

KLIPHEUWEL LIFESTYLE ESTATE

BUILDING DESIGN MANUAL



KLEIN BRAKRIVIER PHASE 1

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1. ERVEN LAYOUT

ANNEXURE A

Klipheuwel Estate Zoning:

- 123 erven, **Single Residential Zone I** - Erven 1 to 123 - average 582 m² (7,1593Ha)
- 28 erven, **General Residential Zone I** - Erven 124 –151 - average 371 m² (1,0399Ha)
- 8 erven, **Open Space Zone II** - Erven 152 - 159 = 1.7063ha
- 4 erven, **Transport Zone III** - Erven 160 - 163 = 1,9550ha
- 2 erven, **Utility Zone** - Erf 164 (Refuse Collection) = 0,0063ha & Erf 165 (Sewer Pump Station) = 0,0180ha
- 1 erf, **Transport Zone II** - Erf 166 = 3,4351ha(R102).

2.1. Minimum House Size:

The minimum OVERALL area including ALL BUILDINGS, (uncovered stoeps, patios & terraces excluded) will not be less than 133 sqms. All house building plans will indicate on enclosed garage which will be built in conjunction with the main dwelling.

2.2 Maximum Coverage:

The maximum coverage (or footprint) of all covered (roofed) buildings (including undercover verandas) is specified as a percentage of the stand area. The maximum coverage allowed is 50% of the FOOTPRINT.

(Group housing coverage – 60%)

2.3 Maximum Floor Area:

Only 1 storey buildings will be permitted.

2.4. Building Lines (SETBACKS):

All erven adjacent to the N2 = 4.5m - 10m from the N2 boundary

All erven adjacent to the R102 = 5m

Single residential:

Greater than 250 m ² , but not exceeding 500 m ²	65%	3 metres	1,5 metres	1,5 metres
Greater than 500 m ² , but not exceeding 1 000 m ²	50%	4 metres	2 metres	2 metres

Panhandle Erven:

A zero-meter (0m) building line is applicable to the boundary line between two panhandle erven in the case where the garages are conjoined.

Group Housing:

STREET: Two meters (2m) provided that any garage facing the road must provide a five meter (5m) distance from the kerb of such an internal road.

PLEASE NOTE:

- a. All building designs will be aligned to SANS regulations. Houses will be positioned parallel to the street building line in the interest of a homogenous streetscape.
- b. Single storey separate outbuildings (non-habitable) may encroach over the side building line to a minimum of 0.500 m from a common boundary.
 - **NB:** no windows or doors will be permitted in this wall.

2.5 Landscape Areas:

Hard non permeable, landscaping surfaces such as brick- or concrete paving, tiling, etc. will not be permitted to cover more than 50% of the remainder of the site (stand excluding building footprint, pergolas and enclosed yards). The other 50% of the remainder must be soft landscaping (plant material) or permeable surfaces such as gravel or lawn areas.

2.6 Interior finishes:

Home interior finishes are restricted to **building packages** presenting variations and optionality to homeowners.

2.7 Maximum building height:

Only one (1) storey buildings will be permitted.

2.8 Pergolas:

All houses may include a pergola, constructed from white/charcoal PVC.
Pergola must have a brick footing of 500mm in height and inline to the boundary wall build specifications as approved by HOA.

2.9 Swimming Pools:

- a. No above ground portable pools will be permitted.
- b. All pools may encroach over the building line, subject to HOA and local authority approval.

2.10 Encroachments:

No encroachment will be permitted, except for pools with a minimum of 1m space from boundary.

2.11 Height Restrictions:

- a. The height of a dwelling house may not exceed 2.650m to wall plate measured from the finished floor level.
- b. Only a single storey development WILL BE ALLOWED.
- c. Maximum fill height under any floor will not exceed one meter (1m). (Minimum 0,300mm)
- d. Maximum excavation depth not to exceed one meter (1m).
- e. If the excavation depth exceeds one meter such excavation must be a minimum of two meter (2m) from the boundary.

2.12. Building Plans

- 1: 158 sqm - 3 Bedrooms, 2 bathrooms, open plan kitchen and living room, 2 garage
- 2: 174 sqm - 3 Bedrooms, 2 bathrooms, open plan kitchen and living room, 2 garage
- 3: 133 sqm - 2 Bedrooms, 2 bathroom, open plan kitchen and living room, 2 garage
- 4: 150 sqm - 2 Bedrooms, 2 bathrooms, open plan kitchen and living room, 2 garage
- 5: 219 sqm - 3 Bedrooms, 2.5 bathrooms, open plan kitchen and living room, 2 garage
- 6: 177 sqm - 3 Bedrooms, 2 bathrooms, open plan kitchen and living room, 2 garage
- 7: 162 sqm - 3 Bedrooms, 2 bathrooms, open plan kitchen and living room, 2 garage

2.13. Roofs:

2.13.1 Roof tiles: 17.5-23-degree Concrete or Clay Roof Tiles, Clip Lock

2.13.2 Roof galvanized roof sheeting

2.13.3 Colour of roof: Charcoal or Light Grey (colour of roof, garage door and windowpanes require matching, i.e. if the roof is dark the windowpanes and garage door can either be charcoal or light grey, however if the roof is light grey then the windowpanes and garage door should either match the colour or be white, not charcoal!)

2.14. Wall Finishes:

Plaster finish to all external walls – Vertical Brush Plaster

2.15. Exterior Colours:

Walls: Plascon - Beach cabin (light grey) / Dulux cape fog

Facia: White/Charcoal PVA

Foundations: Beach cabin (light grey) / Dulux cape fog

Boundary walls: Beach cabin (light grey) / Dulux cape fog

Gutters: White, Charcoal or light grey

Driveways: Charcoal or Light Grey Interlocking (To match internal roads)

2.16. Windowpanes:

Aluminium frames as per building plans approved.

White, light grey or charcoal colour aligned to roof and garage door.

Mouldings (optional) around windows and doors will comprise a 150mm plaster band and be painted white.

2.17 External Doors:

a. Front doors will be glass doors (1,5m in width).

b. Doors and door frames must be white, light grey or charcoal aluminium aligned to the colour match as per sub paragraph 2.13 above.

c. Sliding doors with maximum overall opening width of 2.4m may be used if door panels are not wider than 1.2m positioned behind a pergola or lean-to roof of 1.0m in depth.

d. Larger sliding / stacking doors with an overall opening larger than 2.4m may be used if door panels are not wider than 1.2m, per sliding door and 700 mm for each folding door positioned behind a pergola or lean-to roof of 1.0m in depth.

2.18 Garage Door:

Style to be White, Light Grey or Charcoal aluminium Zink
Maximum lintol height – 2.7m

2.19 Patio:

All new build patios and open stoep sizes and designs are subject to HOA approval.

Patio roofs will be closed using the following material:

2.19.1 The roof must be of an aluminium/steel with Colourbond Roof sheets (colour charcoal, light grey or white, aligned to the roof colour).

2.19.2 The side panels must be white, light grey or charcoal aluminium glass frames with top sliding window frames.

2.19.3 The outside patio door must be a glass aluminium door and or a sliding door (max 1,8 meter).

2.19.4 Patios may not to be enlarged to more than double its original size.

2.20 Balustrades:

All balustrades to be white/charcoal PVC in vertical design.

Maximum 1,2 m high

No precast concrete or curved ornate steel balustrades will be allowed.

2.21 Boundary Walls, Fences & Gates:

a. The Garden boundary walls are an important part of the visual aspect of the estate & should be finished to Klipheuwel Estate specification on both sides.

b. Boundary walls against open spaces may not exceed 1,8 m high.

c. Street boundaries, will be open gardens with no boundary walls.

d. Side boundaries: From the front corner of the house to the back boundary a common boundary wall between stands not exceeding 1.8m in height. Yard walls must be 1,8m high.

e. Rear boundaries: All common rear boundaries to have a wall of maximum 1.8m high.

f. Take note: NO Palisade fencing or prefabricated walls to be installed.

g. All walls, fences and gates are indicated on plans and sections provided for approval.

h. No boundary wall(s) are to be built over existing municipal services.

i. No ornate gates and fences

2.22 Yard:

a. All homes require a yard that will conceal dustbins, washing lines, etc.

b. Yards to be limited to a maximum area of 36m² (including yard walls).

c. Yard walls to be solid 1,8m in height (dimension from floor level inside yard). Yard and screen walls should be similar to the basic materials & colours of the building.

d. Yard gate to be white/charcoal PVC.

2.23 Plumbing:

a. Plumbing and drainage pipes on all elevations visible must be concealed in walls or ducts (provide details for approval). Stub vent stacks are recommended.

b. Hot water cylinders are not allowed on the outside of a house against an outside wall.

2.24 Solar Energy:

Only solar panels may be visible on rooftops. These panels should be aligned to window frames and doors. Conventional geysers to be installed inside roofs, however gas-fired geysers will be installed as per specialist instructions.

2.25 Exterior Lighting:

- a. Exterior lighting should be positioned not to create a nuisance or disturbance to adjoining neighbours. Light units should not be excessively bright, rather be positioned to effectively lit up demarcated areas away from neighbours, streets and open spaces.
- b. Lights should be positioned to either shine down, be of a hooded type design, or be behind frosted glass.
- c. Floodlights are only permitted at the back of the house, however consideration should be had for public road infrastructure. Recommended exterior garden lights to be bollard type lights max. 1.0m high.
- d. Exterior lighting to be limited and HOA approval is required.
- e. Exterior lighting to be indicated on plans for approval by HOA.

2.26 External Fixtures & Fittings:

- a. Aerials and satellite dishes not allowed to project above roof ridge lines.
- b. No air-conditioning units should be visible from streets and or open spaces.

2.27 Carports:

No carports will be allowed.

2.28 General:

- a. Water tanks light grey and or brown in colour not exceeding 2000L are allowed and should be placed behind a solid brick wall or trellis work, and again should be visible from any street and/or open space.
- b. No dog kennels should be visible from the road or green areas.
- c. All washing lines must be within concealed yard areas.
- d. Internet: Fibre according to HOA
- e. Residents are not permitted to keep more than two dogs, weighing no more than 5kg each, on their property. There shall be no exception unless with special permission from the HOA for temporary relief in the event of unusual circumstances.
- f. No caravans, trailers or boats will be allowed in the driveway or at the house.

3. BUILDING PLAN APPROVAL PROCEDURE

3.1 General:

- a. It is a prerequisite of that all building plans be submitted for approval by the Klipheuwel Estate Homeowners Association (HOA).
- b. All plans to be prepared by a SACAP registered professional in terms of the NBR regulations and municipal requirements. No building may be erected or altered externally without the approval of the HOA.

- d. Buildings must be restricted to the Building Envelope. This information forms part of the approved subdivision diagram and clearly shows all building lines, services connections and vehicular access points.
- e. The HOA will forward the application and documentation to its Design Review Panel (DRP) for their scrutiny and approval.
- f. The DRP administers and applies the Design manual in making their recommendations to the HOA in this regard.
- g. All building plans must be approved by the HOA prior to being submitted to the local authority for approval. A copy of the stamped municipal approved plan to be lodged with the Estate Manager prior to commencement of any work on site.
- h. Approval of building plans by the HOA does not absolve the applicant from any legal and regulatory requirements pertaining to development of the site.
- i. No deviations or amendments to the HOA approved plans may be carried out without prior approval of the HOA.
- j. Prior to requesting an occupation certificate from the municipality, written clearance must be obtained from the HOA on the prescribed form. The onus lies with the owner to obtain this clearance certificate from the HOA timeously.

3.2 Documentation Required by DESIGN REVIEW PANEL for Approval:

- a. A completed Klipheuwel Estate Design Review Approval Application form.
- b. A completed Schedule of External Finishes and Colours form.
- c. A Land Surveyor Certificate showing existing ground levels and contours on all the boundaries, kerb, levels and the positions of all existing trees on the stand.
- d. A Site Development Plan (Scale 1:200) showing all proposed buildings, coverage (%) , courtyards, driveways, paved areas, boundary walls and fences, site boundaries, building lines, services connections, swimming pools and a 1 meter contour scale. Existing trees to be removed should be clearly indicated. Layout and position of driveway to be indicated.
- e. Fully dimensioned floor plans and elevations (Scale 1:100) showing all buildings and site developments (including boundary walls).
- f. Fully dimensioned construction sections (Scale 1:100) showing all building and site developments (including boundary walls). The existing ground levels have to be indicated on all sections.
- g. Complete door and window schedule to form part of submission of plan to HOA.
- h. All awnings, antennae, satellite dishes, solar heaters and any items which do not form part of the basic building structure, are to be clearly indicated on the drawings.
- i. Boundary wall details, including elevations.
- j. Drainage layout and how it is concealed, as well as the sewer connection.
- k. Exterior lighting to be indicated on plan for approval by HOA.

3.3 Approval Process:

- a. A completed Application Form and two sets of the required documentation (coloured in accordance with NBR requirements) described in 2 above have to be submitted to the HOA. A HOA Scrutiny Fee of R1,000.00 is payable on submission of the application. This fee includes one correction submission as required by HOA. Preliminary sketch plans may be submitted to the HOA for evaluation prior to submission of final plans for approval. The Estate Manager will carry out site inspections as and when necessary, during the construction process to monitor compliance with approved plans. It will not be the duty of the HOA or Estate manager to supervise the quality or accuracy of the building process.
- b. A final inspection by the HOA will be carried out prior to the owner applying for an occupation certificate from the local authority.
- c. All drawings must be signed by the applicant or representer.

- d. Should the DRP approve any proposed documentation that may deviate from the Design Manual under special circumstances, it will be motivated and submitted to the HOA for their final approval.
- e. Should any amendments to the documentation be required, two sets of the duly amended documents must be submitted to the HOA. The scrutiny fee as per par A above will cater for 2 (two) submissions to the DRP.
- f. An additional HOA Scrutiny Fee of a R500.00 is payable with each additional subsequent Amendment Application submitted after the second submission.
- g. An additional HOA Scrutiny Fee of a R500.00 is payable with each Amendment or deviation Application to HOA approved plan.
- h. The applicant will be advised of the DRP's decision within 7 days of the meeting. The HOA plan approval committee will meet every 2 weeks for scrutiny of plans.
- i. Two sets of the approved documentation with the HOA Stamp of Approval will be returned to the applicant for submission to the Local Authority for building plan approval. The required Building Plan Approval fee will be payable by the owner to the Local Authority on submission of the application.
- j. On receipt of the Local Authority approval of building plans, the applicant may proceed with building operations in accordance with the relevant building by-laws, Standard Building Regulations and the approved building plans.
- k. A copy of the council approved plans must be lodged with the HOA prior to any work being commenced on site.
- l. The Estate Manager will carry out site inspections as and when necessary, during construction to ensure compliance with HOA approval. Should non-compliance with the approved plan and or design manual be found, the Estate Manager has the right to stop all work on site until such non-compliance has been rectified.

3.4 Pro Forma Documents:

The following Pro Forma documents will be made available to all owners by the Development Company to ensure that all applications are standardized.

- Klipheuwel Estate Guidelines.
- Klipheuwel Estate Design Review Approval Application form.
- Klipheuwel Estate Design Review Application: Schedule of Finishes and Colours
- Land Surveyor Certificate Available at Land Surveyors
- Certificate of Building Completion Application

4.0 LANDSCAPE DESIGN GUIDELINES

4.1 General:

- a. The greater landscape of Klipheuwel Estate is characterized by undulating landforms and extensive wetland areas along intersecting water courses.
- b. The overall intention of landscape development at Klipheuwel Estate is to integrate the estate with surrounding nature areas.
- c. To achieve this informal planting of shrub- and groundcover areas is recommended rather than formal upright shapes and layout.
- d. Certain private open space areas blend into nature areas. Plant material in these areas can be specifically chosen to provide food (seeds, flowers, grasses, berries and other fruits) and nesting- or resting places for birds and other wildlife species that will inhabit nature areas.

4.2 Conditions:

- a. All fences shall comply in height, position and finishes with the architectural guidelines.

- b. Materials and construction of retaining walls must conform to the architectural guidelines for exterior finishes and are subject to approval by the Klipheuvel Estate HOA.
- c. Any proposed artificial rock feature is subject to approval by the Klipheuvel Estate DRP.
- d. Construction of the house and boundary/fence walls will start within 1 year of registration.
- e. Construction of the house and boundary/fence walls will be finalised within 8 months of start date.
- f. Construction cannot be at a standstill for more than 3 months.

4.3 Restrictions:

- a. Removal of trees, shrubs or any other plants or natural elements such as rocks or firewood from nature areas by an erf owner or anyone employed by him is not permitted.
- b. No extension of an erf's garden area into adjacent nature area or private open space will be permitted without prior approval by the Klipheuvel Estate HOA. This includes planting, storage, landscape elements such as berms, fencing, irrigation, pool equipment or cut to fill slopes or embankments. If approval is granted maintenance thereof will become the responsibility of the erf owner.
- c. Planting of road verges by individual erf owners will only be allowed subject to approval by the Klipheuvel Estate HOA. If approval is granted maintenance thereof will become the responsibility of the erf owner.
- d. Domestic animals must be kept and retained within the erf boundaries. All domestic animals must be restrained with a leash when accompanied by erf owners in any of the nature areas associated with water courses. Any stray or unaccompanied animals will be removed from the Klipheuvel Estate at the expense of its owner.

4.4 Plant Species NOT Permitted:

The following may not be planted: exotic conifer trees and shrubs, and any plant listed as alien invasive plant species according to the Conservation of Agricultural Resources Act.

4.5. Changes To & Maintenance of Buildings:

An owner or occupier of a property:

Shall not, alter the previously approved external colour scheme of buildings/structures erected on the estate, and shall maintain in a neat and tidy condition and in a state of good repair all buildings/structures erected on the estate.

5. CONTRACTORS'S CODE OF CONDUCT

The following Code of Conduct must be adhered to by all building contractors and sub-contractors and signed by both the owner and main building contractor prior to the commencement of any construction on site. The owner whose property is being developed and the building contractor will be held responsible jointly and severally liable for any breach of this code. It is therefore advisable for the owner to take the necessary precautions to ensure that his contractor understands this code of conduct in its entirety.

1. All deliveries of materials are to be made between 07:00 and 17:00 on weekday only, unless prior arrangements are made with the Estate Manager.
2. Building activity will only be permitted between the hours of 07:00 and 18:00 Mondays to Fridays, except for the months, May, June, July and August building activity will only be permitted between the hours of 07:00 and **17:00**. Activity outside of these hours will not be

allowed. Saturdays building hours will be allowed between 08h00-14h00 or otherwise permission granted by the Estate Manager.

3. Deliveries (**including bricks**) will be limited to a maximum of **4 tons** per truck. No trailers will be permitted. Relaxation of this limitation will only be granted by the HOA under exceptional circumstances on written application by a contractor. Any breach of this requirement will be subject to a R1, 000-00 fine per breach.
4. Contractors are to house their staff/labour off site.
5. Builders are to control and dispose of all their litter and waste material on a regular basis and ensure that no litter is left lying about their site outside working hours. To this end, they are to supply 2 x 200 litre drums for use as site rubbish bins or a wire mesh enclosure.
6. No dumping is permitted on the Estate or Nature Reserve. Combustible material may not be burn on site. Offenders will be fined a minimum of R500-00 per breach.
7. All building sites are to be equipped with an adequate chemical toilet/s for the exclusive use of their staff. The toilet is to be placed behind the shade cloth screen (clause 21) with the door away from the road, and must be kept hygienically clean at all times. The contractor is to ensure that his staff makes use of the toilet and not the surrounding erven, common areas/common property. Any breach of this requirement will be subject to a R500-00 fine per breach.
8. Contractors are required to take All-Risks and Public Liability Insurance cover. Owners are advised to hold a retention over contractors until any claim for damage on the Estate has been settled.
9. Any staff found to be on a site other than the site they are contracted to may face a charge of trespassing.
10. The Contractor may not use surrounding properties for any whatsoever without the prior written approval of the owner. This includes vehicle access, the storage of building materials, the dumping of excavated soil, stumps and cleared tree and undergrowth material. **Common areas/common property may not be used under any circumstances.**
11. The Owner will be responsible for ensuring that his water meter is accessible for reading during and after construction. The contractor must protect the meter from damage.
12. The contractor is responsible for identifying and ensuring that his site pegs are not removed or obliterated.
13. The main contractor will be held responsible for the actions of his sub-contractors.
14. All security regulations at the estate must be complied with by all workers who must have ID cards with photos.
15. Applications for temporary water and electricity connections must be made to the Mossel Bay Municipality.
16. Water/Electricity used on site during construction must on be from the connections points supplied on the contract site.
17. Safety equipment must be used when and wherever required (e.g. safety hat, goggles, gumboots, gloves etc.)
18. Environmental Directive 1.1 must be complied with.
19. Only one notice board per site is allowed and must be in accordance with the Architectural Guidelines.
Signboards of suppliers and sub-contractors are not allowed.
20. A complete set of plans approved by the Architectural Review Committee and the Municipality of Mossel Bay must be supplied to the Controlling Architect of the Architectural Review Committee or care of the managing agent before any building activity commences.
21. Before construction commences, and for the entire period of construction, the site must be fully enclosed with a green 80% density shade cloth screening wall at least 1.8m above natural ground level. This screen must be kept in good condition at all times during the construction period. Any breach of this requirement will be subject to a fine of R500-00 per day.

22. Where materials are off-loaded by a supplier and encroach on to the pavement or roadway, these materials must be moved onto site by the contractor. No material is allowed to remain on the roadway or pavement. It is the owner's and contractor's responsibility to clear the roadway of all such materials. The same applies to sand or rubble washed or moved onto the road during building operations. Concrete and/or mortar may not be mixed in or on road reserves, common areas .
23. Any infringement of the above requirements may result in the HOA:-
- 23.1 Suspending building activities until such contravention has been rectified and/or
 - 23.2 Calling upon the contractor and owner to rectify the breach within 7 days of the notification and/or
 - 23.3 Having the breach rectified and recovering the remedial cost from the owner in addition to a minimum R200 handling fee or 25% of the remedial cost, whichever is the greater and/or
- 23.4 Levy either spot fines or penalties for any other violation, where no fine was stipulated in either the guidelines qualified above.**

The following may be contacted regarding the above and their decision will be final:

The Site Management: Rowan Lane – 083 308 0342
Dawie Mostert - 0834524086
Reinhardt van Rensburg – 071 643 5479

Klipheuwel Lifestyle Estate Environmental Directive

ENVIRONMENTAL MANAGEMENT

The directive is to be incorporated into all contracts and sub-contracts on the project as part of the Environmental Management Plan for the project.

1. ENVIRONMENTAL POLICY STATEMENT

This plateau environment is a popular recreation area but is also a vulnerable natural environment exposed to extreme environmental conditions and severe development pressures. Gale force winds under storm conditions may cause excessive erosion or deposition of sand.

As a result of this, a specific modus operandi will be required for all contractors, sub-contractors and suppliers on the property. It is not the developer's intention to be restrictive, but to control all project actions within a system of Environmental Management called the environmental management plan (EMP).

Liaison between the project consultants, developers and knowledgeable authorities, such as Cape Nature Conservation, Mossel Bay Municipality and NGO's will be maintained on a regular basis through the functions of an Environmental monitoring committee (EMC).

2. REQUIREMENTS FROM CONTRACTORS

Prior to the commencement of any construction the contractor must inform the Estate Manager of his attention of starting with the construction and or maintenance.

This will be evaluated and reviewed on a regular basis and contractors must allocate actions within their overall programme to prevent any damages to the site environment described above.

3. GENERAL

3.1. “Sensitive areas” will be indicated on site by the consultants.

This area must be adequately protected by demarcation or fencing at the costs of the contractor to prevent unauthorised access by workers or others. These fences or barriers must be maintained during construction and removed by the contractor at the completion of the project when the consultant has indicated in writing that it is safe to do so.

3.2. Workspace, circulation and storage areas on the site are limited and the contractor must establish what equipment and construction techniques will be used for the erection of the various project components.

3.3. Contractors Responsibility Regarding the Environment

The contractor is responsible for the actions of sub-contractors and any other external contractors supplying materials or services. He must ensure that these persons are always informed about the contents of this directive before entering the site and that they act within the parameters laid down for environmental protection of the site.

3.4. Equipment, Plant and Vehicles

The contractor must establish that the type of plant, machinery and vehicles used on the site or for deliveries are compatible with the site. Specific care must be taken with long multi-axle vehicles, vehicles such as backacters and cranes with abnormal height that may damage the tree canopy. Specific caution is to be exercised in controlling deliveries by Ready-Mix vehicles.

3.5. Site Clearing

Areas and extent will be indicated by the consultants on site. Machine operators must be well briefed on their tasks to avoid any incidental environmental damage.

3.6. Topsoil

Topsoil on the site is very thin and is therefore a valuable commodity and must be treated with care. Topsoil storage areas will be demarcated by the consultants. These areas must be protected from mixing with subsoil, refuse, construction rubble and alien vegetation for re-use in the reinstatement of certain areas of the site during and after construction.

3.7. Bulk Fill Areas

Subsoil will be relocated from excavated areas to be used to elevate certain areas of the site. This fill will be located in areas demarcated only. During bulk excavation or fill operations depending on the structural system required by the consultants, cognisance must be taken of the work space and stability (slumping) situation. No borrow pits will be opened on the property without the approval of the consultants.

3.8. Service Routes

Permanent or temporary service routes over the site will be properly protected in terms of 3.1. above.

3.9. Roads, Marshalling Areas and Circulation

Existing roads only will be used for access to construction sites. Cognisance must be taken of road widths for circulation, marshalling and access to construction sites. Suitable arrangements must be made with the consultants for vehicle parking. Marshalling activities will be limited to the demarcated areas only. No deviation without prior written approval from the consultants will be permitted.

The main access routes to the site are used by tourists and public as well and all construction and delivery vehicles have responsibility in terms of speed and safety.

3.10. Dumping

Dumping of construction rubble, cut vegetation or any other material will only be permitted in areas indicated by the consultants. All refuse will be removed regularly from the sites to prevent unnecessary accumulation. Appropriate, durable and adequate litter bins will be provided by contractors at designated areas on the construction sites and must be used.

3.11. Areas For Workmen

Specific areas will be indicated on the site for the use of workmen. These areas will be maintained in a clean and neat condition and no access to adjacent “no-go” areas is permitted. Specific areas will be demarcated for the placing of temporary chemical toilets, making of fires for cooking and resting.

Appropriate informative signage that can be understood by construction personnel must be erected to inform them of procedures to be followed.

3.12. Toilet Activities

Contractors are to ensure that toilet facilities as described in 3.11 are appropriately placed for easy access by workmen and that no defecation takes place in other areas of the site. The contractor will consider the cultural requirements of workmen in this regard.

3.13. Use of Poisons and Chemicals on Site

The contractor will supply the consultants with a list of all poisons or chemicals to be used on the project prior to its commencement.

3.14. Temporary Stormwater Drainage from the Works

This will be done in collaboration with the consultants.

3.15. Erosion

All soils on the property are erodible (wind and water) and the contractor will be responsible for the reinstatement of any areas of the site that are eroded due to construction activities. Reinstatement of areas eroded will be as directed by the consultants to the satisfaction of Cape Nature Conservation.

3.16. Fires

No fires are allowed on the premises by any person

3.17. Public Access

The contractor must note that certain authorised members of the public will have access to the site and that all of the above restrictions will be enforced by the contractor for the duration of the contract.

3.18. Dust Generation

The contractor must ensure excessive dust generation on site must be kept in check. Collaboration with the consultants in this regard is important.

4. PENALTIES

Due to the importance of the protection of the environment for the duration of the contract a system of penalties will be imposed for any transgressions as follows:

4.1. Litter

- R100 per item

4.2. Not using chemical toilets

- R100 per transgression

4.3. Entering of “no-go” areas without authority

- R100 per transgression per person.
- Any damage to “no-go” areas will be for the contractor’s account

4.4. Speeding

- ***Fine*** per transgression (***referred to Rules Committee***)
- A maximum speed of **25km/h** will be permitted. If the enforcing official cannot catch the offending vehicle at a speed of **30km/h** it will be deemed to be speeding.

4.5. Driving off demarcated roads

- R500 per transgression and making good of damaged areas.

- 4.6. Poaching
- R500 per bird or animal – contractor to pay and work will be stopped until fine is paid.
- 4.7. Fishing
- R100 per transgression
 - No access to the coastal area for fishing is permitted.
- 4.8. Lighting of fires outside of authorised areas
- R500 per transgression
 - Work to be stopped until fine is paid. Any damage will be for the contractor's account.
- 4.9. Damage to vegetation
- R100 per shrub
 - R800 per Milk wood
 - This does not detract from the regulations in terms of the Forest Act.
- 4.10. General
- Payment shall be no later than the week ending the transgression.
 - Defaulters should be personally liable.
 - ***Any person/s representing the HOA*** are empowered to impose fines:

5. REINSTATEMENT

The contractors are notified that landscape reinstatement will take place concurrently with the Civil and Building contracts and that access to these areas will be limited.

6. PROTECTION OF SPECIES TREES

Specific trees near roads and buildings will be marked with danger tape for protection.

7. PUBLIC SAFETY

As tourists and public will use the main routes on the site concurrently, the contractor must actively address public safety aspects.

SIGNED BY:

Rowan Lane
KLIPHEUWEL LIFESTYLE ESTATE PTY LTD
DEVELOPER AND DIRECTOR
DATE: _____

Reinhardt van Rensburg
KLIPHEUWEL LIFESTYLE ESTATE PTY LTD
DEVELOPER AND DIRECTOR
DATE: _____

Dawie Mostert
KLIPHEUWEL LIFESTYLE ESTATE PTY LTD
DEVELOPER AND DIRECTOR
DATE: _____