



PARADISE COAST
BEACH & ECO ESTATE



**BREAKER POINT
ARCHITECTURAL DESIGN MANUAL**
JANUARY 2022 Revision

A PART OF THE PARADISE COAST BEACH & ECO ESTATE

**ARCHITECTURAL GUIDELINES, APPROVAL PROCEDURES
AND CONTRACTORS CODES OF CONDUCT**



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1. INTRODUCTION

This document is a guide to inform and assist the professional team and owners to develop an architecture that is suited to the sensitive coastal area that make up the 20 erven that forms Breaker Point a part of the Paradise Coast Beach & Eco Estate.

The aim of this document is to stipulate planning and architectural design to embrace nature conservation and development as a symbolic entity. These guidelines are meant to ensure a harmonious collection of buildings that fit into the landscape while adhering to the stringent requirements of the ROD.

The contemporary style of Breaker Point aims to create modern, contemporary style houses whilst adhering to the nature conservational and visual impact requirements of the ROD.

This includes the following:

1. Buildings that are well positioned in the landscape with a low visual impact. "Homes should be of the hill, not on the hill" - Frank Lloyd Wright.
2. The application of mainly flat to nominally flat roofs for the primary elements.
 1. The requirement of the ROD is for a maximum height of 6,5m; Flat to nominally flat roofs will permit double storey houses.
 2. It is encouraged that said will be "green roofs" covered in adapted vegetation from the natural landscape.
3. Building shapes that are fragmented to capture views and optimise privacy. A cubistic bias is advisable with careful proportioning and symmetry.
4. Use of modular building components to limit heavy delivery vehicles - i.e., an exposed structural steel framework with infill glass creating depth in elevations.
5. The area of openings should exceed the solid wall area creating a feeling of space.
6. A good mix of single and double storey spaces.
7. Stringent adherence to the areas of hard landscaping and disturbance areas - discussed in detail.
8. An environmental approach to the architecture and the placement of buildings within the footprints detailed in drawings DELPlan drawing 272/MOS/03/DPP1.
9. Gardens shall be confined to the disturbance area and will be no more than manipulated areas of the natural vegetation intermixed with hard landscaping. The landscaper shall work within these constraints to create houses that feel part of the landscape.
10. The use of a compatible range of materials.
11. Similarity in fenestration.
12. Consistency in roof forms, shapes and materials.
13. A united colour range to contribute to a cohesive scheme.
14. The use of natural stone for feature walls.

15. Integration of buildings into the landscape with emphasis on soft transition.
16. Appropriate hard and soft landscaping.
Courtyards and patio gardens for maximum sunlight and wind protection.

The developer in collaboration with the adjudicating agent reserve the right to propose additions or alterations to the guidelines for the necessary architectural style and character envisaged for the entire development.

The Architectural Scrutiny will not include the following issues and are the responsibility of the Owner's appointed Architect's or Architectural designers:

- Compliance with the relevant Municipal bylaws, requirements and regulations.
Compliance with the National Building Regulations and Building Standards Act
- 103 of 1977.
Compliance with the Housing Protection Measures Act of 1998.
- Compliance with the Latest applicable Safety and Security Act.

2. REGULATORY DEFINITIONS

A. HOME OWNERS ASSOCIATION

HOA means Breaker Point Home Owners Association a part of the Paradise Coast Beach & Eco Estate.

B. OWNER

Owner means the registered owner of any erven 1-22 Breaker Point.

C. AGENT

The agent means an architectural company appointed by the developer of Breaker Point, a part of Paradise Coast Beach & Eco Estate or his successor in title, who shall act as adjudicator to approve proposed building work in terms of the aesthetic requirements and this design manual. The appointed adjudication architectural design company is:

Greenspace Architects cc
31 Kerk Street
George
0720163560
Info@greenspacearchitects.co.za

D. COUNCIL

Council means the local authority of Mossel Bay.

E. DESIGN MANUAL

This document issued for and on behalf of the developer and the HOA which at its core represents the conditions of development contained within the ROD. This document is an approved manual by all the relevant authorities and controlling bodies.

The architectural manual is drawn up in accordance with the original Deed of Sale which stipulates that no building structures may be erected on the property save in accordance with the developer's architectural manual and/or prior to the written consent of the agent thereto has been obtained.

The plans of all buildings and/or structures to be erected on the property must be submitted to the agent for his approval. Building operations may not proceed before the agent has endorsed the plans and approval has been obtained from the Municipal authority and no building and/or structure shall be erected save strictly in accordance to such an approved plan.

The manual has been compiled to regulate the development of the 20 erven comprising Breaker Point, part of the Paradise Coast Beach & Eco Estate, in an orderly manner to protect the sensitive nature of the site for the mutual benefit of the owners.

The manual must be read in conjunction with the National Building Regulations. In the event of a contradiction in these requirements, the more restrictive stipulation shall apply.

This manual is incorporated in the constitution of Breaker Point Home Owners Association, and is binding on all present and future owners. Each property owner has a legal obligation to inform successors in title to their property of the existence of the architectural manual and the rules to which they shall adhere.

F. DWELLING UNIT

The primary structure to be erected on each erf.

G. ADDITIONAL DWELLING UNIT

A secondary dwelling unit (granny flat) shall not be permitted on any erf. This rule excludes constituent parts of a loosely arranged group of building elements that constitutes one dwelling.

H. SITE DEVELOPMENT FOOTPRINT

The area determined during the development application stage and incorporated into the approval and ROD. These areas are shown on the site development plan and cannot be altered. All building work and landscaping will be limited to this area.

I. BASEMENT

Basement means that a non-habitable portion of a building, the finished floor level of which is at least 2m below, or the ceiling of which is at most 1m above, a level halfway between the highest and lowest natural ground levels immediately contiguous to the building. Only that part of the basement that does not extend 1m beyond finished ground level shall be construed as basement and not taken in consideration as a storey for the determination of the height restriction.

J. GROUND FLOOR

Ground floor means the lowest floor of a building, which is not a basement.

K. COVERAGE

Coverage means the total percentage area of the site that is covered by buildings measured over the outside walls and covered by a roof or projection. An eave overhang or other projection of maximum 1m wide shall be excluded in the calculation of the permissible coverage.

L. NATURAL GROUND LEVEL

Natural ground level means the level of the ground before any work has taken place. Levels determined by the surveyor after completion of the civil works by the developer shall be deemed to be the correct and final levels for the determination of the height restriction.

M. BUILDING LINE

Building line means the line delimiting the area measured from the boundary of a land unit within which no building or other structure may be erected.

N. STREET BOUNDARY

Street boundary means the boundary of a site or a land unit, which is also its boundary with a street.

O. SIDE BOUNDARY

Side boundary means any other boundary other than street boundary or rear boundary.



3. PROCEDURE FOR APPROVAL OF PLANS

1. All proposed development is to be approved by the Developer before any building work may commence. The applicant shall formally apply for the approval of plans in accordance with the architectural guidelines.
2. All plans for the construction of or alterations to buildings must be prepared by a SACAP registered person.

A. PRELIMINARY PLAN SUBMISSION

3. Prior to the submission of formal plans, stand owners must submit sketch drawings in two copies, to the Agent for approval in principle of the design concept.
4. Drawings must be to a scale of 1:100 and selected materials and colours must be indicated on the drawing, according to the plan submission form. (See Appendix "A") (Refer to 7.4.1 for input by professional land surveyor.)
5. The site plan showing the existing structures on adjacent erven should be to a scale of 1:250.

B. FINAL PLAN SUBMISSION

6. Before drawings can be submitted to the Local Authority for approval it must carry the stamps of approval from the Agent and the HOA. The following drawings and documents are to be submitted in three copies to the Agent together with the plan submission form: (See Appendix "A")
 - Site development plan/ site plan-showing adjacent erven, including existing structures on adjacent erven, all hard paved surfaces, timber decking, soft landscaping, soil retaining structures and natural vegetation so that the extent of the disturbance of the natural vegetation can be determined.
 - SDP to include all driveways (even if not hard paved). Areas to be used for any site container/s required during construction (which should preferably be in an area of future disturbance – like the drive or parking area) must also be indicated on the SDP.
 - Roof plan
 - Ground floor plan
 - First floor plan
 - Sections through all major elements
 - 4 elevations showing NGL
 - Surveyor's plan (0.5 m contours)
 - Storm water & drainage layouts
 - Bulk, earthworks
 - All retaining and free standing wall elevations and sections
7. On approval of the proposed development, the Agent shall endorse his approval on the drawings, retain one copy for his own records and return the other copy as a master to the applicant for submission to the Local Authority for approval.
8. A perusal fee is to be paid to the Agent upon approval of each submission of the proposed building work. The approved documents will only be handed over to the applicant once the perusal fee has been paid. This fee is stipulated on the plan submission form.

9. The approval, or non-approval, by the Developer and the Agent of any proposed building work is final and binding by agreement.
10. Any dispute will be referred for arbitration by and arbitrator appointed by the President of the Association of Arbitrators.
11. Upon completion of works the owner or his/her representative shall submit to the Local Authority and the Agent a certificate from a registered Land Surveyor stating the final height of the building and the levels of the boundary pegs. The Surveyor must also certify that the building conforms to the relevant height restrictions.
12. Upon completion the appointed designer shall submit a certificate of compliance with the requirements of this Manual. In the event of there being no appointed architect, the owner shall obtain such a certificate from the Agent, who shall be recompensed at the time charge on the fee scale as recommended by the South African Council for the Architectural Profession.
13. The Developer reserves the right to halt any building work not approved in advance, and to have any building or structure not in accordance with these approved drawings demolished and removed at the cost of the owner.

4. CONDUCT OF BUILDING WORKS

1. The site has been cleared by the Developer. All indigenous vegetation must be retained where possible, but all, if any, invader species are to be eradicated by the property owner.
2. No vegetation are permitted to be removed without the written consent of the Environmental Control Officer (ECO).
3. Removed vegetation must be replaced with similar limestone fynbos specimens at the erf owner's cost.
4. Illegal action may be reported to the DEADP Green Scorpions for follow-up legal action.
5. The site development footprint to be screened off with a solid shade cloth barrier with the base secured to prevent any movement of material out from under the barrier, prior to any work commencing on site.
6. The driveway access shall be included in the shade net area. All areas falling outside the shaded areas will not be used by the contractor for building activities.
7. **Contractor activity is only allowed during the following time hours:**
 - 7.1. Weekdays 07h00 to 18h00
 - 7.2. Saturdays 07h00 - 13h00 (by prior arrangement only - see 9.H)
 - 7.3. No contractor activity is permitted on Sundays and Public Holidays without special permission from the Home Owners Association.
8. All the contractor's workers/and or sub-contractors must enter the Estate in an approved vehicle with a temporary access token.
9. All construction on site once commenced, shall be completed in as short a reasonable time as possible and shall be executed in a workman like manner.

10. The only access allowed to a building site is from the street boundary. No access is permitted from the back boundary or the common side boundaries unless approved by E.C.O
11. Driveway access will be only from the street boundary which is included in the shaded-off area and may only take place in that area as shown on the approved SDP.
12. No temporary stockpiles of excavated material or rubble are permitted outside the development footprint. The excavated material must be removed, without delay, from the confines of the Estate. The same applies to rubble removal.
13. No rock blasting permitted (due to the archaeological requirements).
14. The contractor shall provide facilities for rubbish disposal and ensure that the workers use the facility provided and that the rubbish is removed weekly. Rubbish may not be burnt on site.
15. Deliveries from suppliers may only be scheduled during approved construction hours.
16. No articulated trucks will be permitted onto the estate for construction purposes or for deliveries etc. The road turning circles have not been designed for such vehicles.
17. An archaeological monitor MUST be on site for all vegetation clearing, topsoil clearing, excavation and earth works.
18. The contractor and the owner shall be held responsible for any damage to the kerbs and/or plants on the sidewalks or road reserve.
19. Development footprint: The area shown on the SDP shall be enclosed with shade-net screen. No activities may go beyond the development footprint designated with the exception of the driveway.
 1. Knittex K80Green shade-netting 1,8m high of 80% density or equally approved.
 2. All temporary ablution facilities shall be located within the Development Footprint.
 3. No concrete, dagha, cement or such may be stored and/or mixed or prepared on any of the roadways, pavements or road reserves.
20. At the completion of building work, the contractor shall clear the site thoroughly of all rubble and refuse and make good any damage to kerbs, landscaping and community services, to the satisfaction of the Developer. As a safeguard a building deposit (amount to be determined) must be paid to the Home Owners Association prior to construction and to be held in trust (free of interest) by the Home Owners Association against contractor's negligence.
21. Owners are to use accredited builders registered with NHBRC and the Master Builders Association of South Africa. Owners will not be permitted to conduct building operation on an owner/builder basis unless represented by a Professional Management team or with proof of personal registration.
22. Should the Home Owners Association have any concern with the conduct of the contractor and or sub-contractors, the Home Owners Association reserve the right to suspend building activity until such undesirable conduct is rectified, which it may do so at any time and without notice, and without recourse from the owner and/or contractor and/or sub-contractor.
23. Building boards may only be erected if they comply with the Home Owner Association's standards, details of that are available from the Association. No sub- contractors boards are allowed. All boards must be removed by the contractor on completion of construction.

24. The notice board of the professionals must comply with the Home Owners Association's standards and must be erected alongside the building board in order to form an orderly and cohesive entity. The boards must be removed by professionals upon completion. The size of the board must be: 120 cm wide and 80 cm high. The architect's presentation board may not be larger than 1.5 m high by 2.4m wide.
25. All building works must comply with annexe "A ", the "Contractor's Conduct Agreement." The Agreement must be signed and returned, together with approved municipal plans, to the H.O.A. before commencement of building works.
26. Before owner occupation, a final inspection must be arranged with a member of the DRC. A compliance checklist (Design manual summary) must be evaluated on site. If the site conforms, an occupation letter will be issued to the owner. No occupation will be allowed without approval of the checklist.

5. APPLICATION FORM: APPROVAL OF BUILDING PLANS

Plans submission forms are available from the ACO or HOA.

6. DESIGN GUIDELINES

A. AREA OF DISTURBANCE

An area of disturbance has been identified for each of the 20 erven of Breaker Point. These areas have been included and referenced into the ROD and is a restrictive covenant.

The Area of Disturbance is defined as the full extent of section of the erf occupied during construction and whereon the house, verandas, swimming pools, all paving and gardens are built. Driveways to the house is excluded from this calculation.

Disturbance may only take place within the designated Area of Disturbance on each erf. The remainder of the erf shall become part of the Conservation Area. Refer to DELPlan drawing 272/MOS/03/DPP1 (15 February 2010, or as amended) available from the Breaker Point or its appointed Managing Agent, indicating the positions of the Area of Disturbance on each within the Breaker Point Precinct.

Special Note: The positions of the Area of Disturbance within The Breaker Point Precinct shall not be changed under any circumstances without due process starting with application being made to the ECO.

The disturbance areas as shown on the SDP. Under special circumstances may application be made to the HOA to have these areas reviewed.

B. FOOTPRINTS & DWELLING COMPOSITION

Erven 20537 (213), 20547 (440) and 20546 (441) shall have a Dwelling Footprint of not more than 300m².

Special Note: The total area of all open verandas, paved and other hard surfaces as well as swimming pools on the above erven shall be a maximum of 200m². The remainder of the Area of Disturbance shall be indigenous garden as regulated by these Guidelines.

Erven 20536 (214), 20538 (215), 20539 (216), 20540 (217), 20541 (218), 20535 (219), 20542 (220), 20556 (431), 20555 (432), 20554 (433), 20553 (434), 20552 (435), 20551 (436), 20550 (437), 20549 (438), 20548 (439) and 20547 (442) shall have a Dwelling Footprint of not more than 400m².

Special Note: The total area of all open verandas, paved and other hard surfaces as well as swimming pools on the above erven shall be a maximum of 250m². The remainder of the Area of Disturbance shall be indigenous garden as regulated by these Guidelines.

The Floor Area is defined as the total floor area of the house, including covered verandas, but excluding open verandas, paved and other hard surfaces, swimming pools and gardens. The Floor Area of any house shall not be more than a factor of 1.6 of the Dwelling Footprint. It is the intention of this guideline that buildings should “grow out” of the landscape.

Special Note: The floor area of double volume and courtyard spaces shall be included in the Floor Area calculation of a factor of 1.5.

C. BUILT FORM

1. GENERAL

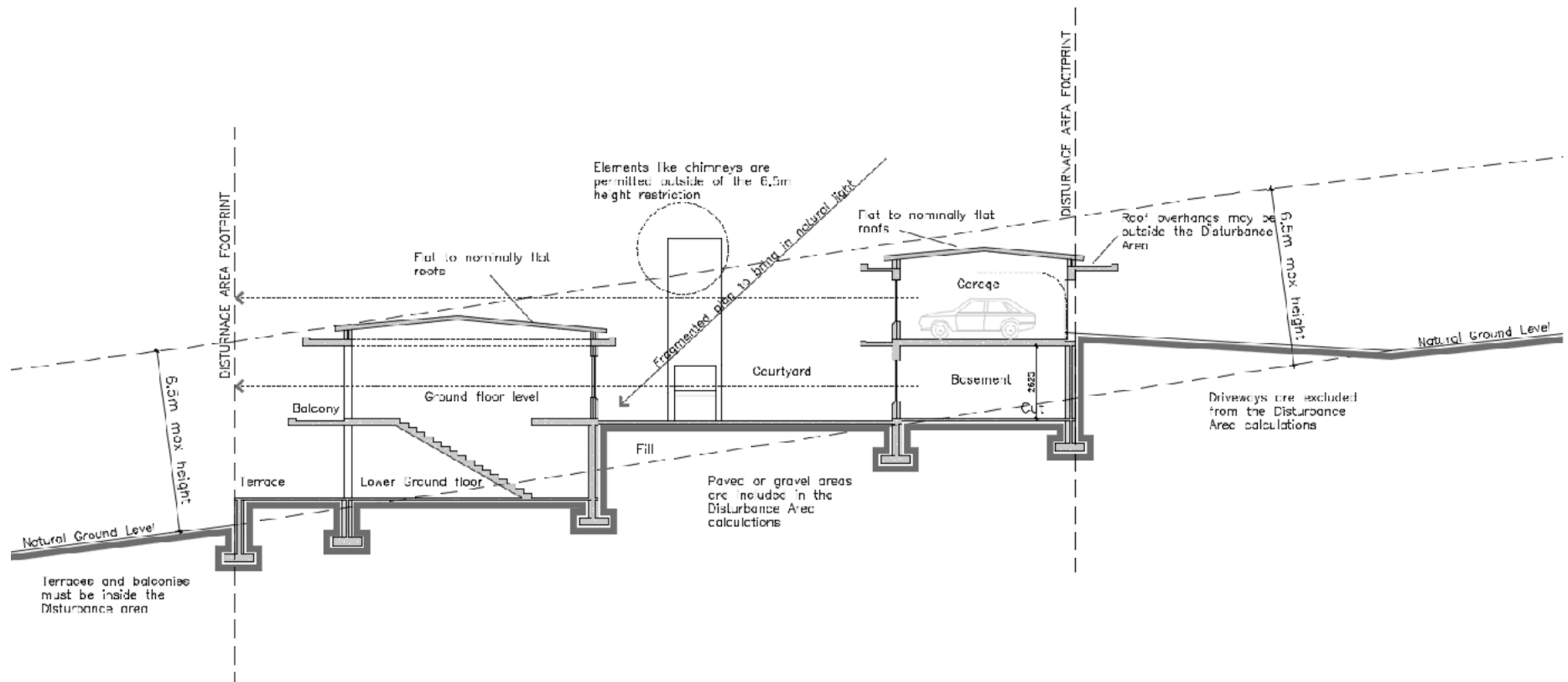
Buildings consisting of loose standing flat to nominally flat roofed structures, designed around protected outside living areas and connected, where necessary, with enclosed lean-to connections as required. The formation of protected and covered (pergola) outside areas is encouraged.

2. PRIMARY BUILDING ELEMENTS

1. Primary Building Elements shall have a square, rectangular or composites square/rectangular plan form.
2. The topography of the erf must be taken into consideration with the placement of Primary Building elements, in order to minimise the height of the ground floor finished floor level above the natural ground level.
3. Primary Building Element shall not be wider than 8,500 mm and narrower than 3,500 mm. Connections, where Primary Building Elements are directly connected together, should take into account the topography and views. Hence these may be at various angles to limit the height of the buildings.

3. SECONDARY BUILDING ELEMENTS

1. Secondary Building Elements shall be connected to Primary Building Elements and consist of structures with lower heights (i.e. ground storey only), verandas, chimneys, pergolas etc.
2. Lean-to roofs, with exposed side elevations are limited to 1/2 of the width of the Primary Building Element it is connected to.
3. The total area of all lean-to roofs on a building shall not exceed 20% of the total roofed area.



The architecture should form a series of fragmented smaller plan forms that are arranged along contours to limit the height of the dwelling to 6 500mm

4. HEIGHT

1. The ground floor finished floor level shall not be higher than 750 mm above the natural ground level. It is encouraged that building are cut into slopes, rather than built out.
2. With special permission from the HOA and only in exceptional cases on very steep sites, the above guideline will be relaxed.

The height restriction to the top of the roof pitch is governed by a 6,5m line parallel to the gradient of the erf between the highest and the lowest erf corner pegs. This line could be running at 90 degrees to highest boundary line where stands are complex and non-rectangular.

Calculation of height does not include chimneys

3. A plan clearly indicating the areas where the finished floor level is below natural ground level (cut) and where it exceeds above the 750 mm finished floor level height restriction must be presented with the Building Plan Approval documentation to the HOA for approval.
4. Buildings must be constructed on different levels to move down with the slope, following the natural contours on the site.
5. The maximum height of any structure within the Breaker Point Precincts shall be 6,500 mm above natural ground level.



Green roofs as option on flat or nominally flat roofs. The disturbance areas as shown on the SDP. Under special circumstances may application be made to the HOA to have these areas reviewed. flat roofs

D. BUILDING ELEMENTS AND MATERIALS

1. WALLS

1. A combination of solid masonry and glass walls are encouraged.
2. Where glass panels are used in steel frames, this should be floor to roof.
3. Masonry walls at other areas shall be plastered and painted. No textured plaster (Spanish plaster, splatter box etc). No ornate plaster bands and mouldings are allowed.
4. Natural stone may be used (see beneath).
5. A sample of the type of natural stone, as well as the source of such stone must be included with the Building Plan Approval documentation and presented to the HOA for approval to ensure aesthetic acceptability and environmental sustainability of the source.

2. DOORS AND WINDOWS

1. All doors and windows shall be made of aluminium (Colour: charcoal only)
2. Contemporary bay windows with square corners only are allowed. No cottage pane doors & windows are allowed.

3. BURGLAR PROOFING

1. Burglar proofing, if required, shall be installed on the inside of windows and shall be of a simple design, with the minimum visual impact from outside.

4. SHUTTERS

1. External sliding shutters are recommended in conjunction with full pane glass walls.
2. Functional shutters made of hardwood and or aluminium (bronze or charcoal only).
3. A full assembly sample of one corner of the shutter that will consist of all components of the shutter must be included the Building Plan Approval documentation and presented to the HOA for approval.
4. No mock shutters are allowed.



Extensive use of glass walls and sliding shutters



Use concealed gutters on secondary roofs

5. GARAGE DOORS

1. Only garage doors made of hardwood, aluminium, or steel (bronze or charcoal only), and with a simple line pattern may be used.
2. Doors may be double or single sectional overhead doors only.
3. A full specification, including a brochure with photographs from the manufacturer of such garage doors must be included with the Building Plan Approval documentation and presented to the HOA for approval.

6. ROOFS

1. PRIMARY ROOFS

1. Primary building forms shall have flat or nominally flat roofs
2. This may be concrete roofs or timber roofs with torch-on waterproofing.
3. It is recommended that roofs be "green roofs" i.e. planted or covered with rounded natural pebbles.
 1. A specialist subcontractor must be employed for waterproofing on flat roofs and a 10 year warranty is expected to be submitted with the final inspection (certificate to accompany other required certificates with completion).

2. SECONDARY ROOFS

1. Secondary roofs may be same construction as primary roofs, but lower; or
2. Consist of lean-to roofs in the following material:
 1. Klip-lock type metal standing seam roofing material;
 2. Concealed glass roofs behind parapet wall
3. In the case of lean-to type roofs, the pitch shall be as low as possible (5 degrees).
4. Kliplock roofs shall be dark grey colour.

1. FACIAS AND BARGE BOARDS

1. The use of bargeboards and facias will largely be eliminated but in the case of lean-to structures, provide 12,5mm fibre-cement boards painted in dark grey to support seamless aluminium gutters.

2. GUTTERS AND DOWNPIPES

2. Gutters will be seamless aluminium with downpipes connected to underground water tanks. A minimum holding capacity of 5000 litre must be catered for.

7. HEARTHES, BRAAIS AND CHIMNEYS

1. The design of hearths, barbeques and chimneys must be kept simple and in scale with the rest of the building, without any ornate detailing.
2. **Special Note:** A detailed elevation (1:20) for each different type hearth, barbeque and chimney must be included with the Building Plan Approval documentation and presented to the HOA for approval.



Building forms may be angled and aligned along the contours or to frame a particular view

8. SWIMMING POOLS

1. A single swimming pool conforming to the National Building Regulations, finish to fit into the general surroundings may be constructed on each erf, provided that rain water from the roofs on the building be collected into separate water storage tanks with a capacity of no less than 5,000l + the capacity required to sustain the water level in the swimming pool.
2. Swimming pool pump rooms shall be constructed within a built box provided with aluminium louvred doors.
3. All swimming pools must fit into the disturbance areas.

Special Note: A calculation to indicate that enough water can be harvested from the roofs in order to sustain the water level of the swimming, as well as the necessary drawings indicating all roofs to be used for rain water collection, down pipes, pipe reticulation, water storage tanks and dimensions of the swimming pool to such detail that the above calculation can be verified must be included with the Building Plan Approval documentation and presented to the HOA for approval. The above calculation must be based on the assumption that there is no pool cover over the pool, notwithstanding the fact that all pools if approved must be fitted with a pool cover.

9. KITCHEN YARDS

1. Only one kitchen yard allowed on each erf.
2. Kitchen yards to be maximum of 30 m² in size.
3. All kitchen yards shall be enclosed with a wall of minimum 2,100 mm and a maximum of 2,400 mm high, as well as with gates of the same height.
4. Yards form part of the disturbance areas.

10. PERGOLAS, VERANDAS AND CARPORTS

1. The use of pergolas as shading devices is encouraged in order to assist with the climate control in buildings.
2. All pergolas shall be made of planed all round timber elements or aluminium (bronze or charcoals only).
3. A detailed plan and sections (1:20) for each different pergola, indicating the assembly and sizes of all elements forming part of such pergola must be included with the Building Plan Approval documentation and presented to HOA for approval.

11. TIMBER DECKS

1. The constructions of timber decks, rather than paved areas are encouraged.

12. Fences, Screens, Garden Walls and Yard Walls

1. No fences are allowed.
2. A detail specification and photograph of any other intended screening must be included with the Building Plan Approval documentation and presented to the HOA for approval.



External balustrades



Contained pebble systems as paving alternatives

3. No garden walls or screens may be built to enclose the perimeter of the erf.
4. The design of screens must be kept simple and must be made of timber or steel painted to match the approved colour scheme of the building.
5. Court yard walls must be simple, without ornate plaster mouldings and no higher than 2100 mm above natural ground level.

13. EXTERNAL BALUSTRADES

1. Only one design of balustrade shall be allowed on a particular erf.
2. Balustrades may be:
 1. Frameless glass
 2. Stainless steel, or
 3. Parapet walls painted similarly to the masonry walls.
3. **Special Note:** A detailed section and elevation (1:20) for the balustrades to be used, indicating the assembly and sizes of all elements forming part of such balustrade must be included with the Building Plan Approval documentation and presented to HOA for approval.

14. HARD SURFACES

1. PAVING

1. Samples to be submitted with the Building Plan Approval documentation and presented to HOA for approval.
 1. Clay brick pavers
 2. Concrete paving
 3. Concrete grass blocks
2. Paving (excluding driveways) form part of the disturbance areas.

2. PEBBLED AREAS AND DRIVEWAYS

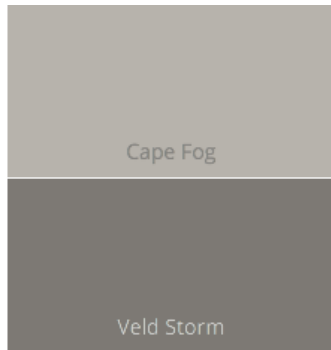
1. The use of contained pebble paving such as that being offered by e.g. Bera Fix, is encouraged as this blends in perfectly with the environment and created a durable, non-creeping surface.
2. Driveways made from contained pebbled do not count toward the disturbance areas.

15. ELECTRIC GENERATOR VS PV PANELS

1. No noisy generator will be permitted
2. Solar PV panels connected to batteries are encouraged and may be placed angled on secondary roofs on the north side of the house.

16. AIR CONDITIONERS

1. If installed, the position of all air conditioning compressor units shall be approved by the HOA.
2. Due care must be taken to ensure that compressor units are hidden from view as best possible.



External wall paint colours

17. EXTERNAL LIGHTING

1. The Paradise Coast Beach & Eco Estate has got a “dark sky” policy.
2. **Special Note:** All external light fitting positions must be indicated on a drawing as well as a specification of all such light fittings must be included with the Building Plan Approval documentation and presented to the HOA for approval.
3. All external light fittings must be installed against a wall and may not be installed higher than 1,800 mm above ground floor finish floor level. All external light fittings must be of a design that directs the light downwards, without the source of the light being visible.

18. AERIALS, SATELLITE DISHES ETC

1. Aerials and satellite dishes above ground level must be below the eaves line in a position least visible from the road and other buildings. The colour of all aerials and satellite dishes must be clear, or match the wall colour it is installed against.
2. **Special Note:** The positions of all aerials and satellite dishes shall be determined through the Environment Response Approval process described in this document and be approved by the HOA. This installation may not be visible from the road and/or other buildings.

19. WATER INSTALLATION

1. A water connection point is provided at each erf.
No sanitary appliance with a water usage greater than listed below shall be installed:
 1. WC: Volume must comply with statutory requirements. All WC's must have a 1/2 flush function.
 2. Shower head: Must be of the low flow type
 3. HWB Taps: All HWB taps must be fitted with an aerator.
2. All hot water pipes must be properly insulated with patented pipe insulation.
3. Solar water heating panels, heat pumps, and gas installations, with a separate hot water storage tank are allowed. No hot water storage tanks shall be visible on the outside of the building.
4. The position, type and size of such installation must be indicated on the Building Plan Approval documentation and presented to HOA for approval.
5. Rain water harvesting installation and tank must be installed on each erf. Matching wall colour plastic water tanks, or galvanised metal, may be installed.
6. All garden water taps and garden irrigation must be connected to the rain water harvesting installation. No potable water may be used to water gardens.
- 7.

20. SEWERAGE INSTALLATION

1. All sewerage and vent pipes shall be concealed within the walls.

21. SIGNAGE

1. No permanent signage other than that provided by the developer or the Breaker Point as the developer's successor is allowed.

2. House numbers and house identification shall conform to the details provided by the HOA

22. COLOURS

1. Only earth toned colours matching the colour range found in the natural surroundings will be allowed.
2. The HOA will make available a limited range of colours for:
 1. Walls (two colours: Dulux Weatherguard Cape Fog and Veld Storm)
 2. Painted galvanised steel (charcoal grey), lean-to roofs, paving bricks and pebbles.
3. **Special Note:** The full colour scheme of the house must be submitted as part of the Building Plan Approval documentation and presented to the HOA for approval.
4. **Exception:** Timber elements may be stained and varnished to retain the original timber look.
5. Roof colours within the Breaker Point Precinct shall only be charcoal or a colour as otherwise determined by the Environment Authorisation and any amendments thereto applicable to this precinct within the Paradise Coast Development

6. LANDSCAPE GUIDELINES

1. Landscaping required by individual owners may be executed by specialist landscape contractors or by the owner subject to a maximum 3-months completion period after practical completion.
2. The use of local indigenous plants is required, i.e. endemic plants.
3. Plants listed as invader species are not permitted.
4. A landscape design with a plant list and specification of plant sizes must be submitted to HOA for approval. For sloping erven this design must be presented with the submission of building documents for prior approval.
5. Trellis structures required for the landscaping to be submitted for approval.
6. Planted hedges are not allowed.
7. No Municipal water shall be used for irrigation of gardens.
8. Any garden feature, whether fixed or free standing that is visible from the street is subject to prior approval by the HOA. There are to be no visible ornaments or decorations on or attached to boundary walls.
9. Each house must have a number. The number must be installed where it is clearly visible from the street side i.e. Garage or near entrance facing the street.

Specifications: Stainless steel, Font: Arial Narrow, Size: 150mm in height

No external signage will be permitted.

10. CONTRACTORS' CODES OF CONDUCT

The aim of these Codes of Conduct is to regulate construction work and to ensure a harmonious relationship between residents, the natural environment and construction activities taking place on the Paradise Coast Beach & Eco Estate.

These Codes of Conduct are applicable to all contractors and must be adhered to at all times.

Transgression of certain of these Codes of Conduct will result in a fine being imposed on the contractor and/or access to the Paradise Coast Beach & Eco Estate being denied.

The Constitution of the HOA, to which the AAC forms an annexe to, determines and regulates the powers and functions of the Developer, the Trustees and the HOA during the Development Period and thereafter.

To the extent that reference is made to the powers and functions of the ECO, such powers and functions are exercised by the ECO as delegate and representative of the Trustees or the HOA, depending on who holds the original powers and functions in terms of the Constitution, which powers and functions may at any time be revoked by the Trustees or the HOA.

A. ECO (Environmental Control Officer)

An ECO will be appointed by the Trustees to enforce these Codes of Conduct.

All contractors and workmen on the Paradise Coast Beach & Eco Estate (including Breaker Point) will be given an induction before working on the site.

The ECO has the following authority:

1. To stop any building work.
2. Remove any person from the Paradise Coast Beach & Eco Estate.
3. Impose fines in terms of these codes and the CEMP / OEMP.
4. Issue instructions as he might see fit in terms of environmental protection measures and/or rehabilitation to be implemented in general or on a specific building site.
5. Check that the archaeological monitor has been appointed and inspections undertaken during all vegetation clearing and earthworks and excavation. HWC shall determine the way forward when any heritage remains are uncovered.

B. Approval of Contractors

1. Only contractors and owner builders approved by the Developer, during the Development Period and thereafter by the HOA will be allowed to build any building on the Paradise Coast Beach & Eco Estate.
2. Contractors can apply to the HOA, represented by the ECO, to be approved for contracting on the Paradise Coast Beach & Eco Estate. An application form is available from the HOA.

Only contractors and subcontractors with offices in the Eden District Municipal Area and of whom at least one principal is permanently residing in this area shall be appointed for any work on the Paradise Coast Beach & Eco Estate.

3. **Special Permission:** With special permission from the Developer, during the Development Period and thereafter by the HOA, only in exceptional cases where specialist work need to be done and where proof can be provided that these are not a minimum of three contractors/subcontractors for such specialist work, a contractor from elsewhere can be appointed for such specialist work.
4. Proof of the above must be provided to the HOA, before the appointment of such contractor/subcontractor.

C. Liability

The primary liability to the HOA for any damage caused, outstanding fines and moneys owed by the contractor to the HOA shall remain the responsibility of the owner of such erf where construction work is taking place. It is recommended that it be made a condition of the building contract that the contractor indemnifies the employer against any damage caused, outstanding fines and moneys owed by the contractor to the HOA.

D. Builder's Deposit

A Builder's Deposit of R 10,000.00 for each construction site shall be paid by the contractor, other than the developer, into the HOA's bank account.

The Builder's Deposit, less all outstanding fines and moneys due to the HOA, as well as all costs to repair any damage caused by the contractor on the Paradise Coast Development during construction, will be paid back to the contractor, without interest, after an Occupation Certificate has been issued for the building by the HOA and the Mossel Bay Municipality.

The HOA reserves the right to change the above Builder's Deposit without prior notice.

E. Builders' Levy

A non-refundable Builders' Levy of R 5,000.00 for each construction site shall be paid by the contractor, excluding the developer, into the HOA's bank account.

The HOA reserves the right to change the above Builders' Levy without prior notice.

F. Fines

All spot fines shall be paid over into the HOA's bank account within 72 hours. Failing to do so may result in the HOA forbidding the contractor and his workmen access onto the Paradise Coast Beach & Eco Estate. All other fines must be paid over into the HOA bank account before an Occupation Certificate will be issued by the HOA. All fines related to environmental matters, as stipulated by the Environmental Management Plans and/or Programs applicable to the Paradise Coast Development shall be paid over to an environmental trust fund.

The fine for any repeat transgression will be double the previous fine imposed for such transgression.

Any fines imposed as a result of these Codes does not exempt the transgressor from being fined by the relevant authorities for the same transgression.
The Trustees reserve the right to change the amount of any fine as described in these Codes without prior notice.

G. Area of Disturbance

The Area of Disturbance on all erven within the Breaker Point Precinct has been indicated on DELPlan drawing 272/MOS/03/DPP1 (15 February 2010, or as amended) available from the HOA or its appointed Managing Agent for positions of the Area of Disturbance within the Breaker Point Precinct.

On all erven the Environment Response Plan will be marked up by the ECO to indicate the following:

1. The extent of the allowed Area of Disturbance available to the contractor and the position of the hoarding and gates around the same.
2. Plants and other natural features within the Area of Disturbance to be protected, as well as a specification of such protection measures.
3. Any other item related to the protection of the environment in and around the Area of Disturbance.

It is recommended that the above drawing forms part of the contract procurement process, in order to avoid any misunderstandings in terms of the area available to the contractor for construction.

The Area of Disturbance shall be fenced in with a minimum 1,800 mm high hessian, or similar and approved hoarding, consisting of properly secured vertical supports, with horizontal wires between the vertical supports to fix the hessian on. This hoarding shall be erected before any excavations is started on site and shall be removed before an Occupation Certificate for the building is issued by the HOA.

Fine: Each transgression of the above will be spot fined a minimum of R1,000.00

The contractor shall keep the appearance of the Area of Disturbance neat and tidy at all times.

H. Work Hours

Work hours shall be between 07h00 and 18h00 on weekdays only. No construction work allowed over weekends and public holidays.

Fine: Each transgression of the above will be spot fined a minimum of R250.00.

Exception: The contractor may apply to the HOA for permission to work on Saturdays and public holidays between 08h00 and 13h00.

I. Workmen

No workmen shall stay overnight on the Paradise Coast Beach & Eco Estate.

No family or friends of workmen are allowed on the Paradise Coast Beach & Eco Estate.

Workmen may not walk on any road or path on the Paradise Coast Beach & Eco Estate and must be transported from the entrance gate to the building site.

Workmen shall not leave the Area of Disturbance during working hours.

The conduct of the contractor, his subcontractors and their workmen shall be exemplary at all times.

No person under the influence of alcohol or any other intoxicating substance shall be allowed on the Paradise Coast Beach & Eco Estate.

Fine: Each transgression of any of the above will be spot fined a minimum of R1,000.00.

J. Materials and Equipment

Material and equipment shall be stored inside the fence around the Area of Disturbance, except the Group Housing zoned area where it will be stored within a fenced off site camp as approved by the HOA.

No natural elements such as rocks, logs or plant material shall be picked up and collected from the Paradise Coast Beach & Eco Estates.

Fine: Each transgression of the above will be spot fined a minimum of R1,000.00

All topsoil and excavated material to be re-used shall be stock piled in a manner to minimise the impact on the natural environment.

K. Access

Contractors shall not make use of any roads or paths other than the road leading straight from the entrance gate to the building site.

The maximum sized truck allowed on the Paradise Coast Beach & Eco Estate shall have a gross weight not exceeding 23.5 metric ton (5.5 metric ton on the front axel and 9 metric ton on each back axel) and have a wheelbase of no more than 13 meters and a track width of no more than 2.5 meters.

Fine: Each transgression of any of the above will be spot fined a minimum of R2,500.00.

L. Temporary Toilet

A temporary chemical toilet only shall be erected on site in a non-prominent position as approved by the HOA within the Area of Disturbance. This toilet shall be kept serviced at all times.

No temporary toilet shall be connected to the sewer reticulation network on the Paradise Coast Beach & Eco Estate.

Fine: Each transgression of any of the above will be spot fined a minimum of R1,000.00.

M. Temporary Water

A water connection point is provided on each erf. A temporary water meter for construction purposes must be connected to this water connection point.

The owner of any erf where construction is taking place shall be liable to the Mossel Bay Municipality for the payment of water being used during construction. It is recommended that a clause be introduced into the building contract making the contractor responsible for the repayment of the amount charged for water consumption during the construction period back to the owner of the erf.

A flexible hose with a non-hold open meter tap shall be connected to the temporary water connection for construction purposes.

Except for testing of the water reticulation system and for construction purposes, the temporary water connection shall not be used to supply the house with water.

Fine: Each transgression of the above will be spot fined a minimum of R10,000.00

N. Temporary Electricity

An electrical connection point is provided on each erf. A temporary electrical meter for construction purposes must be connected to this electrical connection point.

The owner of any erf where construction is taking place shall be liable to the Mossel Bay Municipality for the payment of electricity being used during construction. It is recommended that a clause be introduced into the building contract making the contractor responsible for the repayment of the amount charged for electricity consumption during the construction period back to the owner of the erf.

Except for testing of the electrical reticulation system and for construction purposes, the temporary electrical connection shall not be used to supply the house with electricity.

Fine: Each transgression of the above will be spot fined a minimum of R10,000.00

O. Environmental Control

No fires are allowed on any building site on the Paradise Coast Beach & Eco Estate.

Fine: Each transgression of the above will be spot fined a minimum of R5,000.00.

The contractor will be kept liable for making good of any damaged caused by veld fires, or liability claims arising from any fire started by himself, his subcontractors or any workmen under the control of himself or his subcontractors.

The Area of Disturbance and general area around the erf shall be kept clean of any waste and litter. The contractor shall provide adequate waste storage facilities in a position and containers as approved by the HOA. All waste must be separated for recycling purposes. The waste containers shall be removed from the Paradise Coast Beach & Eco Estate and emptied on a weekly basis (every Friday).

Fine: Each transgression of the above will be spot fined a minimum of R2,500.00.

The contractor shall ensure that his workmen, subcontractors and their workmen are made fully aware of the environmental control measures applicable.

All building rubble and surplus building material shall be removed immediately from the Paradise Coast Beach & Eco Estate and disposed of in a position allocated for this type of refuse by the Local Authority. Concrete and cement shall only be mixed within a waterproof tray of minimum 4 m² in the area approved by the HOA to do so. This area shall be laid out and maintained such that no water run off from this area can occur.

Fine: Each transgression of the above will be spot fined a minimum of R2,500.00.

The contractor shall take all reasonable steps to prevent noise and dust around the Area of

Disturbance.

No washing of any construction vehicles shall be allowed on the Paradise Coast Beach & Eco Estate **Fine:** Each transgression of the above will be spot fined a minimum of R2,500.00

P. Archaeological Monitoring and Vegetation Rescue

All initial vegetation clearing, earthworks and excavations must be done in the presence of the Archaeological Monitor appointed the HOA.

Fine: Each transgression of the above will be spot fined a minimum of R1,000.00

All plants identified to be rescued during the Environment Response Approval process, shall be temporarily stored and cared for, in order to be replanted after construction in a position as approved during the Building Plan Approval process and by the ECO.

Q. Fuels and Chemicals

No fuel or chemicals may be stored on site.

Fine: Each transgression of the above, or non-disclosure of an incident that can cause pollution of the surface or ground water will be spot fined a minimum of R5,000.00. Over and above this fine, the contractor shall be held responsible to clean up all spills and pollution.

R. Erosion Prevention

The contractor shall take all reasonable steps to prevent ground erosion.

In the event of any ground erosion occurring in or around the Area of Disturbance the contractor shall inform the ECO immediately.

Fine: Each transgression of the above or non disclosure of an incident that caused erosion will be spot fined a minimum of R2,500.00. Over and above the fine, the contractor shall be held responsible to rehabilitate any ground erosion caused by himself, his subcontractor or any workmen under the control of himself or his subcontractors.

S. Animal Life

The Area of Disturbance must be checked for animal life before any work is taken in hand. Any animals found in the Area must be carefully removed and relocated to the Conservation Area on the Paradise Coast Development.

No animals shall be harmed or killed.

Fine: Each transgression of the above will be spot fined a minimum of R2,500.00.

T. Non-Conformance to Approved Drawings

All building work must be done in accordance with the approved Building Plan Approval documentation.

Special permission: With special permission from the HOA represented by the HOA, minor deviations from the approved Building Plan Approval documentation can be made, provided that such deviation conforms to the Architectural Guidelines.

A drawing indicating such deviation from the above approved documentation must be resubmitted to the HOA for approval.

Fine: Each deviation from the approved Building Plan Approval documentation, without the approval from the HOA, shall be spot fined a minimum of R2,500.00

8. Construction period

A. Induction Process

Refer to item 10A.

B. Construction Period Limitations

1. Construction work to the approved plans shall commence within 4 years (48 months) from the date of transfer of first ownership. This means that owners of plots bought privately and not from the developer shall be required to start construction within 4 years (48 months) from date of first transfer. All penalties related to late completion as set out in such sales documentation is applicable and separate to any fine as set out in this document.

2. All construction work on new buildings shall be completed within 11 calendar months and

3. Additions and renovations to existing buildings within 6 months after site hand over.

Fine: The contractor will be fined a minimum of R1,000.00 for each week or part thereof that construction exceeds the above construction period limitation.

Exception: In exceptional cases only and if approved by the HOA the above construction period limitations can be extended.

C. Site Hand Over

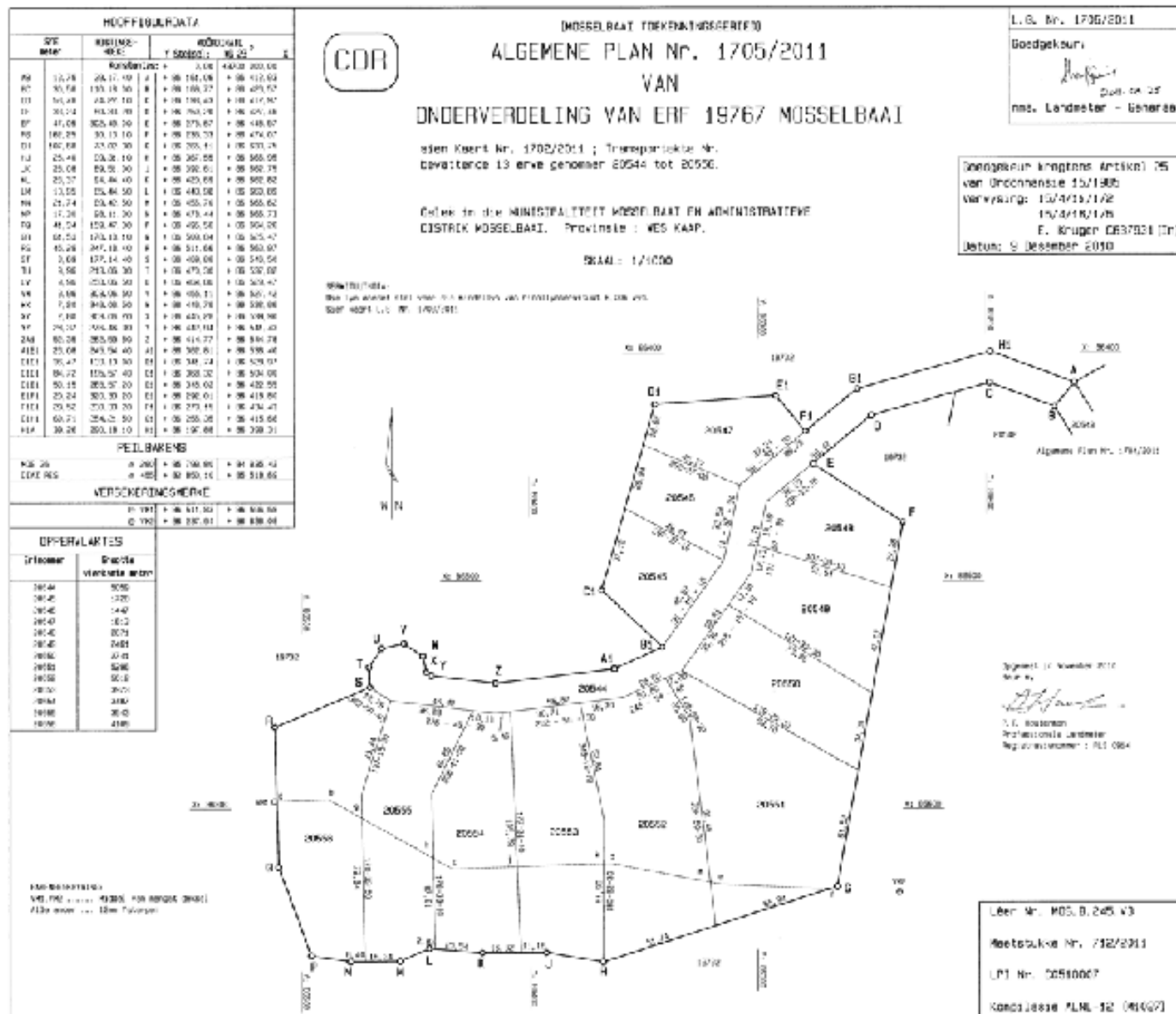
Before a site is handed over to any contractor, such contractor shall submit the same 1:200 Environment Response Plan as marked up by the ECO, indicating the following additional information:

- Extent of the Disturbance Area.
- Position and specification of the hoarding around the Area of Disturbance, as well as the position of the access gates into same.
- Position of the temporary WC for workmen.
- Position of the contractor's shed and other large equipment.
- Position where fuels and chemicals will be stored.
- Position where material will be stock piled.
- Position of rubbish bins.
- Position where top soil and excavation material to be re-used will be stock piled.
- Position where dagha and concrete will be mixed and the preparation of such mixing platform to prevent run off.

D. Before any Site Is Handed Over to a Contractor:

- Such contractor must provide proof to the HOA that he paid the construction levy over into the account of the HOA.

1705/2011



1704/2011

MOSSELBAAI TOEKENINGSKOOT
ALGEMENE PLAN Nr. 1704/2011
VAN
ONDERVERDELING VAN ERF 19766 MOSSELBAAI

Aanvaard 17 November 2010
 OORL. NO.
[Handwritten Signature]
 P.T. Landmeter
 P.T. Landmeter - Generaal

CDR

Wit. Koud. Nr. 1704/2011 : Transaksie Nr.
 betreffende 3 erwe getoonde 20026 tot 20049.

Beleë in die MUNISIPALITEIT MOSSELBAAI EN ADMISTRATIEWE
 DISTRIK MOSSELBAAI, WES-KAAP PROVINSE

SKAAL: 1/1500

INHOUDSOPGawe:
 Hierdie plan stel 'n voorstel vir die onderverdeling van Erf 19766 van
 500 000 m² L.G. Nr. 1704/2011

HOOFTEGUNKDATA			
DE WISSE	REKING REK	BEREKENING BEREKENING	BEREKENING BEREKENING
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NR	27,50	207,14,40	100 000,00
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NR	1827,50	923,08,00	100 000,00
NR	1837,50	927,08,00	100 000,00
NR	1847,50	931,08,00	100 000,00
NR	1857,50	935,08,00	100 000,00
NR	1867,50	939,08,00	100 000,00
NR	1877,50	943,08,00	100 000,00
NR	1887,50	947,08,00	100 000,00
NR	1897,50	951,08,00	100 000,00
NR	1907,50	955,08,00	100 000,00
NR	1917,50	959,08,00	100 000,00
NR	1927,50	963,08,00	100 000,00
NR	1937,50	967,08,00	100 000,00
NR	1947,50	971,08,00	100 000,00
NR	1957,50	975,08,00	100 000,00
NR	1967,50	979,08,00	100 000,00
NR	1977,50	983,08,00	100 000,00
NR	1987,50	987,08,00	100 000,00
NR	1997,50	991,08,00	100 000,00
NR	2007,50	995,08,00	100 000,00
NR	2017,50	999,08,00	100 000,00
NR	2027,50	1003,08,00	100 000,00
NR	2037,50	1007,08,00	100 000,00
NR	2047,50	1011,08,00	100 000,00
NR	2057,50	1015,08,00	100 000,00
NR	2067,50	1019,08,00	100 000,00
NR	2077,50	1023,08,00	100

- A fully completed and signed copy of the Contractor Site Access Checklist (available from the HOA) must be submitted to the HOA.
- After a site is handed over and before any construction work is taken in hand the following shall be erected on site:
 - A hoarding around the Area of Disturbance as described in these Codes.
 - A temporary toilet as described in these Codes.
 - After site hand over and before any excavations for foundations are started, the entire building shall be pegged out and approved by the ECO.

E. Completion of Building Work and Occupation by Owner

- At completion of all building work and after all environmental rehabilitation has been done according to these Codes and as instructed by the ECO during the construction period, the contractor shall notify the ECO accordingly. The ECO will inspect the site and general area around the erf within a reasonable time. If all building work conforms to the approved Building Plan Approval documentation, including any approved deviations from the same and all environmental rehabilitation has been done according to these Codes and to the satisfaction of the ECO, and after all outstanding fines or other moneys due to the HOA has been paid, the HOA will issue an Occupation Certificate to the contractor.
- Only after the above Occupation Certificate has been issued by the HOA, as well as an Occupation Certificate by the Mossel Bay Municipality, may the owner of such house take occupation thereof.
- Only after the above Occupation Certificate issued by the HOA shall a permanent water connection be made to the house.
- It is recommended that it be made a condition of the building contract that the contractor will only have reached practical completion after obtaining the occupation certificate from the HOA.

F. Acceptance

1. These Architectural Guidelines, Approval Procedures and Contractors' Codes of Conduct are hereby accepted unconditionally by the undersigned owner and contractor. The developer or the HOA as the developer's successor is hereby authorised to impose fines as set out in this document.
2. The contractor indemnifies the developer and the HOA as the developer's successor, or their agents, employees and contractors against any costs or damages whatsoever arising due to the implementation and/or breach of these Architectural Guidelines, Approval Procedures and Contractors' Codes of Conduct.

9. APPENDIX

Plan submission form
Selected plant species

