

Congratulations:

Your building plans
have been approved!

By inference that means the local authority is happy that the dwelling you intend to build complies with all specifications for the erection of a permanent structure in this ecologically sensitive area. Now we need to talk about how you ought to go about building that structure.

No doubt, one of the reasons you chose to build here is because you appreciate the area's unique natural beauty. It therefore stands to reason that your first obligation as owner is to do all in your power to preserve the area's unique character right from the word go.

Thus, before you so much as peg out your dwelling's footprint, study the contents of this leaflet carefully. Once you appreciate all the implications associated with **undertaking** a building project in an officially declared biosphere reserve, please be sure to brief your appointed builder in full. What's more, since you will be the one ultimately held accountable for any transgressions in this regard, we strongly advise that you visit the building site on a regular basis to ascertain whether the construction team is, in fact, adhering to these guidelines.

Also included are some handy tips and the contact details of a couple of organisations that will be more than willing to offer advice or lend a hand where required.

We trust the construction of your new home will go according to plan and, on behalf of the Hangklip-Kleinmond Building Control Department, wish you every success.

A couple of things to consider after the fact...

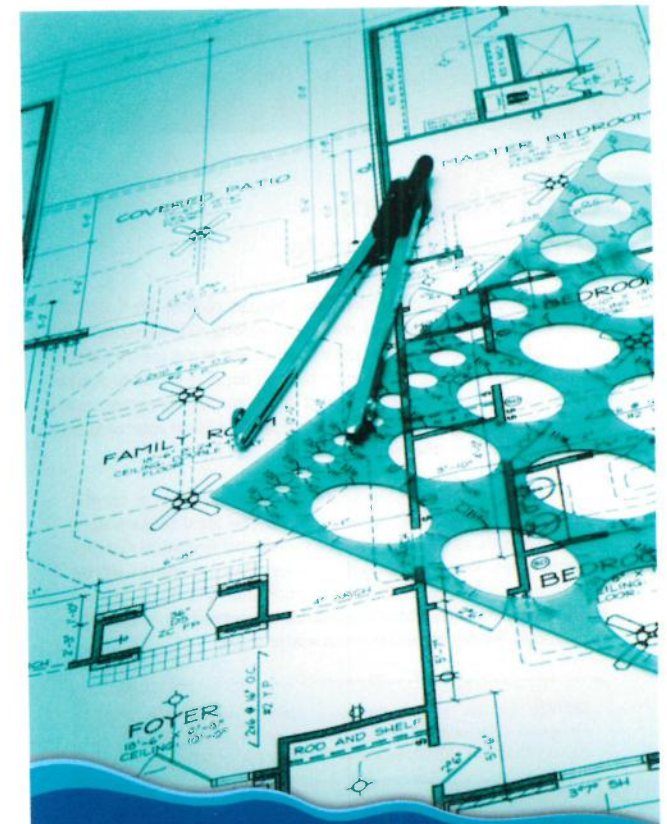
- Given that we are all subject to global warming and the incumbent changes in weather patterns, it is advisable to follow water-wise landscaping methods from the word go: Keep it indigenous and ensure that the surfaces of driveways, yards and patios are permeable so as to prevent soil erosion. This practice will allow for the gradual replacement of groundwater too.
- Harvesting of rainwater is a common practice in our area.

Note: To learn more, obtain a copy of the pamphlets titled "Water-wise Gardening" and "Rainwater Harvesting" respectively from your nearest municipal office or the municipal website, www.overstrand.gov.za

- Light pollution is another sensitive issue in this area, and we strongly recommend that you keep exterior lights and their wattage to the minimum. Best, too, to install types with downward sloping louvers or so-called "eyelids". Reference to the light by-law is indicated in red on your approved plan.
- Please do not let our loping friends, the baboons, faze you. Rather, have a word with your local baboon-monitoring action group to learn how best to establish good relations with these hairy neighbours too.

Some handy contact numbers

- 1 Hangklip-Kleinmond Administration
028 271 8400
- 2 Harold Porter National Botanical Garden
028 272 9311
- 3 KOBIO/Botanical Society
028 271 4792
- 4 Overstrand 24-hour Emergency Service
028 313 8111



Building in the
KOGELBERG
Biosphere Reserve

The do's, the don'ts, the tips...

Preserve and Conserve: Those are the Operative Words

In this Kingdom, fauna and flora rule

Officially declared the heart of the Cape floristic region, the Kogelberg Biosphere Reserve fulfils a major role in preserving all the treasures this kingdom has to offer. All species are precious, but some are threatened to such an extent that they appear on the red data list and may even be **protected** by law. Thus, to guard against inadvertently transgressing any regulations pertaining to the clearing of vegetation from your property, we suggest you do the following:

- Before pegging out the building's footprint, conduct a careful survey of all species present on your erf. The local conservation officer, officials at the Harold Porter National Botanical Garden and even members serving on the conservancy committee will be able to offer assistance in this regard. Based on this data, you will know for sure which plants need to be conserved for relocation or, perhaps, for re-establishment at a later stage.

NOTE: By law, certain protected species, such as the white milkwood (*Sideroxylon inerme*), may not be pruned, defaced or removed without official sanction in the form of a licence.

- Once the building's footprint has been pegged out, please do not clear the erf in its totality. Simply stake off a working margin of between 1 to 1,5m around this area and leave the rest undisturbed. This is not only for the sake of the fauna and flora but to prevent precious top soil being carried off by the wind.
- The construction team should be instructed to limit all activities - including breaking for meals - strictly to the area thus cleared. To propagate, many fynbos species are dependent upon local ant species. Foreign ants commonly attracted by food waste (bread crusts, chicken rest and even food wrappers) are known to displace local ant species; consequently, these "foreigners" should be discouraged at all cost.

NOTE: By law, all domestic waste should be disposed of in scavenger-proof refuse bins to discourage baboons in particular from foraging in residential areas. These bins are obtainable from the local authority.

Waste not, want not

- All topsoil removed from the building area must be conserved and stockpiled on site with a view to rehabilitation once construction has been completed.
- Channel rain run-off from the site so as to prevent erosion - also off-site - and ensure that earthworks on site do not cause drainage or flooding problems for neighbouring plots.
- Rocks and natural outcrops falling outside the building's footprint must be left undisturbed.
- Use water sparingly, and limit the use of harmful chemicals and cleansing agents to the minimum.
- To prevent contamination of the groundwater, all liquid or semi-liquid wastes - cement-contaminated water, paint, oil, fuel, chemicals, cement slurries, et cetera - must be contained on site (preferably in watertight containers) for disposal at approved sites, such as Karwyderskraal.

Note: By law, building rubble may only be disposed of at the Karwyderskraal landfill site. On payment of the required fee, a permit to do so can be obtained from the Hangklip-Kleinmond Administration (Operational Services).

By all means pile, but please do not defile

- We strongly recommend the designation of a specific area to stockpile building materials and rubble. Since they are likely to remain disturbed or in use after construction, the future garage and/or driveway would be ideal for this purpose.
- Excavated soils, sand and other materials that can be lifted by strong winds must be covered and anchored. Other stockpiled materials such as bricks, roof tiles and steel girders should not pose a danger to humans and/or animals and must be stacked in accordance with health and safety regulations.
- Do note that due to weight and size restrictions, many of the narrow village roads are off limits to heavy-duty vehicles. For this reason, it will be prudent to alert suppliers that smaller trucks may be required to deliver stock where conditions dictate.
- Also keep in mind that, as owner, you will be held accountable for any identifiable damage to road signage, kerbstones, gateposts, driveways and road surfaces caused by construction vehicles.

Note: By law, no building materials or rubble may be dumped or stored on the road verge. It is also illegal to stockpile materials on another property without the owner's written consent.

The human factor: Keep it safe, sound and pleasant

- Naturally, it is in your best interest to ensure the building site does not pose any danger whatsoever to humans - be they members of the construction team, visitors or casual passers-by. Use hazard tape and pictograms to warn against any potential danger, prevent machinery and materials from slipping down slopes and tether temporary structures securely.
- Toilets must be provided on site for the construction team. Until such time as the envisaged conservancy tank has been installed, we recommend the use of weekly-serviced chemical toilets. Do note that bucket and pit toilets are not permitted.
- Due to a very real fire hazard, no cooking fires are permitted. Supply a sufficient number of gas cookers instead and take all possible precautions against inadvertently setting off a brush fire.
- It is advisable to inform those less familiar with the area as to the rules of conduct applicable to conservancies. For instance: Leave all things wild well alone; keep to the roads and pathways; do not litter; keep the noise level down.

Note: By law, construction crews may not overnight on site unless permission has been granted by the local authority. Usually, a single night watchman will suffice.

As footprints go, size matters: Please keep it within limits

- The inevitable leave-behinds - rubble and refuse - are major concerns whenever building projects are undertaken in an area this sensitive. The trick is to set a rigid tidying-up regime and to stick to that regime every day, every week, every month...
- First off, packaging and plastics such as cement bags pose a real threat to wildlife. However, they are also handy rubble containers. After all, once a plastic bag has been loaded down, chances that it will blow off are slim. Do be sure to use and stack these wisely, though.
- Ensure the crew is allowed sufficient time at the end of every working day to clear the building site. Also, so as to prevent an accumulation of rubble, insist that all refuse be removed from the site on a weekly basis.

Note: By law, dumping excess material - be it cement, sand or stone - anywhere in the area is an offence punishable by law. All reusable materials should be deposited at Karwyderskraal.