

ANNEXURE A

ARCHITECTURAL, BUILDING & LANDSCAPE GUIDELINES 2023

KaiKai aims to establish a contemporary lifestyle setting where the investments of all owners are protected and where owners can live their dream of owning and enjoying a beach house on the coast.

KaiKai owners are required to respect the Namaqua coastal landscape wherein KaiKai is situated.

The entire area on which KaiKai is situated is regarded as a mega midden, with archaeological significance and certain measures are being implemented to protect this resource, which endows KaiKai with a distinction which it should make the most of.

KaiKai does not aspire to uniformity. Individual preferences are important. As a community consisting of individuals, who are investing their hard earned money in KaiKai, we will attempt to strike the right balance between the various interests and considerations that play a role within KaiKai.

Over the years we have simplified the guidelines to make allowances for what is stated above.

KaiKai has a Design and Architectural Committee (DAC), which scrutinises all building plans to ensure compliance with these guidelines. The DAC consists of nominees of the developer. Once the developer has disposed of all the properties, the DAC will consist of owners only. Until then, owners who may have the interest and the inclination, may be co-opted to participate in the activities of the DAC.

1. SUBMISSION OF PLANS FOR APPROVAL

Once the DAC has approved an owner's building plans, the plans are to be submitted for approval to the Richtersveld Municipality.

2. BUILDING LINES

A building line of 2m will apply to all side and street boundaries. This, however, may be relaxed in the discretion of the DAC. Stands on the shoreline boundary and boundaries closest and parallel to the shoreline are required to have a building line of 6m.

3. HEIGHT RESTRICTIONS

Stands with a shoreline boundary may not exceed a height restriction line of 4.1m, other stands are subjected to a restriction of 7.5m. The height is measured from the top of a peg or pegs planted by the DAC on each stand for that purpose. Chimneys, light shafts and wind catchers are restricted to a height of 5m for shoreline stands and 9m for other stands.

4. MAXIMUM COVERAGE, FLOOR AREA RATIO AND FOOTPRINT

The covered footprint of the house (as viewed from above) may not exceed 70% of the stand. Coverage is measured to the exterior face of walls and excludes open patios or pergolas but includes covered patio and verandas. The covered first floor footprint may not exceed 80% of the covered ground floor footprint.

5. LANDSCAPING AND GARDENS

There are many recommendations in this regard and some preferences. The nature of the site within an area which is situated at the southern tip of the Namib desert, imposes its own restrictions.

6. BOUNDARY FENCES AND SCREENS

Boundary or screen walls should preferably be simplistic and rectilinear in design and not overly decorated in consideration of your neighbours. Boundary walls should generally have a pleasing and gentle look.

Boundary fences and screens should not be higher than 2.1m.

7. POOLS

Due to the desert climate of the region water is a scarce and valuable resource. The construction of splash pools is permitted but it is recommended that water restrictions are kept in mind when designing a pool.

8. BUILDING FORM, STYLE AND CHARACTER

As far as possible, buildings must conform to the contours of the site, and where it is applicable, step down the contours. Buildings are to be simple and rectangular in design and as far as possible, be parallel to the street. It is also recommended that the privacy of adjacent properties should be considered when designing and constructing built forms.

9. COLOUR SCHEMES

The choice of colours and textures is of paramount importance to establish a tasteful and unique natural aesthetic that compliments the development. The recommended colour palette includes sandy whites to stronger earthy colours, reminiscent of the area. More vibrant colours may be introduced but in an elegant and stylish manner with due consideration to other owners.

10. ROOFS

Flat and pitched roofs are allowed, with or without parapet walls.

11. EXTERNAL WALLS

The texture of the plaster can be Tyrolean, bag wash, wood float, scratch or pebble dash, or other subtle textures. External walls should complement the design of the building form, adjacent buildings and the overall design of the development.

12. PAVED AREAS, DECKS, PATIOS, VERANDAS, PERGOLAS AND CARPORTS

Verandas, pergolas, patios and decks should be well integrated with the building and be of a material that promotes the general aesthetic of KaiKai.

13. DOORS AND WINDOWS

It is recommended that doors and windows should be constructed from painted hardwood or powder coated aluminium.

14. SECURITY

Security is important and we want all owners to feel secure. The measures that owners take must however be implemented discreetly and be aesthetically acceptable.

15. EXTERIOR LIGHTING

The light source of any exterior light fitting should be concealed i.e. lights should shine down or be of the hooded eyelid type.

16. LAUNDRY AND REFUSE AREAS

These areas must preferably be enclosed with walls or screens to avoid a shabby appearance.

17. SERVICES AND UTILITY INSTALLATIONS

Service and utility installations (satellite dishes, water tanks etc) should, as far as possible, be out of sight and tastefully executed.

18. CONSTRUCTION PHASE

Before construction commences, the construction guidelines must be obtained from the DAC by the builder appointed by an owner. These guidelines relate to rubble removal, storage on site, contamination etc.