



GORAH PLACE - HILLSIDE - BELLEVUE - DRIFTWOODS

OWNERS MANUAL 2025

PURPOSE OF THE MANUAL

The purpose of this design manual is to sketch a clear picture of what is envisaged for the development of Kariega Heights. All homes are to be designed by approved registered architectural professionals in keeping within the design guidelines contained in this document. The guidelines are concerned only with the external appearance and positioning of the buildings. This will ensure that all units in each village are compatible and will retain a cohesive whole and continuity that adds value to all units in the development.

It furthermore sets out the procedures and processes that need to take place before any building work can commence.

Development rules and regulations in general are in place to ensure each homeowner has the best possible combination of view and privacy.

The villages are developed on a 'Hybrid scheme' principal, which is an adaptation of the old Group Housing Code, where each erf is owned under freehold title.

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ANNEXURE 1A

Colour palette

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ANNEXURE 1B

Colour palette

DRIFTWOODS

SECTION 1 Kariega Heights Homeowner Association (KHHOA)

1. PROCEDURES FOR DESIGN AND APPROVAL OF BUILDING PLANS

1.1 Committee: It is critical to the success of the development that houses are designed by suitable professionals in accordance with the requirements of the Kariega Heights Homeowners Association or (KHA) specified in this manual and that houses are constructed as per the approved plans. For this purpose the KHA formed a Design Review Committee (the “Kariega Heights Design Review Committee” or KHDRC) to enforce these requirements.

1.2 Appointment of Architect: The owner/member may only use an architectural professional currently on the KHDRC, or an architectural professional approved by the committee. In the event of the KHDRC approving the owner/member’s own architectural professional, it must be shown that the person(s) to be appointed are registered as either a Professional Senior Architectural Technologist or Professional Architect with SACAP as per the Architectural Profession Act (Act 44 of 2000).

1.3 Function of Committee: The KHDRC will be responsible for the assessment of all proposed structures and granting of the necessary approvals to enable the building plans to be submitted to the local authority for their scrutiny. No plans may be submitted to the local authority without the endorsement of the KHDRC. In accordance with the Design Guidelines the KHDRC are required to maintain, inter alia.

- Building aesthetics,
- Compliance with planning criteria,
- Material selection
- General design standards

1.4 Plan Submissions to Committee: The owner/member is required to submit drawings for the scrutiny and endorsement of the KHDRC in 2 stages: 1, sketch plans for scrutiny before building plans are finalised and 2, municipal submission drawings before submission of such plans to the local authority or commencement of any work on site. The owner/member shall be liable for the costs of 1 and 2 stage submission of building plans in an amount of R5’250 excluding VAT and liable for the sum of R1050 excluding VAT for any subsequent submission of variations. The plan scrutiny fee is payable in advance with the Building Levy to the KHA prior to the commencement of any site operations.

1.5 Committee Site Inspections: The current chairperson of the KHDRC is appointed by the KHA to inspect and report regarding the correctness of the construction in relation to the approved design – this report does not address building contract administration or quality assurance of the building works. Critical inspection phases are:

1. Completion of trenches for foundations before concrete is poured.
Ensure Site Establishment compliance
2. Completion of roof structure before installation of roof sheets.
Sample of wall and roof paint for the house before the house is to be painted
3. Checking the as-built to the drawings and the approved building design upon house practical completion
Check and ensure compliance on all external construction works

The owner is responsible to report to the KHA any deviation to the approved building plan, recorded by the Municipal building inspector, at the time of the inspection undertaken at plinth height and concrete platform.

1.5.1 The owner/member is liable for the cost of each required inspection phase. The fee for each phase is R1050 excluding VAT and totalling R3 150 payable in advance with the Building Levy to the KHA prior to the commencement of any site operations. Contractors are required to notify the KHDRC approximately one week prior to these phases to arrange inspection. These amounts shall escalate at the rate CPI + 2% per annum with effect from the first day of January in each year.

1.6 Adherence to Approved Plans: The owner/member, their contractors or appointed architectural professional may not issue instructions which are contrary to approved drawings; in which case the KHDRC will report to the Homeowners Association who reserve the right to stop all building work with immediate effect.

There shall be no additions or alterations made without the express written approval of the Homeowners Association and the KHDRC, including but not limited to any non-permanent or permanent structures. Unapproved structures shall immediately be removed by the member/owner upon the request of the Homeowners Association.

1.7 Application for Site Improvements Supplementary to the Approved Works: For all building work undertaken at any new or existing residence, such as changes to boundary and screen walls, addition of water tanks, new brick paving etc; where municipal approval is not required application must first be made to the KHDRC and a minimum design review fee of R1050 is payable. An hourly rate of R750 is applied to all further input by the Chairperson of the KHDRC.

2 PENALTY FOR NON-COMPLIANCE

2.1 The KHA reserve the right to refuse any contractor, site foreman, employees of the contractor, or sub-contractors, entry into Kariega Heights and access to the building site in the event of these rules and regulations not being complied with.

2.2 Any costs incurred by the HOA for the enforcement of the rules / guidelines shall be borne by the owner and billed onto their levy account.

2.3 Should anything unforeseen occur / arise or if there are complications, an owner may approach the committee for relief. It is then up to the committee to use their discretion in applying the guidelines and rules, which decision shall be final and binding upon the member.

3 RULES AND REGULATIONS FOR CONTRACTORS

3.1 Contractor: Any reference to Contractor shall mean not only the Principal Contractor but shall include any Sub-Contractor of the Principal Contractor. All building work is to be undertaken by a contractor approved by the KHDRC and registered with the NHBRC.

3.2 Approved Plans: No Contractor shall commence any building contract work whatsoever until the Contractor is in possession of plans duly endorsed to the effect that such plans have been approved of by the appointed architect of the KHA and by the Local Authority having jurisdiction (presently Ndlambe Municipality). The plans must bear the official approval stamps of both the Association and the Local Authority.

3.3 Construction work by the contractor, any sub-contractor or by the owner is restricted to normal working hours. No construction work is to be undertaken over the weekends and public holidays. No work is to be continued on site after the 16th December until 10th January or the very next Monday after the 10th January whichever is applicable.

3.4 All work on a building contract must be completed within 12 months of commencement of construction work on site. A Penalty clause of R250 per day will be imposed on the Owner for every workday thereafter.

3.5 No articulated vehicles shall be permitted into the Kariega Heights area, and the maximum tonnage for single axle vehicles shall be 10 tonnes.

3.6 No building material may be dumped or stored on the roadway or outside of the site boundary line.

3.7 Should the site and any adjacent property not have been cleared and cleaned up in accordance with the provisions of clause 3.5 and should the contractor after having been given due notice in writing to do so remain in default then the KHA may employ a person or persons of its choice to do the necessary clearance and clean-up work and the cost thereof shall be paid by the Owner. Should a construction project be responsible for damage to any part of the roadway (see clause 3.4) the owner and their contractor will be liable for the cost of repair.

4 SITE ESTABLISHMENT

4.1 Written approval must be obtained from the Manager/Chairman of the Executive Committee of the KHA prior to the commencement of any site operations.

4.2 Approval may be withheld until at least all the following criteria are met, namely:

4.2.1 The contractor furnishes satisfactorily proof that the provisions of clause 8 has been complied with.

4.2.2 The contractor has complied with clause 3.

4.2.3 Acceptable hoardings (see Clause 7) have been erected and toilet facilities provided.

4.2.4 Suitable water and electricity connections have been provided.

4.2.5 The contractor has nominated a site foreman and has confirmed that such foreman understands his responsibilities regarding these rules and regulations and such site foreman has been approved of by the Manager/Chairman of the Executive Committee of the KHA.

4.2.6 There has been erected on site a Notice Board reflecting at least the Title of the Project, the name of the property owner on whose behalf the project is being executed, the principal contractors name, the names of any sub-contractors as well as the name of the architect employed.

4.2.7 The provisions of clause 3.7 have been complied with.

4.3 Until the provisions of clause 4.1 read with the provisions of clause 4.2 have been complied with the contractor, any sub-contractors and any suppliers will be denied access to the construction site.

4.4 Once the necessary written approval has been furnished in terms of the provisions of clause 4.1 construction must commence without delay and the project be completed within 12 (twelve) months. In cases where a period of 12 (twelve) months is considered insufficient time a written motivation for an extension of such period should be submitted to the Manager/Chairman of the executor committee of the KHA for consideration.

5 NHBRC CERTIFICATE

5.1 A Contractor must be registered with the National Home Builders Registration Council (NHBRC) and must furnish his registration certificate to the Manager/Chairman of the Executive Committee of the KHA before commencement of any contract work.

5.2 The Provisions of clause 4.2 shall also apply to an Owner Builder who shall be required to furnish an exemption certificate in terms of the Housing Consumer Protection Measures Act, Act 95 of 1998.

6 SAFETY AND RESPONSIBILITIES

6.1 OHS: it is the sole responsibility of a contractor to ensure that he complies with all aspects of the applicable Occupational Health and Safety Act (Act no. 85 of 1993) whilst engaged in activities within Kariega Heights. Furthermore, the owner/member is to ensure all applicable insurances (including public liability and lateral support (subsidence) insurance) is in place.

6.2 Accountability: The contractor will be accountable for the activities of his employees and sub-contractors whilst in Kariega Heights.

6.3 Site Responsibilities: The approved Site foreman shall be present on the building site at all times that employees or sub-contractors are on site, and it is the responsibility of such foreman to ensure that any person on site adheres to these rules and regulations.

7 HOARDING

A 2 (two) meter high hoarding screen shall enclose at least three sides of the building site, including all on-site tips/dumping, on-site materials and on-site ablution facilities. The fourth side may be kept open for access by persons and vehicles and for delivery of materials. Hoarding shall consist of a neat pole structure (placed at regular intervals) with stable horizontal members top and bottom, covered with 40% minimum density shade cloth. Hoarding shall be maintained and neatly kept at all times, taking cognisance of winds.

8 FEE SCHEDULE

The Homeowner is required to make payment of a refundable building levy of R 10 000 to the KHA upon submission of plans for approval.

Plan Submission

Stage 1 submission for design discussion - Applicable only for Gorah Place, Hillside and Bellevue

- Only applicable to Driftwoods if design changes to prescribed house plan

Stage 2 submission of municipal drawings R5,250.00 (ex vat)

Re submission of a changed plan R1,050.00 (ex vat)

Site Inspections

Trenches for Foundations	]	R1,050.00 (ex vat)
Ensuring Site Establishment compliance		

Completion of roof structure	]	R1,050.00 (ex vat)
Sample of Wall and Roof colours		

Checking the as-built to the drawings and approved design	]	R1,050.00 (ex vat)
Checking to ensure compliance of all External Works		

Supplementary Improvements

Checking minor alterations/additions design R1,050.00 (ex vat)

Checking on site the design was followed R1,050.00 (ex vat)

All fees are based on a rate set out in 2024, and are subject to an escalation of CPI + 2% per annum as of the first of January.

- 1 If the building design of the “re submission” has changed, we will see it as a new submission and charge accordingly.
- 2 This will include the first hour of work thereafter will be a further R750 per hour. If everything is in order, this will never be the case.

SECTION 2A

Development and Site Information GORAH PLACE - HILLSIDE - BELLEVUE

2.1 Design concept and theme

The architectural theme is defined to provide the project with a unifying language without restricting the planning or layout of each home.

The architecture is based on the traditional holiday cottage, identifying with Kenton's original homes. These were based on simple pitched roof main buildings with lean-to's, decks and verandas. The idea is to incorporate large expanses of glass to maximize the view and strengthen inside/outside connections.

The emphasis is on uniformity, symmetry, harmony and without losing individual variety, simple rectangular forms, refined and robust details, controlled scale and proportions are required to achieve an articulated unified domestic architecture. The implementation and maintenance of the Building Design Guidelines and Controls will ensure a development within which the following aims will be achieved:

- Recapture the traditional house form and its relationship within the community and landscape surrounds.
- Establish a cohesive village atmosphere, harmonising street facades and house forms.
- Ensure a co-ordinated and aesthetically pleasing residential development.
- Enhance investment value of the scheme, and the individual properties in particular.
- Limit environmental impact on the inherent natural beauty of the site.
- To assist individuals during the design / building process.
- To protect established properties from haphazard building development.

All buildings must be designed around this concept and adhere to the specific guideline details as described. Owners are not limited in any regard to the choice of interior finishes, fixtures or layouts.

2.2 The Site

The site is located on the North side of Kariega Road on entering Kenton-on- Sea, offering views of the Kariega River mouth. The development comprises 4 individually secured villages each with a single access gate. Each individual erf has access from the private internal road. Communal open spaces are identified for each village all as indicated on the attached diagram.

The main vista from the development is a view to the Kariega River mouth in the East, and up the coast to the Northeast. The individual erven are arranged in a staggered pattern to afford a view to as many erven as possible through view slots between the abutting erven.

2.3 Town planning requirements

The development is subject to the conditions contained in the Kenton-on Sea Zoning Scheme Regulations and the National Building Regulations (SABS 0400). In addition, the following parameters have been established to ensure the best possible combination of view and privacy for all homeowners.

2.4 Maximum coverage

The maximum coverage allowed of all roofed buildings (including gazebos, verandas, etc) is specified as a percentage of the area of the erf. The maximum coverage is 50% of the erf area.

2.5 Maximum Floor Area

Only 2 storeys are permitted. It is envisaged that the upper floor area is restricted to a smaller area than that of the ground floor area to ensure a proportion of single storey lean-to roofing. A semi-basement level may have a floor area less than the 'upper ground' level, provided that the semi-basement level is lower than natural ground level on three sides. Only one dwelling per property is permitted.

2.6 Double Volume

Double volume will count as one floor area provided the area does not exceed 20% of the ground floor area of the house only (i.e. excluding verandas, patios, garages, carports, gazebos, etc.) Any excess double volume will count as 2 times the floor area.

2.7 Building Envelope and Building Lines

Each stand has building lines to control the positioning of buildings. These are 3 metres from the street and 3 metres from the side and rear boundaries on each property. This will create 'view slots' to permit the units behind to still have views. This buildable area contained within the building lines is referred to as the building envelope. Only boundary walls as described, and yard walls may be constructed outside of the building envelope but may not be higher than 1.8 metres above Natural Ground Level. Front boundary walls are discouraged, and it is preferred to leave the area within 3 metres open to the street (refer 3.11 below) No roofed areas are permitted outside of the envelope. Verandas, balconies, decks, patios and staircases are considered as part of the building and may not project beyond the building envelope into the building line area. Retaining walls, water tanks, planted trees and built-up ground (cut & fill style) within the 3 metres view slot may not be higher than 1.8 metres above Natural Ground Level.

2.8 Beacon and Building Certificates

Prior to the start of construction work the building contractor must obtain a Beacon Certificate from the Land Surveyors. They will visit the site to point out the correct site boundary pegs and issue a certificate to this effect. This prevents possible costly setting out errors. The Surveyors must also certify the position of any building along a boundary.

2.9 Maximum Building Height

Building will be restricted to two storeys in keeping with the Kenton-on-Sea Town planning scheme. The maximum floor-to-floor distance is restricted to 3,0 metres. Double volumes are not precluded. Roof height must lie below 8.5 metres of the mean level of the site in accordance with the Kenton-on-Sea municipal height restriction.

SECTION 2B Development and Site information

DRIFTWOODS

1. Introduction and Overview

Driftwoods is the 4th village of the established Kariega heights housing estate comprising 80 residential sites of which the established 3 villages comprise 62 residential sites.

Driftwoods village erven is owned under freehold title and the respective owners form part of the Kariega Heights Homeowners association (KHHOA) and thus requires their compliance to the KHHOA constitution and conduct rules, and procedures and processes before building works can commence.

The development theme and layout adopted to Driftwoods village has been initiated to provide the best investment value for the homeowners as well as ensure that the best possible combination of view and privacy of each housing is achieved.

The development theme is concerned only with the external appearance and positioning of the housing units to ensure that all housing units are compatible and retain a cohesive whole and continuity that adds value to all housing units within the Driftwoods village.

The prescribed housing plans in terms of design are clearly described within this document and serve to ensure that the development theme is achieved whilst also offering cost effective, functional and trendy indoor outdoor living spaces.

2. Design Concept and Theme

The housing units are designed to provide a unifying form and aesthetically pleasing residential units within the landscape surrounds and street facades that serves to promote harmony and safe secure community living.

The design layout limits environmental impact and with the enhanced communal space centred within the internal ring road provides for continuity in terms of the natural environment.

The controlled scale and proportion of the housing units achieves the domestic themed architecture further supported by the building and construction design, controls and material use.

Consideration has been given to ensure cost effective, modern material use and building technologies are applied.

The house design, construction and materials manual will assist the homeowner with the building process and together with the implementation of the building controls will enhance the value of the development scheme and particularly the properties.

Homeowners are not limited in any regard to the choice of interior finishes, fixtures and layouts.

Homeowner adherence to the design plan and building controls will ensure that Driftwoods becomes a successful development footprint within the Kariega Heights residential estate and the greater Kenton on Sea area.

3. The Site

The site is located within the Northeast quadrant of the existing established and upmarket Kariega Heights housing scheme. It comprises 18 residential erven within 1,5 hectares gated estate and each erven having access from a private internal ring road. The site provides for an open communal space of approximately 1000m² centred within the ring road (indicated on the site diagram).

The external viewing is towards the northeast skyline and the layout footprint of the housing units have been arranged to afford a view to as many housing units as possible whilst also providing privacy to the abutting housing unit. The primary viewing impact is the locality of the large centred open space area/ island which will be landscaped to enhance the area in accordance with the design theme.

4. Town Planning requirements

The development is subject to the conditions contained in the Kenton on Sea zoning scheme regulations and the National Building Regulations (SABS 0400). The erven are zoned General residential 1 which permits one residential dwelling on each erf. Should a 2nd residential dwelling be required a special consent application can be sought together with the plan submission to the Ndlambe Local authority. In this instance the laid down design criteria need to be applied and approved by the Design Review Committee of the KHHA.

2nd Dwelling to be a maximum of 75m².

5. Maximum Coverage

The maximum coverage allowed of all roofed buildings is specified as a percentage of the area of the erf and maximum coverage is 50% to which the house design offerings are compliant.

6. Maximum Floor Area

2 storeys are permitted. The house design offerings provide for a single storey, however where a 2nd storey is required it is restricted to a smaller area than the ground floor area to ensure a proportion of single storey lean-to roofing. A semi basement level may have a floor area less than the upper ground level, provided that the semi-basement level is lower than natural ground level on three sides.

7. Double volume

Double volume will count as one floor area provided the area does not exceed 20% of the ground floor area of the house only. Any excess double volume will count as 2 times the floor area. The house design offerings provide for exposed roof rafters and thus increased volume in the Kitchen and living area.

8. Building Envelope and Building Lines

Each erf has building lines to control the positioning of the buildings. These are 3 metres from the street, 3 metres from the rear boundary wall and 1.5 metres from the side boundaries of each property.

The layout and footprint of the respective housing units are positioned to towards the rear of the properties to increase viewing impact of each unit. Front boundary walls are not encouraged and are provided for in the housing layout by way of connecting the side boundary wall to the front of the house.

The Buildable area contained within the building lines is referred to as the building envelope. Only boundary walls and yard walls may be constructed outside of the building envelope and are restricted to a height of

1.5m and 1.8m respectively. No roofed areas, decks and staircases are permitted outside of the envelope.

Retaining walls, planted trees and built-up ground (cut & fill style) within the 3 metres street building line may not be higher than 1m above natural ground level.

9. Beacon and Building certificates

Prior to the start of construction work the building contractor must obtain a beacon certificate from the Land Surveyor. The sites have been pegged and the Land Surveyor will visit the site to point out the site boundary pegs and issue a certificate to this effect. The Land Surveyor will also certify the position of any building along the building line.

10. Maximum Building Height

The maximum floor-to-floor distance is restricted to 3 metres. Roof height must lie below 8.5 metres of the mean level of the site in accordance with the Kenton on Sea municipal height restriction.

3.1 Scale and Proportion

It is intended that the architecture of the villages be designed to human scale, avoiding unnecessarily large building forms. The size, proportion and placement of buildings must be compatible.

3.2 The Plan Form

The plan form is to be predominately rectangular or composite rectangular, with small additive components to create interest, generally set parallel to site boundaries.

3.3 Roofs

Roofs will be predominately double pitched, 30 to 40 degrees, for the main structure, in traditional style. Flat or lean-to roofs of 5 to 15 degrees over patios and ground floor projections are an integral part of the language. Mono-pitched roofs are not precluded and the use of flat concrete slabs to connect the main roof elements are permitted but are limited to 15% of the roof area. Roofs over bay windows may be the same pitch as the main roof. Roofs must coincide with plan elements. Eave overhangs are not to exceed 450mm and barge must project over gables by 200 mm.

3.4 Dormers and Roof Windows

Dormer windows are permitted but are to be no wider than the window width including trim and should not be over-scaled. Only flat glass type roof windows will be permitted, set in the plane of the roof. No dome type roof windows will be permitted. Vertically glazed Dutch hips at the apex of roofs and glazing at the apex of gables will be encouraged to permit light to penetrate deep spaces with exposed roof structures.

3.5 Roof Materials:

Roofing is to be sheeting of a corrugated profile including IBR and standing seam profiles. Steel sheets are to be of a galvanised, Zincalume or aluminium substrate with a pre-finished colour. Fibre cement sheets are to have an appropriate paint finish. The roof colour is to be an approved green or grey as per the addendum. Roof material used on a particular property must be consistent.

3.6 Walls

Wall surfaces must be plain, without decoration. Simple plaster surrounds to openings are acceptable, but quoins; rustication and decorative mouldings are not permitted. Specified finishes are:

Smooth cement plaster with paint finish as per approved colours.

Vermont Cladding (shiplap)

Natural cut stone on plinths, chimneys and limited garden wall detail (Subject to specific approval).

Finishes not permitted: Timber logs. Rough plaster. Un-plastered block work. Painted Face brick. Corrugated sheet material.

Facebrick for building plinths below ground floor level and feature panels not exceeding 10% of the wall area on any elevation may be selected from approved samples. Provision is made to allow genuine hardwood timber accent panels, max 10% as above, to elevations using decking timber such as Balau,

Garapa or Saligna. No pine cladding is allowed due to the excessive maintenance requirement for this soft wood. Pre-cast elements must be approved by the design committee.

3.7 Loft

A loft is considered a storey if the sidewalls extend above the floor 1400mm or more. In this case, the floor would be included in the Maximum Floor Area calculation.

3.8 Window Description

Windows are a most important element in defining the character of the house and the neighbourhood. They should have a vertical proportion and can be coupled to create wider openings. Traditional style shutters are allowed but must be functional. Shutter widths must be in harmony with the windows or door they cover. Burglar bars should be of a simple rectangular or linear form placed internally. If possible, they should line up with window or door mullions.

3.9 Doors

All doors must have vertical proportions. Doors are to be in traditional styles, dimensions and proportions. No ornate or carved doors. Glass door style is to be consistent with window style. Single doors are to have a maximum width of 1000mm and double doors 1600mm (2 x 800mm). Sliding and folding arrangements to form large openings are permitted using the above parameters.

3.10 Colours

All exterior paint colours must be selected from the approved colour palette for each village. A list of approved colours is as per the addendum under 14 below. Colour combinations are important and must be approved. Similar colours or colours from more than one manufacturer's colour ranges will be considered on a case-by-case basis and only allowed on written approval from the Design Review Committee. Painted roofs must match the steel roof equivalent as listed in the Addendum. Roofing colours should harmonise with the indigenous vegetation and include greens and greys compatible with the leaves and bark of the natural flora. Gutters should be white and down pipes to match wall colour.

3.11 Boundary Fences and Courtyard walls

Picket fences are specified on street boundaries if considered essential. It is encouraged to not provide a street boundary fence but to rather connect the side boundary to the front of the house leaving the 3 metre building line space open to the road. Apart from the visual appeal picket fences define the edge and scale of the streets. The pickets reinforce the vertical vernacular form while offering security with surveillance. In general pickets should be 25 to 100 mm wide with the spaces between the pickets 40 to 100% of the picket width, and on the street front boundary contained in panels between plastered brick piers no more than 3 metres apart. Front boundary fences are restricted to 1,2m high. Side boundaries may have smooth plastered masonry walls or picket fences with or without plastered brick piers. Side boundary fences may be small aperture steel mesh fencing such as Clearvu/Beta fence as these systems require a minimum of bush clearing to erect. Rustic 'latte' or dropper fences and screens are not allowed. Walls may have plinths of dressed stone or approved facebrick below floor level to ground, and mouldings are encouraged to add detail.

Boundary walls and fences create a strong visual impact and are restricted to a maximum of 1.8 metres high for side boundaries and 1,2 metres for street boundary if deemed essential for pet control. Walls and fences are to step down incrementally with slope. All timber pickets must be painted white or varnished.

3.12 Yards

All homes to have a yard. Yard walls to be plain plastered masonry, and positioned to conceal wash lines, dustbins, open storage areas, kennels etc.

3.13 Rainwater Tanks

Rainwater tanks are required by municipal regulation but must be of an approved design. It is preferable that tanks are positioned below ground. Tanks above ground must be concealed by the yard walls and should be selected to approximate the colour of the adjacent wall of the building.

3.14 Timber Structures and Decks

All timber framed structures are to comply with SABS 082 (SANS 10082) or to be designed by a registered Professional Engineer. All timber is to be treated for insect and mould attack as per SABS 05 (SANS 10005). Balustrade to timber decks to comply with clause 3.16. All timber elements are to be painted white or varnished.

3.15 Exterior Lighting

Lighting on the exterior of the building must be unobtrusive and avoid light spillage onto surrounding sites. Down-lights and up-lights or combination thereof are encouraged to wash the walls with light but no exterior spot lighting of buildings or accent lighting is allowed.

3.16 Balustrading

Balustrades to comply with the National Building Regulations and to have top handrail with vertical balusters @ 120 mm centres. Timber, aluminium or galvanised mild steel balustrading to be painted white. Glass balustrading is permitted but rustic round timber 'latte' balustrading is not allowed.

3.17 Pergolas

Pergolas and sunshades structures to have rectangular rafters and bearers varnished or painted white. Vertical supporting structure (posts) must be square cut and painted or varnished. Pergolas may have rustic 'latte' or droppers for the horizontal top cladding only.

3.18 Timber Frame (platform) structures

Timber frame structures may not have open voids below habitable space except for carports which may not exceed 40% of the floor space above. Such open spaces must be walled on at least 2 adjacent sides to prevent views through the underside of the structure resulting in the building having a stilted effect. Decks extending beyond the structure and not covered may be void below. All visible timber supporting posts above the lowest ground floor level are to be square-cut timber varnished or painted white.

3.19 Solar HWC

Solar Hot water heating is encouraged, however the water storage cylinder component may not be placed on the roof and the collector should lie flat on the roof plane.

3.20 Photovoltaic panels

Solar electrical power is becoming more popular and is encouraged. Technology has advanced in this field so that it is no longer necessary to orientate the panels in a specific direction. Consideration should be given to the alignment of roof planes in the initial concept to maximise the orientation of roofing to ensure that the PV panels lie flat on the roof and avoid unsightly brackets to angle the PV panels correctly. Due to this being a new technology we ask you to please submit any requests for this and we will handle them on an individual basis.

3.21 Back up battery power supply

An inverter system for power back-up may be installed but should be contained within the structure and not be visible from the exterior of the dwelling.

SECTION 3B House Design, Construction and Materials Manual DRIFTWOODS

1. Scale and Proportion

The housing units are designed to human scale and fall within the building envelope avoiding unnecessarily large building forms. The size, proportion and placement of the buildings are all compatible and serve to meet the development design and theme.

2. Plan Form

The plan form is composite rectangular within a high degree of emphasis on indoor outdoor living with decks off all living and bedroom areas. The house plan is generally set parallel to site boundaries.

3. Roofs

Roofs are mono pitched and are 30 to 40 degrees. Lean-to roofs are 15 to 20 degrees and are an integral part of the roofing design and language theme. Any variation to the roofing design must coincide with the design elements and be approved by the KHHOA design review committee. Eave overhangs are a minimum of 450mm to 500mm and barges must project over the gables by 450mm. Double pitched roofs to be allowed but require design approval by KHHOA design review committee.

4. Roof Materials

Roofing is to be sheeting of IBR square fluted profile or standing seam profiles. Steel sheets are to be of a galvanised, Zincalume or aluminium substrate with a pre-finished colour. Fibre cement sheets are not permitted. The roof colour is to be an approved grey as per the colour palette annexure 1. Roof materials used on a particular house must be consistent.

5. Walls

Walls are to be a combination of Shiplap, smooth plaster and Timber accents without decoration. Simple plaster surrounds to openings are acceptable, but quoins, rustication and decorative mouldings are not permitted. Specified finishes as follows;

Smooth cement plaster with paint finish as per the colour palette annexure 1.

Vermont cladding (Shiplap) as per the colour palette annexure 1.

Timber cladding and accent panels such as Balau, Garapa, Saligna or H3/H4 treated SAP not exceeding 10% of the wall area in colour finish as per the colour palette annexure 1

Natural cut stone on the plinth, chimneys and limited boundary wall detail subject to colour finish as per the colour palette annexure 1 and approval of the KHHOA design review committee.

Any pre-cast elements must be approved by the KHHOA design review committee.

Combination of 3 colours to be selected from the colour palette annexure 1 for external walling. Bleached wood type colour is favoured as one colour. Shiplap to be applied as feature type wall and it is encouraged to select a whitewash type colour finish.

6. Loft

A loft is considered a storey if the sidewalls extend above the floor 1400mm or more. In this case, the floor would be included in the maximum floor area calculation.

7. Windows

Windows are an important element in defining the character of the house and have impact on the overall design theme of the residential estate. They must be of vertical proportion and can be coupled to create wider openings.

All window frames must be anodised aluminium or timber. No bronze aluminium colour is permitted. Timber frames must be in accordance with the colour palette annexure 1 and approved by the KHHOA design review committee.

Traditional style shutters are allowed but must be functional and the widths must be in harmony with the windows they cover. The colour finish in accordance with the colour palette annexure 1.

Burglar bars must be of a simple rectangular or linear form placed internally and line up with window mullions.

Flat glass type roof windows will be permitted but are to be set in the plane of the roof.

8. Doors

All doors must have vertical proportions. Doors are to be in traditional styles, dimensions and proportions. No ornate or carved doors. Glass door style is to be consistent with window style. Front doors are allowed a width of 1200mm and if double doors a width of 1600mm. Sliding and folding arrangements to form large openings are to be in accordance with the description as per the house plan.

9. Colours

Please refer to the colour palette annexure 1. Colour combinations are important and directly impact the overall design theme and must be approved. The colour palette indicates all allowed colour options in respect of all material finishes to the house design.

10. Boundary walls

Street boundary wall is permitted but it is encouraged to rather connect the side boundary to the front of the house, leaving the front of the house open to the road. Typical layout of boundary wall is shown on the site diagram and restricted to 1.2m height.

All side boundary walls to be restricted to 1.5m height. The side boundary walls to be smooth plastered masonry walls (without plastered brick piers) or picket fences of 25mm to 100mm wide with spaces between the pickets of 40 to 100% of the picket width. Walls may have plinths of dressed stone and are to step down with the slope.

The boundary wall that connects the side boundary wall to the front of the house must be consistent with the side boundary wall in terms of material and colour finish.

11. Yards and Courtyard walls

All homes have a designated courtyard area. Yard walls to be plain plastered masonry and or timber screens/panels and positioned to conceal drying lines / drying area, dustbins, open storage areas, kennels and rainwater tank/s. The Courtyard wall to be a minimum of 1800mm above ground level.

12. Rainwater Tanks (RWT)

Rainwater tanks are required by municipal regulation but must be of an approved design. It is preferable that the tanks are positioned below ground where the RWT is possibly in site of the abutting property. Tanks above ground must be concealed by the courtyard wall and must be selected to the approximate colour of the adjacent wall of the building.

13. Timber Frame (platform) Structures and Decks

All timber framed structures to comply with SABS 082 (SANS 10082) or to be certified by a registered Professional Engineer and must be approved by the KHHOA design review committee.

All timber is to be treated for insect and mould attack as per SABS 05 (SANS 10005).

Deck platforms to be timber boards (compliant with colour finish as per colour palette annexure 1) or cemcrete flooring/polished concrete finish to client preference and installed by an accredited flooring contractor. Raised timber decks to be certified in terms of structural stability by a registered Professional Engineer. Decking area to be a minimum of 20% to house floor area.

Timber structure vertical support posts (rectangular - square cut) to be compliant with National Building Regulations and certified by a registered Professional Engineer. Colour finish as per the colour palette annexure 1.

Timber frame structures may not have open voids below habitable space except for carports which may not exceed 50% of the floor space above. Such open spaces must be walled on at least 2 adjacent sides to prevent views through the underside of the structure resulting in the building having a stilted effect.

14. Exterior lighting

Lighting to the exterior of the building must be unobtrusive and avoid light spillage onto surrounding properties. Down-lights and up-lights or combination thereof are encouraged to wash walls with light but no exterior spot lighting of buildings or accent lighting is permitted. All lighting to be of warm white colour.

15. Balustrading

Balustrades to comply with the National Building Regulations and to have top handrail with horizontal balusters at 100mm apart. Timber balustrade posts to be 2m to 3m apart. Only timber balustrades will be allowed and in a colour finish as per the colour palette annexure 1.

16. Pergolas

Pergolas and sunshade structures to have timber rectangular rafters, bearers and top cladding. The vertical supporting structure (posts) to be square cut in the colour finish according to the colour palette annexure 1.

17. Solar HWC

Solar hot water heating is encouraged, however the water storage cylinder component may not be placed on the roof and the collector should lie flat on the roof plane.

18. Photovoltaic panels

Solar electrical power is becoming more popular and is encouraged. Technology has advanced in this field so that it is no longer necessary to orientate the panels in a specific direction. Consideration should be given to ensure that the PV panels lie flat on the roof and avoid unsightly brackets to angle the PV panels correctly.

19. Backup Battery Power Supply

An inverter system for power backup may be installed but should be contained within the structure and not be visible from the exterior of the dwelling.

20. Plunge pools

Plunge pools are permitted and are to be no larger than 12 to 16 m² in surface area. The pool perimeter, coping and edging can be constructed to client preference in terms of material application. In instances where a rock feature is constructed, the rock must be of white/grey stone colour. The pool pump is to be located and suitably housed in an area concealed from view of abutting property.

ANNEXURE 1A

COLOUR PALETTE

GORAH PLACE - HILLSIDE - BELLEVUE

Exterior Wall Colour Options

Warm Bread 07-C2-3 (Plascon)

Hudson 26 (Plascon)

Artist's Canvass Y2-E2-3 (Plascon)

Light Stone NEU06 (Plascon)

Stoneware 166-1002 (Dulux)

Benguela Cove 23/Pastel Base (Duram)

Serious 37 (Plascon)

Roof

Aloe Green, Traffic Green, Dove Grey, Dark Dolphin (Chromadek)

Colonial Green (Colorbond)

Roofcote Heritage Green (Durham)

Grecian Grey (Dulux)

Grey, Charcoal (Duraflex)

Green, Grey, Graphite (Duram Rubberflex)

Paint colours will be updated as colours are approved. This list is current as of 2024

ANNEXURE 1B

COLOUR PALETTE

DRIFTWOODS

Plascon Products

Plaster06



French Chartreuse



Aged Aloe



Ripple



Spruce



Fynbos Leaf



Superstructure

Plinth

Smooth plaster walls (below lean-to roofing)

Smooth plaster wall / Gable wall (above lean-to roofing)

Shiplap

Barge boards / Fascias

Soffits

Roof covering

Aged Aloe / Stone material

French Chartreuse / Aged Aloe

Ripple / Spruce

French Chartreuse/Aged Aloe/Fynbos Leaf

Plaster06 or light grey

Plaster06 or light grey

Charcoal Grey

Window frames / Stacking & slider doors

Natural anodised aluminium

Gutters and downpipes

Plaster06

Columns

Spruce / Fynbos Leaf

Door canopy

Spruce / Fynbos leaf / Ripple

Garage and External doors

Aged Aloe or suitable contrast colour to surrounding wall colour

Accents (Plaster & timber)

Spruce / Fynbos Leaf/ Ripple

Decks

Boards

similar to the Plaster06

Balustrading

Plaster06

External works

Boundary walls

Plaster06

Driveway gates

Plaster06

Pergolas

Plaster06