



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16814

Our File Reference Number: Farm 716/27 Klapmuts

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF A CONDITION OF APPROVAL IN ORDER TO SUBMIT THE LANDSCAPING PLAN AND DIEMER ESTATE ARCHITECTURAL GUIDELINES ON FARM 716/27 KLAPMUTS.

1. The above application refers.
2. The duly authorised decision maker hereby decides on the above application as follows.
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Farm 716/27 Klapmuts namely;
 - 3.1. **Permission required for a condition of approval** in terms of Section 15 (2)(l) of the said by-law in order to submit the Landscaping Plan and Diemer Estate Architectural Guidelines.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

4. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 4.1 The approval applies only to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
 - 4.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
 - 4.3 The development be managed subject to the Diemer Estate Architectural Guidelines and Landscaping Plan attached as **Annexure A**.
5. The reasons for the above decision are as follows:
 - 5.1 The architectural guidelines are in line with the conditions of approval and conforms with the parameters of the zoning scheme.
 - 5.2. All other land use parameters will still be complied with as initially approved.
6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, of your right to appeal the above decision to the Appeal Authority within 21 days from

the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

(a) The personal particulars of the Appellant, including:

- i. First names and surname
- ii. ID number
- iii. Company of Legal person's name (if applicable)
- iv. Physical Address
- v. Contact details, including a Cell number and E-Mail address

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

- i. that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000)
- ii. grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) Whether the appeal is lodged against the whole decision or a part of the decision.

(e) If the appeal is lodged against a part of the decision, a description of the part.

(f) If the appeal is lodged against a condition of approval, a description of the condition.

(g) The factual or legal findings that the appellant relies on.

(h) The relief sought by the appellant.

(i) Any issue that the appellant wishes the Appeal Authority to consider in making its decision.

(j) That the appeal includes the following declaration by the Appellant:

- i. The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- ii. That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

8. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za.

9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za.

11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



MANAGER: LAND USE MANAGEMENT

DATE: 27.05.2024

**ANNEXURE A:
LANDSCAPING PLAN & DIEMER ESTATE
ARCHITECTURAL GUIDELINES**



ARCHITECTURAL GUIDELINES

STUDIO ARCHITECTURE



AKD
Chrizelle Kriel
mum
27-05-2024





INTRODUCTION

1.1 CONCEPT STATEMENT

The Diemers Estate is a group housing scheme and focus on the retired community market. Organic style of architecture has been adopted using natural materials to maximum and subdued earth colours in harmony with the surroundings. High standards of architectural and environmental quality will be maintained.

Environmentally sensitive design and energy efficiency should give emphasis to:

- *Correct orientation of the house is imperative and the architectural professional needs to approve each orientation*
- *Due to limited overhangs of eaves to nil, pergolas to be implemented to shade walls and stoeps*
- *Proper thermal insulation of roof areas*
- *Use of solar energy and solar boosted water heating*
- *Use of heat pumps for water heating and air conditioning is recommended*

1.2 BY-LAWS AND REGULATIONS

These Architectural Guidelines ("Guidelines") establish the architectural character of the scheme and are in addition to local authority by-laws and the National Building Regulations.

1.3 AMENDMENTS TO ARCHITECTURAL GUIDELINES

The Home Owners Association reserves the right to make minor adjustments and amendments to the design standards, as incorporated in these Guidelines, as it deems necessary from time to time prior to the approval by the Local Authority



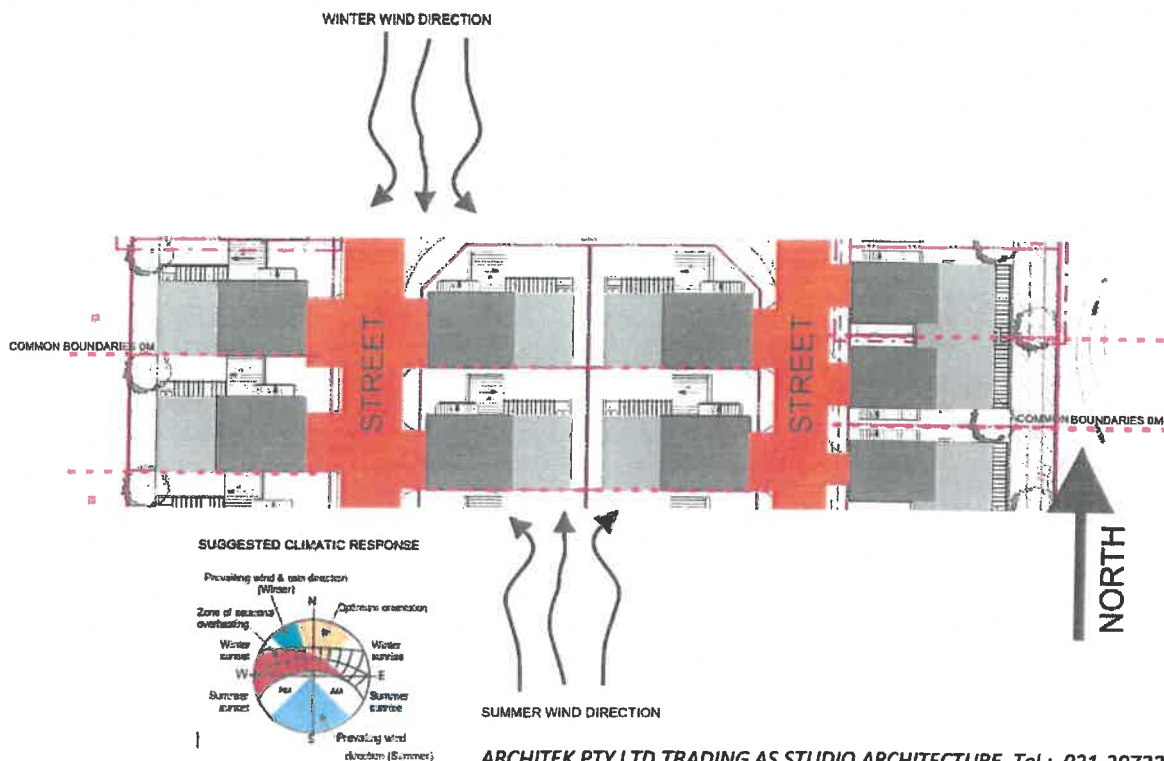
2. ENVIRONMENTAL DESIGN DETERMINANTS

2.1 SUN

Sunshine occurs in this region for approximately 67% of daylight hours each year, averaging between a maximum of 10,5 hours per day during summer, and 6 hours per day during winter. Optimum sun orientation for heat control is north with outdoor living orientated between northeast and northwest. Seasonal overheating occurs on the north western aspect of the building.

The most comfortable orientation for views and vistas varies between southeast and southwest. With the sun from behind there is no glare or reflection. Glare poses problems during sunny winter days with the sun low on the horizon.

Where properties have a road access from the north, with views to the south, it is recommended that the house be positioned on the site to have a sheltered north facing outdoor living space, as well as south facing outdoor space. Houses on properties having road access from the south should be built close to the road to provide a sheltered north-facing garden facing the mountains. Where properties have road access from the east or west, the house should be sited close to the south boundary, to provide a sheltered north-facing garden.



ARCHITEK PTY LTD TRADING AS STUDIO ARCHITECTURE Tel.: 021-2072320

Revised 3 March 2021 Ver 1

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2.4

2.2 WIND

The prevailing winds are from the south to southeast during the summer months, and from the northwest during the winter months. Landscaping will reduce wind velocity at ground level, and buildings should form sheltered north facing outdoor spaces.

2.3 RAINFALL

Typical of the Cape climate, most of the rain falls between May and September whilst the summer months are generally dry.

2.4 TOPOGRAPHY AND MICROCLIMATE

The site has a evenly slope progressing from the south entrance to the north , sloping down to the north corner of the site. The slope starts at the south side sloping to approximately 5 meters at the highest point on north side. This has specific design and site works implications.

It is recommended that large picture windows should not face east or west, or if they do, there should be efficient sun protection such as sliding louvre doors and landscaping.

3. SITING CONTROLS

3.1 ESTATE MANAGEMENT

The Home Owners Association will manage the Estate. All building work must comply with the approved plans and the requirements of the Estate Manager.

3.2 ZONING

The residential area is zoned for single residential use only.

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3.3 COVERAGE

Maximum coverage is 50% of the site. This includes all roofed areas and is measured to the external face of the outside walls.

3.4 HEIGHTS AND SETBACKS

The maximum height of any residential building may not exceed 2 storey building.

3.5 VIEWS

The primary view lines are indicated on each standard site plan to assist in the positioning and design of the house.

3.6 BUILDING LINES

Building lines are predetermined for each site and are indicated on the relevant site plans. Certain sites have special building lines related to their position within the development. Street boundary building lines is an 3m External and 0m internal. For common building lines the external building line must be 3m and Internal 0m . Projection eaves may not exceed the common building line or street building line by at most 800 but may not exceed the land unit boundary where building line is 0m.

A 5m building line will apply on the whole east side boundary of the property.

3.6.1. STREET BUILDING LINE

The street building line is 3m within which no structures apart from garden walls, paved areas and steps may be built, that includes Street Internal boundary lines.

3.6.2. COMMON AREAS INTERFACE

The architecture of any building should be designed to minimise the visual impact on the common areas

There is a building setback line of 5m along the east boundary.
Within this 5m zone no terrace or retaining walls or any form of construction may be constructed.



3.7 SLOPING SITES

3.7.1. GENERAL

Units designed for level erven cannot be used for sloping sites, as it would be an inappropriate environmental response, requiring expensive site works and possibly unsightly retaining structures and embankments.

Units effected on slopes must be designed with terraced levels in response to the topography and the ground floor may not exceed 0,8m above natural ground level. Floor levels to be indicated by temporary benchmarks or pegs with blue heads.

A Land Surveyor must confirm the levels and/or contours shown on the Site Plan of the proposed house.

3.7.2. RETAINING AND/OR UNDERGROUND STRUCTURES

Retaining structures must be in natural sandstone, earth-coloured, concrete or plastered and painted brickwork. Limited use of earth coloured retaining blocks may be made. Adequate and effective structural waterproofing and ventilation must be provided where required,.

4. ARCHITECTURAL DESIGN CONTROLS

The elemental composition of the building shall be a clearly articulated horizontal ratio of a roof zone and, a glazed/solid wall zone. **The upper accommodation must form part of the overall roof design and not be presented as a double storey building.**

4.1 SPECIFIC EXCLUSIONS

The specific exclusions referred to in these Guidelines are without exception and an owner may not include any of the specific exclusions in any building plan submitted for approval.

4.2 ROOFS, EAVES

The roof should be a sharp pitched and simple in shape. Roofs may not be hipped but gable ended and timber construction must extend over the external walls. Upper walls (except gable ends) and dormer construction must be clad in slate, glass or horizontal timber shiplap boarding or approved by the appointed estate architectural professional. The shiplap boarding must be installed in a vertical position , painted two shades darker than the lower walls.

SPECIFIC EXCLUSIONS

- Fibre cement gutters and rainwater pipes.

GENERAL INCLUSIONS

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- Clip Lock Diamondek
 - Natural Corrugated sheeting of approved colour.
- Stained hardwood fascias or fibre cement fascias painted to match

Roof material must be a natural grey colour to be approved by the HOA. display sample. No other materials shall be allowed.

4.2.2 EAVES

Eaves must be closed to accommodate architectural design. The overhang must be reduced to flush to wall excluding fascia and guttering to accommodate architectural features and projections within the building line.

4.2.3 GUTTERS

Because of the close eaves, gutters are mandatory. Where not used, provision must be made for a splash apron to dissipate the water. Storm water may be dispersed into stormwater storage facilities on site. Down pipes must be mounted flush on walls and match the colour of the external wall. Any external gutter must be in PVC in standard white matching the house colour. No stormwater may be channelled into the estate sewage system.

4.3 EXTERNAL WALLS

Walls must be plastered and painted. Plinths or areas such as front façade of garages may be of stone, un plastered or facebricks.

High-quality burnt clay bricks laid fair face with flush joints and skim plaster of high quality may be allowed after written application and approval by the Home Owners Association. A display sample is to be seen at the estate office.

GENERAL INCLUSIONS

- *Smooth or textured plaster in earth colours approved by the HOA*
- *Approved coloured plaster*

SPECIFIC EXCLUSIONS

- *Decorative plaster such as Spanish plaster*
- *Ornate mouldings*



4.4 WINDOWS, DOORS, SHUTTERS

Openings should be large to generate a spacious and airy quality, and to optimise on views. Openings should be protected from sun sliding shutters and/or pergolas. All glass to be approved and to conform to National Building Standards.

4.5 WINDOWS

Window frames must of anodised/powder-coated aluminum. Window frames must be in terms of the prescribed colour range and to approval by Diemers (grey, brown, bronze and natural). No steel window frames or precast concrete window systems may be used. Reflective glazing is not allowed. Non-reflective tinting will be allowed

GENERAL INCLUSIONS

- *Powder coated/anodised aluminium frames*
 - *Aluminium sliding/folding shutters*
 - *Sliding/folding aluminium doors & windows*
- Sliding mosquito screens fitted to the interior frames of windows*

SPECIFIC EXCLUSIONS

- *Mirror/reflecting tinting*
- *Small paned windows*
- *Tinted reflective glass*
- *Steel frames*
- *Fake shutters*
- *Highly decorative doors*
- *White frames*

4.6 DOORS

Doors facing the street must be in natural timber with or without glass inserts or sidelights.



4.7 SHUTTERS

Shutters may be used for sun control and/or privacy. Shutters must either be in aluminum or timber to match the colour of the window frames. Shutters must be of the horizontal sliding variety. No cottage or Cape Dutch type shutters may be used.

4.8 GATES, SCREENS, BALUSTRADING, PERGOLAS & AWNINGS

4.8.1 GATES & SCREENS

Gates and screens must be dark brown slatted hardwood in a colour to match the garage door. No creosote treated timber may be used.

Burglar Bars are allowed providing they are of a clear bar type and Safety Doors are discouraged and any exceptions will have to be approved by the HOA.

SPECIFIC EXCLUSIONS

- *Decorative wrought iron/cast aluminium e.g. Victorian brookie lace*
- *Concertina or other type steel security gates*

4.8.2 BALUSTRADES AND BALCONIES

Balcony and verandah balustrades must be in keeping with the architecture of the house, and must either be in natural or painted hardwood or aluminium and/or glass to comply with approved colours. Brickwork balustrades must have a timber or aluminium handrail.

GENERAL INCLUSIONS

- *Timber, painted steel, brass aluminium or stainless steel balustrades*
- *Concealed translucent sheeting under pergolas*
- *Horizontal folding/sliding canvas shade system*
- *Plain colour canvas*

4.8.3 PERGOLAS, DECKS AND TERRACES

Pergolas must be constructed in natural hardwood and supported on either timber, brick or natural sandstone columns. Brick or stone columns may not be less than 345mm² and are limited to the ground floor only. Pergolas to balconies at loft level must be in timber.

Pergolas may not be constructed beyond the building line and may not be covered or closed in at any stage. Provided the pergola is attached to the house it may be painted in matching house colours and may be covered with concealed translucent sheeting.



SPECIFIC EXCLUSIONS

- *Gum pole pergolas*
- *Exposed translucent sheeting*
- *Fixed or fold-away aluminium awnings*
- *Bright/striped canvas*

4.8.4 AWNINGS

Sun control shall be by means of a wide overhang, shutters or planting. No clip-on aluminium or canvas awning systems may be used over windows or doors. A horizontal folding or sliding canvas system for patios and pool decks is allowed. No brightly striped canvas may be used. Any shade cloth structures to be erected must have the approval of the Aesthetics Committee.

4.9 PARKING, GARAGES & CARPORTS

4.9.1 PARKING

1 bay per dwelling as well as 1 visitors bay

4.9.2 GARAGES

A maximum of one garage may be built per erf. Garage door must be in natural timber.

4.9.3 CARPORTS

Carports must have a flat-pitched translucent roof that is hidden behind a timber fascia. Supports must either be in big timber sections or brick columns. The sides may be trellised and planted with creepers. Patented prefabricated carport systems may not be used. Carports may be painted in matching house colours provided it is attached to the house.

SPECIFIC EXCLUSIONS

- Prefabricated garage/carport units
- Visible translucent sheeting
- Temporary/makeshift structures

GENERAL INCLUSIONS

- Construction and finishes to match main structure

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4.10 KITCHEN YARDS

Kitchen yards with access from the street - must be provided and be enclosed with a fence or wall on all sides. Wash lines, garbage bins and gas containers may not be visible from either the road or common areas.

4.11 OUTDOOR LIVING AREAS & PRIVATE GARDENS

Privacy – It is a recommendation that outdoor living areas such as pool decks and terraces should as far as possible be positioned such that the building shelters it. Additional walls and fences may be erected to secure privacy, provided these comply with the guidelines in respect of walls and fences.

Orientation - It is recommended that outdoor living spaces are oriented to the benefits of sun, wind, shelter and views as covered in full under the climate section.

Construction - Materials and finishes must match those of the house.

Private gardens – must be managed and maintained by the owner or his appointee. Plants must comply with the Landscape Architect's approved plant list available from the Home Owners Association.

4.12 BOUNDARY WALLS AND FENCES

As a general rule boundary walls is a matter of privacy such as around swimming pools, boundary walls may be built according to the following guidelines:

Plastered and painted walls may be built on the internal boundary . The height of the boundary wall may not exceed 1.8m above N.G.L.

Where approved steel fences are used e.g. securing swimming pools, planting along this fence must conform to the landscapers approved plant list.

Boundary walls and fences must be approved by the Home Owners Association before being submitted to Municipality for approval.

SPECIFIC EXCLUSIONS

- *Concrete panel walls*
- *Barbed wire fencing*
- *Diamond mesh fencing*
- *Unplastered brick or block walls*
- *Face brick walls*
- *Log type fences*



- *Concrete or steel palisade fencing*

GENERAL INCLUSIONS

Walls or fences along common areas

- *Plastered brick or block walls*

4.13 CHIMNEYS

Chimneys – These must be important elements in the architectural composition and it is recommended that each house has a chimney as an architectural focus.

Material - Chimneys must be built in natural sandstone or look-alike sandstone tiles laid in a horizontal random pattern. Sandstone to be between 60 to 150 millimeters in thickness.

Cowls – Wind cowls must be made of a non reflective/non-corrosive material.

Height – In terms of efficient operation, chimneys should be higher than the nearest ridge however the chimney height may be varied at the discretion of the architect, provided that the responsibility for its proper function will be his.

Stove Type Fire Places - External pipework not to extend more than 1m from roof exit and diameter not to exceed 200mm. To be painted to match the roof colour and not to exceed total roof height anywhere.

SPECIFIC EXCLUSIONS

- *Exposed metal flues*
- *Exposed fibre cement flues & cowls*
- *Smooth sandstone tiles*

GENERAL INCLUSIONS

- *Natural sandstone 60 to 150mm thick*

4.14 SWIMMING POOLS

The sites does not cater for swimming pools, however certain sites may accommodate a splash pool and plans need to be submitted to the HOA

Filtration Units – Only salt water filtration systems may be installed. These may not be visible from the road, common areas or adjacent properties. Filtration units must be hidden behind a plastered and painted brick or stone wall. Backwash pipes to be connected to the sewerage system of the dwelling.



Safety - Pools and safety fences must comply with SABS 0400/DD4. Safety fences within the 5m zone must be in painted steel. Colour - dark green. 1.2m above natural ground level (see also 3.6.3). Elsewhere on the erf plastered and painted walls, timber and safety glass may be used. All of the above must conform to SABS 0400/DD4. Walls and fences may not exceed 1,8m above natural ground level (NGL). Elevations of these walls and/or fences must be shown on the building plans submitted for approval. **Planning** – Pools must be constructed to local authority approval. As per South African Standard SABS 0134-1997 Code of Practice for “The safeness of private swimming pools”, pool nets and covers are not considered as providing adequate safety on their own and may only be used in conjunction with the standard pool safety fence.

Capacity – Pool capacity may not exceed 20 000 litres, irrespective of pool size.

SPECIFIC EXCLUSIONS

- *Portable pools above ground level*
- *Visible pump and filtration units*

GENERAL INCLUSIONS

- *SABS 0400 / DD4*
- *Concealed filtration units*
- *Pool surrounds to match general paving*
- *Standard pool safety fences and gates*

4.15 SIGNAGE & HOUSE NAMES

Size - House numbers and letters must be acceptable to the H.O.A. and not be smaller than 80mm or larger than 160mm.

Position - House numbers must either be placed on the house or on the garden wall in a visible position and lit at night.

Post boxes – Post boxes at the houses will not be required, as there will be a central post facility.

4.16 INTERIOR DESIGN

There are, in principle, no constraints on interior design, however the use of white as a colour is discouraged when viewed from the exterior. White curtain linings, shutters and blinds present too harsh a view in relation to the earthy colours approved for the exterior and should not be used.



4.17 PAVING MATERIAL

Paving within the street building line shall be either in concrete or brick pavers to match what is used at road intersections. Materials and colours must be to approval of the Estate Manager (see also 4.19 Electrical Supply).

SPECIFIC EXCLUSIONS

- *Building- or half bricks*
- *Tarred driveways*

4.18 COLOURS

External colours must reflect soft subdued earthy tones such as ochre, sandstone, beige, grey and autumn shades. Bright and contrasting colours must be avoided. These include red, orange, yellow, blue, purple, pink and black.

SPECIFIC EXCLUSIONS

- *Bright primary colours*
- *Large areas of black and white*

GENERAL INCLUSIONS

- *Earthy tones*
- *Darker primary colour accents*

A range of approved colours are displayed at the estate office. Plaster bands, window sills may be painted two tones darker than the colour of the walls. For approval by the Committee.

- A sample within that range should be chosen
- 1m² to be painted on the house
- Estate manager to approve

When repainting, colour of houses to be approved by the Estate Manager

All external colours must conform to the display samples at the HOA Office.

4.19 MISCELLANEOUS

Plumbing

Exposed plumbing is discouraged, however, if used it must not be visible from either the road or the golf course.

Water Storage

To allow installation of limited water storage/harvesting tanks (JoJo's)/grey water systems, providing they are:



- In an earthy colour
- Must not be visible. (The rule for geysers, gas bottles, air-cons, etc. should apply i.e. the tanks/systems would need to be appropriately screened).

Consideration will be given and application should be made at the HOA for approval.

Boreholes

The sinking of boreholes on erven is explicitly prohibited.

Aerials

Position of satellite dishes and aerials must be positioned to approval of the Estate Manager and painted the same colour as the walls where visible

Refuse

Refuse bins must be hidden behind walls or structures.

Air conditioning and Heat Pumps

Air conditioners or heat pumps may **NOT** be visible from the street, the golf course or neighbouring properties. The enclosure to be painted in matching house colours.

Alternative Energy Saving Products

Installation of environmentally friendly, alternate energy saving products will be encouraged. Consideration will be given and application should be made at the HOA for approval.

Electrical Supply

Property owners must comply with the Standard Conditions of Electrical Supply as issued from time to time by the Estate Manager. Only 60 amp single phase electricity supply can be guaranteed. Provide three 110mm diameter PVC conduits under the paving that crosses the sidewalk. Conduits to be at 600mm below NGL.

New legislation for houses exceeding the market value of R750 000 will be affected by new legislation – (see Department of Minerals and Energy – Electricity Regulations Act 2006)

External Lighting

To avoid light pollution and light nuisance, external lighting should be low voltage and energy efficient. External lighting for houses and gardens must be subdued (+/- 1 lux) and be directed downward (or upward) to prevent glare and to avoid throwing light onto neighbouring property. Lights should not be set higher than 1200mm above ground level.



Noise

All external equipment, generators, pool pumps, etc. should be enclosed to ensure that noise levels are within legal controlled limits.

Solar Panels

Solar Heating panels must be placed flat against the north facing roof slope and may not have external tanks.

Electrical Supply

Property owners must comply with the Standard Conditions of Electrical Supply as issued from time to time by the Estate Manager. Only 60 amp single phase electricity supply can be guaranteed. Provide three 110mm diameter PVC conduits under the paving that crosses the sidewalk. Conduits to be at 600mm below NGL.

4.20 RESPONSIBILITY

The Guidelines

These guidelines do not absolve the house owner from complying with the National Building Regulations and the requirements of the Local Authority. Approval by the Home Owners Association does not absolve the owner from complying with the standards set by the Architectural Guidelines.

4.21 APPROVALS

All building plans for new work as well as for alterations to existing structures must be prepared by an Architectural Professional registered with the South African Council for the Architectural Profession. Completed plans, including Appendix 1 are to be submitted to ARCHITEK PTY LTD at 19 RIBBOK STREET, UITZIGHT, DURBANVILLE, Cape Town together with proof that the requisite scrutiny fee payable to the Diemers Estate Home Owners Association, and has been paid.

ARCHITEK PTY LTD have been appointed by Diemers Estate as the Consulting Architectural Company and will examine these plans and make recommendations in regard to approval, interpretation, exceptions and waivers.

Only after approval by the Home Owners Association must the owner submit these plans to the relevant local authority. Approved plans must be acted upon within 12 months or approval will lapse and have to be sought again



4.22 DISCLAIMER

It should be noted that these updated Guidelines have resulted from an evaluation by Diemers Estate of houses designed and built to date. Modifications have been introduced to further clarify the intent and character of the original concept. Certain design features of existing buildings that were approved and built before the above date may not be used as precedent nor may the previous guidelines, illustrations and sales literature be used to justify departures. Any plan submitted after March 2021 is obliged to comply with these updated Guidelines.

4.23 GENERAL

The site must be protected during construction by a 1.5m high shade-cloth fence firmly fixed along all boundaries.

During construction the Building Contractors Code of Conduct must be followed and on completion, Certificates must be obtained confirming compliance with the Architectural Guidelines and the Building Contractors Code of Conduct. A Certificate of Occupation must also be granted by the municipal authority before the HOA will agree that the build is complete.



Appendix 1

Diemers Estate Application for Plan Approval

This application must be completed and submitted with dimensioned and annotated drawings prepared in accordance with

the Architectural Guidelines so as to fully illustrate the proposed design in plan, elevation and section at a scale of 1/100.

Erf No _____ Owner _____

Erf Size m²

Coverage / m² + % of site area (limited to 50% of site area)

Ground floor / m²

Garage / m²

Upper floor / m² + % of ground floor (excluding garage)

Balconies / m² total area

M ²	%
	MSL

Max height permitted (av. NGL * for this building + 7.5 m)

* Ground levels at each corner of the building

Attach contour plan by Land Surveyor and letter confirming levels from Architect

Scrutiny fee paid to Arabella Country Estate H.O.A. by cheque or

Scrutiny fee paid to Arabella Country Estate H.O.A. bank account

Bank

Branch Code:

Call Account:

I confirm that the information provided in this application and the attached drawing is in full conformity with the Architectural Guidelines as set out by Diemers Estate.

Name of Architect/Registration No.

.....

Signed

.....

Date

.....