or screens which complement the character of the house. The walls must be high enough to provide the necessary screening.

23 SERVICES AND UTILITY INSTALLATIONS

- 23.1 Approved solar panels may not be visible from the street or adjacent stands.
- 23.2 All pipe work, including rain water down pipes, is to be built into the masonry or into concealed ducts.
- 23.3 No pipe work is to be attached to the exterior of a building at a height greater than 1m above ground level, unless properly concealed.
- 23.4 Pre-cast rainwater spouts may be used and it must be incorporated with the design of the façade.
- 23.5 Overhead suspended cables are not permitted.
- 23.6 Television aerials and other aerials or devices may only be fixed out of sight and must be concealed and not be visible from the street or adjacent properties.
- 23.7 All geysers, gas cylinders, water tanks or other service elements must be concealed from view.

24 IMPLEMENTATION OF THE KAIKAI ETHOS

KaiKai has set certain social goals for itself and is capable of substantially benefiting the Port Nolloth, Richtersveld and Namaqualand communities. KaiKai is designed towards realising these benefits. The ethos of KaiKai *inter alia* promotes the application and integration of art and architecture, the promotion of local artists and craftsmen and the local procurement of goods and services.

24.1 ARTWORK AND CRAFTSMANSHIP

- 24.1.1 It is recommended that at least 5% of the construction cost of a house is utilised for artwork and craftsmanship to be integrated into the architecture.
- 24.1.2 As far as possible such art and craft must be sourced from the Namaqualand area.



24.1.3 Art and craft can include laid stonework, mosaic panels, sculpture, carved timber work such as columns and the mild steel connectors etc. that are used in the construction of the building.

24.1.4 Plans for art and craft envisaged by an owner shall be submitted in a manner which enables the DAC to scrutinize the details (including colours) which will be used in the application of such art or craft. Artwork and craft shall be submitted on a scale required by the DAC after receipt of initial sketch plans.

24.2 **SUPPLY OF MATERIALS**

24.2.1 The following materials and services are all available in the Namaqualand region. The developer will from time to time publish a list of suppliers who comply with these requirements. Preference should be given to suppliers in this region when purchasing the following materials and/or services:

- gravel
- cement bricks
- building sand
- wooden window frames and doors
- natural stone for internal and external
- internal tiling all of which shall be of natural material
- any civil engineering services
- any civil engineering consulting services
- external paving material
- electrical installations
- plumbing installations
- any craft- or artwork to be applied directly to any permanent feature of a building;

24.2.2 Preference should be given to firstly local and then South African manufacturers (in other words, no imported goods should be used) to obtain the following materials and/or services:

- plumbing material, taps, shower and bath fittings, baths and basins
- all kitchen units and built in cupboards
- stoves or hot plates
- electrical and light fittings
- floor coverings
- ceramic or natural stone tiles
- garage doors
- window frames or doors
- door knobs and hinges

