

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Dear Adjoining Property Owner / Interested and Affected Party
Date: 05 March 2025

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address: Mentoor Estate, Protea Street, Johannesburg

Application Property Number: Remainder Portion 23 of Farm No 1202 (Mentoor Estate); Erf 76, Johannesburg.

Applicant: TV3 Projects (Pty) Ltd – A. Prinsloo (contact details: 021 861 3800 or email: anton@tv3.co.za).

Owner: Remainder Portion 23 of Farm No 1202 [MAM Ontwikkelaars Close Corporation] - contact details: 083 458 3918;
Erf 76 [Cyster, Peter William & Cyster, Benita Melinda] – contact details: 082 850 1598

Application Reference: LU/17842 (TP/923/2024)

Description of Proposed Development:

Application for the Amendment of the approved phasing plan; Amendment of or cancellation of an approved subdivision plan; Amendment of condition of approval; Consolidation; Permanent Departure; Registration of service servitudes; Approval for Street names and street numbers; Approval of the architectural and Landscape Design Framework on Farm 1202/23, Johannesburg;

- i) Application is made i.t.o Section 15.2(k) of the Stellenbosch Municipality Planning By-Law(2023) for an amendment or cancellation of an approved subdivision plan or part thereof as approved per Condition 1 of the Letter of Approval dated 22-05-2023, including a general plan or diagram; i.e to amend the approved Subdivision Plan, in order to allow for 45 Conventional Residential Zone Erven, 1 Public Open Zone Erf (Public Place) and 1 Public Roads and Parking Zone Erf (Public Road)excluding the vested subdivisions as depicted in Phase 1 (Erf 207) and subsequent subdivisions thereof.
- ii) Application is made i.t.o Section 15.2(k) of the Stellenbosch Municipality Planning By-Law (2023) for an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram; i.e to cancel the following approved General Plans:
 - o General Plan No 1935/2018 (depicting Subdivisions of Erf 157, Johannesburg)
 - o General Plan No 1936/2018 (depicting Subdivisions of Erf 186, Johannesburg)
- iii) Application is made in terms of Section 15(2)(h) for the Amendment of the approved Phasing Plan, in order to omit Phases 1 and 2, as approved in terms of Condition 1 of the Letter of Approval dated 12-05-2015.
- iv) Application is made in terms of Section 15(2)(h) for the Amendment of Condition of Approval No 2 as indicated in the Letter of Approval dated 2015-05-12 regarding the amendment of the subdivision to accommodate phasing imposed by the Directorate Engineering Services Memorandum dated 24/11/2014, with specific reference to the Memorandum's condition No 3: Bulk Infrastructure Contribution Levies will be payable per phase and will to be recalculated by using the applicable tariff structure at date of payment. To be amended in order to permit the landowner to make the BICL payments on individual erf basis once clearance certificates are applied for and not for a complete phase in total (letter of approval attached to the Planning submission report as Annexure H3) as it relates to the amended Subdivision Plan.

- v) Application is made in terms of Section 15(2)(e) for Consolidation of subdivided Erf 65 (unregistered subdivided erf of remainder Portion 23 of Farm 1202) with Erf 76 to create a single consolidated erf depicted in the Consolidation Plan No 2B.
- vi) Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Planning By-Law (2023) for a permanent departure to relax the Street- and Common boundary building lines of erven with an Area between 501m² and 1500m², applicable to the complete residential development on Portion 23 of Farm No 1202 (including the vested Phase 3 – Erf 207 component) and the unregistered Phases 1 and 2.
 - o To permit a Street Building line of 3.0m in lieu of 4.0m;
 - o To permit Common Boundary Building lines of 1.5m in lieu of 2.5m.
- vii) Application is made in terms of the Stellenbosch Municipality Planning By-Law (2023) for the registration of various Service Servitudes as depicted on Plan No 4 (Servitudes Plan), as it relates to the remainder of Portion 23 of the Farm No 1202, Paarl.
- viii) Application is made for the approval for the Street Names and Street Numbers as indicated on Plan No 3 (Street Names and Numbers).
- ix) Application for approval of the Architectural and Landscape Design Framework prepared by Red Atlantic Architecture (dated 26 September 2024).

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: [\[https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements\]](https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements). If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw, with the following requirements and particulars. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interests of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follow: **TV3 Projects (Pty) Ltd – A. Prinsloo; email: anton@tv3.co.za; tel. 021-861 3800** By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available for the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **07 April 2025**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address (anton@tv3.co.za) provided or telephonically at **021 861 3800** during normal office hours.

Yours faithfully



TV3 PROJECTS (PTY) LTD

Date of Notification: 05 March 2025

Closure of Notice Period: 07 April 2025

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Geagte Aanliggende Grondeienaar / Belanghebbende Party
Datum: 05 Maart 2025

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom: Mentoor Estate, Protea Straat, Johannesburg

Aansoek eiendom Restant Gedeelte 23 van Plaas Nr 1202 (Mentoor Estate); Erf 76,
Beskrywing: Johannesburg.

Aansoeker: TV3 Projects (Pty) Ltd – A. Prinsloo (kontak besonderhede: 021 861 3800 / epos: anton@tv3.co.za)

Eienaar: Restant Gedeelte 23 van Plaas Nr 1202 (MAM Ontwikkelaars Close Corporation) – kontak besonderhede: 083 458 3918;
Erf 76 (Cyster, P.W & Cyster B.M) – kontak besonderhede 082 850 1598.

Aansoek Verwysing: LU/17842(TP/923/2024)

Tipe aansoek:

Aansoek vir Wysiging van goedgekeurde Fase Plan; Wysiging van Goedgekeurde Onderverdelings Plan; Wysiging van Goedkeuringsvoorwaardes; Konsolidasie; Permanente Afwykings; Registrasie van Dienste Serwitute; Goedkeuring van Straatname en Straat nommers; Goedkeuring van Argitektoniese Landskaperings Raamwerk op Plaas 1202/23, Johannesburg.

- i) Aansoek word gemaak i.t.v Afdeling 15.2(k) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir 'n wysiging of kanselasie van 'n goedgekeurde onderverdelingsplan of deel daarvan soos goedgekeur as Voorwaarde 1 in Goedkeuringskrywe gedateer 22-05-2023, insluitend 'n Algemene Plan of Diagram: ten einde die Goedgekeurde Onderverdelingsplan te wysig ten einde 45 Konvensionele Residensiële Sone erwe, 1 Publieke Oopruimte Erf en 1 Publieke Pad en Parkeer Sone Erf toe te laat, uitgesluit die gevestigde onderverdelings soos aangedui as Fase 1 (Erf 207) en gevolglike onderverdelings.
- ii) Aansoek word gemaak i.t.v Afdeling 15.2(k) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir 'n wysiging of kanselasie van 'n goedgekeurde onderverdelingsplan of deel daarvan, insluitend 'n Algemene Plan of diagram: ten einde die volgende Algemene Planne te kanselleer:
 - o Algemene Plan Nr 1935/2018 (Onderverdeling van Erf 157, Johannesburg)
 - o Algemene Plan Nr 1936/2018 (Onderverdeling van Erf 186, Johannesburg).
- iii) Aansoek word gemaak i.t.v Afdeling 15(2)(h) vir die Wysiging van die Goedgekeurde Faserings Plan, ten einde Fases 1 en 2 weg te laat, soos goedgekeur per Skrywe gedateer 12-05-2015.
- iv) Aansoek word gemaak i.t.v Afdeling 15(2)(h) vir die wysiging van die Goedkeuringsvoorwaarde Nr 2 van Goedkeuringskrywe gedateer 2015-05-12 rakende die wysiging van die onderverdeling ten einde faserings te akkommodeer opgelê deur die Direkoraat Ingenieursdienste per Memorandum (24/11/2014), met spesifieke verwysing na Voorwaarde Nr 3 van die Memorandum, m.b.t Grootmaatsdienste Bydraes betaalbaar per Fase, en sal herbereken word d.m.v die toepaslike tarief ten tyde van betaling. Gewysig te word ten einde die grondeienaar toe te laat om Grootmaatsdienste Bydraes te betaal op individuele erwe, ten tyde dat uitklaring sertifikate uitgereik word, en nie betaalbaar sal wees per volledige fase nie, soos dit verband hou met die gewysigde Onderverdelings Plan.
- v) Aansoek word gemaak i.t.v Afdeling 15(2)(e) vir die Konsolidasie van onderverdeelde Erf 65 (ongeregistreerde onderverdeelde erf van restant gedeelte 23 van die Plaas Nr 1202) met Erf 76, ten einde 'n enkel gekonsolideerde erf te skep soos aangedui op Konsolidasie Plan Nr 2B.

- vi) Aansoek word gemaak i.t.v Afdeling 15(2)(b) van die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir permanente afwyking(s) vir die verslapping van die Straat- en Gemeenskaplike Grens boulyne van erwe met 'n oppervlak tussen 501m² en 1500m², van toepassing op die volledige residensiële ontwikkeling op Gedeelte 23 van die Plaas Nr 1202 (insluitend die gevestigde Fase 3- Erf 207 komponent) en die ongeregistreerde Fase 1 en 2 komponente.
- o Om 'n Straatboulyn van 3.0m toe te laat i.p.v 4.0m;
 - o Om 'n Gemeenskaplike Grensboulyn van 1.5m toe te laat i.p.v 2.5m.
- vii) Aansoek word gemaak i.t.v die Stellenbosch Munisipaliteit se Verordening op Grondgebruikbeplanning (2023) vir die registrasie van verskeie Dienste Serwitude soos aangedui op die Serwituut Plan No 4, soos dit verband hou met die restant van Gedeelte 23 van die Plaas 1202, Paarl.
- viii) Aansoek word gemaak vir die goedkeuring van die Straatname en Straatnommers soos aangedui op Plan Nr 3 (Straatname en Straatnommers).
- ix) Aansoek word gemaak vir die Goedkeuring van die Argitektoniese en Landskaperings Raamwerk soos opgestel deur Red Atlantic Argitekte, gedateer 26 September 2024).

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: [\[https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements\]](https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements). Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Geskrewe kommentaar, moet die verwysings nommer van die aansoek, die naam, kontakbesonderhede en fisiese adres van die persoon wat die kommentaar lewer, kan gelewer word aan die Aansoeker per epos gestuur word soos volg: **TV3 Projects(pty)Ltd -A. Prinsloo: epos: anton@tv3.co.za; tel: 021-861 3800** Deur beswaar, kommentaar of verteenwoordiging aan te teken, erken die persoon dat die inligting aan die publiek en die aansoeker bekend gemaak mag word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **07 April 2025**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe



TV3 PROJECTS (PTY) LTD

Datum van Kennisgewing : 05 Maart 2025

Sluiting van Kennisgewings periode : 07 April 2025

**APPLICATION FOR:
AMENDMENT OF APPROVED SUBDIVISION,
CANCELLATION OF GENERAL PLANS;
PERMANENT DEPARTURES; AMENDMENT OF
CONDITIONS AND CONSOLIDATION**

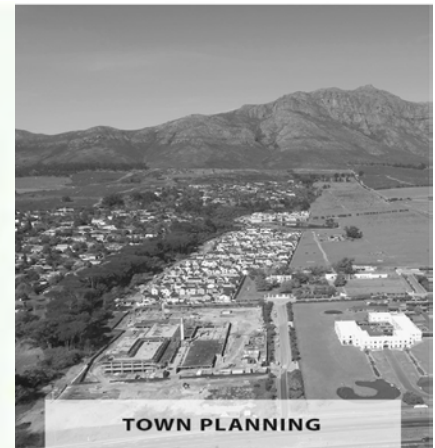
Remainder of Portion 23 of Farm No 1202, Johannesburg; Division Paarl



ARCHITECTURE



URBAN DESIGN



TOWN PLANNING

Date: 14 October 2024

Our ref: 3990-P

Enquiries: Mr. A. Prinsloo

APPLICATION FOR:

AMENDMENT OF AN APPROVED SUBDIVISION,
CANCELLATION OF GENERAL PLANS; APPROVAL FOR
SERVICES SERVITUDES; APPROVAL FOR STREETNAMES
AND STREETNUMBERS; PERMANENT DEPARTURES;
AMENDMENT OF CONDITIONS AND CONSOLIDATION

Remainder Portion 23 of Farm No 1202, Johannesburg; Division Paarl

Prepared on behalf of:

MAM Ontwikkelaars Close Corporation

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SECTION 1

This Section sets out the application made in terms of the relevant Sections of the Stellenbosch Municipality: By-Law on Municipal Land Use Planning (2024).

1. BACKGROUND TO THE APPLICATION

We refer to the pre-submission consultations with the municipal planners with regard to the amendment of the approved subdivision as it relates to Portion 23 of Farm No 1202, Johannesburg.

This application is required in order to amend the approved subdivision, and to omit the phasing of the remainder (phases 1 and 2) of the development in order to permit the land owner / developer to be in a position to obtain Municipal Clearance Certificates for individual erven, and thus make the required development contributions for individual subdivided erven in lieu of contributing the required development contributions for each phase in total.

As discussed with Municipal Officials the application indicated below, is therefore required in order to amend the approved subdivision of the remainder of the property consisting of phases 1 and 2 [phase 3 -being erf 207 has vested and been transferred accordingly, whilst individual erven within this phase have further been transferred]. In this regard the Stellenbosch Municipality has indicated that with the omission of the remainder phases, the transferral of individual erven [and development contributions per individual erf] could be accommodated.

2. LAND USE PLANNING APPLICATION

The following land use planning applications are made in respect of remainder of Portion 23 of the Farm 1202, Johannesburg, Paarl Division:

- i) Application is made i.t.o Section 15.2(k) of the Stellenbosch Municipality Planning By-Law (2023) for an amendment or cancellation of an approved subdivision plan or part thereof as approved per Condition 1 of the Letter of Approval dated 22-05-2013, including a general plan or diagram; i.e. **to amend the approved Subdivision Plan**, in order to allow for 45 Conventional Residential Zone Erven, 1 Public Open Space Zone Erf (Public Place)

and 1 Public Roads and Parking Zone Erf (Public Road) excluding the vested subdivisions as depicted in Phase 1 (Erf 207) and subsequent subdivisions thereof, as indicated on the Amended Subdivision Plan No 1 attached hereto as Annexure J1.

- ii) Application is made i.t.o Section 15.2(k) of the Stellenbosch Municipality Planning By-Law (2023) for an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram; i.e **to cancel the following approved General Plans**, attached hereto as Annexure C2 and C3 respectively:
 - General Plan No 1935/2018 (depicting Subdivisions of Erf 157, Johannesburg)- Annexure C2, and
 - General Plan No1936/2018 (depicting Subdivisions of Erf 186, Johannesburg) – Annexure C3.
- iii) Application is made in terms of Section 15(2)(h) for the **Amendment of the approved Phasing Plan**, in order to omit Phases1 and 2, as approved in terms of Condition 1 of the Letter of Approval dated 12-05-2015 attached hereto as Annexure H3.
- iv) Application is made in terms of **Section 15(2)(h) for the Amendment of Condition of Approval No 2** as indicated in the Letter of Approval dated 2015-05-12 (attached hereto as Annexure H3) regarding the amendment of the subdivision to accommodate phasing imposed by the Directorate Engineering Services Memorandum dated 24/11/2014, with specific reference to the Memorandum's condition *No 3: Bulk Infrastructure Contribution Levies will be payable per phase and will have to be recalculated by using the applicable tariff structure at date of payment. To be amended* in order to permit the landowner to make the BICL payments on individual erf basis once clearance certificates are applied for and not for a complete phase in total (letter of approval attached as Annexure H3) as it relates to the amended Subdivision Plan attached hereto.
- v) Application is made in terms of Section 15(2)(e) for **Consolidation** of subdivided Erf 65 (unregistered subdivided erf of remainder Portion 23 of Farm 1202) with Erf 76 to create a single consolidated erf depicted in the Consolidation Plan No 2 B attached as Annexure K

- vi) Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Planning By-Law (2023) for a permanent departure to relax the Street- and Common boundary building lines of erven with an Area between 501m² and 1500m², applicable to the complete residential development on Portion 23 of Farm No 1202 [including the vested Phase 3 -Erf 207 component] and the unregistered Phases 1 and 2.
- To permit a Street Building line of 3.0m in lieu of 4.0m;
 - To permit Common Boundary Building lines of 1.5m in lieu of 2.5m.
- vii) Application is made in terms of the Stellenbosch Municipality Planning By-Law (2023) for the registration of various **Service Servitudes** as depicted on Plan No 4 [Servitudes Plan], as it relates to the remainder of Portion 23 of the Farm 1202 [attached as Annexure J]
- viii) Application for the approval for the **Street Names and Street Numbers** as indicated on Plan No 3 [Street Names and Numbers].
- ix) Application for approval of the **Architectural and Landscape Design Framework** prepared by Red Atlantic Architecture [attached hereto as Annexure M - dated 26 September 2024].

The amended Subdivision Plan (Plan No 1) for approval (indicating all the zonings, land uses, engineering servitudes) is attached hereto as Annexure J1.

3. PROPERTY DETAILS

3.1 Description

DETAIL	SUBJECT PROPERTIES	
Property Description	Remainder of Portion 23 of the Farm No 1202	Erf No 76 [previously portion 31 of farm no 1202]
Registration Division	Paarl RD	Paarl RD
Local Authority	Stellenbosch Municipality	Stellenbosch Municipality
Surveyor-General Diagram	SG No 3427/1980	SG No. 3435/1980
Title Deed	T64874/2016	T74570/1995
Property Extent	5.6828ha	1577m ²
Registered Owner	MAM Ontwikkelaars Close Corporation	Peter William Cyster Benita Melinda Cyster
Title Deed Conditions	None	none

Current Land Use	Residential dwellings, public road	Residential
Applicable Zoning Scheme	Stellenbosch Municipal Zoning Scheme (2023)	Stellenbosch Municipal Zoning Scheme (2023)
Current Zoning	Public Road, Public Open Space; Conventional Residential	Deemed to be Conventional Residential Zone
Bondholder	Bonds registered in favour of Pniel Onderlinge Samewerkingsvereniging [B28070/2026] and Franz Fischer [B28071/2016; B5285/2020]	Bonds registered in favour of ABSA BANK (B66872/1995; B92129/2007)

4. BACKGROUND TO APPLICATION

- Stellenbosch Municipality approved the Extension of the Validity period for the rezoning and subdivision of Farm No 1202/23, Paarl Division until 08 March 2029, a copy of which is attached hereto as Annexure H1, which approval relates to the validity extension of the endorsed Phasing- and Amended Subdivision Plans (endorsed plans duly dated 12-06-2014 and 23-04-2018 respectively, of which copies are attached as Annexures H and I respectively), as set out in Council's approval letters dated 2013-05-22 and 2015-05-12, copies of which are attached hereto as Annexures H3 and H4.
- This application as indicated in Section 1 above, is required in order to obtain the approval for the amendment of an approved subdivision, omission of the two unregistered phases (Phases 1 and 2) and cancellation of the approved General Plans (GP's 1935/2018; 1936/2018).
- This application is required, as the Developer / Land Owner has indicated that all the internal erven have been duly serviced, and the only reason for not transferring the internal erven of the approved Phases 1 and 2 is the inability to afford the Development Contribution Costs for these phases in order to obtain individual Clearance Certificates for the respective erven.
- Thus, in order to be in a position to obtain clearance certificates for each of the proposed subdivided erven within the unregistered Phases 1 and 2 the General Plans relating to Phases 1 and 2 are to be withdrawn / cancelled, which will result in that the Developer will not be required to pay Development Contributions for the whole of a phase, but rather pay

the required Development Contributions for each individual Erf once clearance thereof is required.

- Approved Phases 1 and 2 (being unregistered erven 157 and 186 respectively) have not been registered as a result of the inability of the landowner to afford the Development Contributions that are to be paid for each phase collectively, and therefore Clearance Certificates could not be issued for the transferral of the residential erven within each phase individually. In this regard unregistered erven 157 and 186 is still held under the remainder Portion 23 of the Farm No 1202 as depicted in the attached Surveyor General Plan attached hereto as Annexure C.
- Approved Phase 3 depicted as registered Erf 207 has been duly registered and transferred accordingly, with further internal transfers of the some of the residential erven [a copy of the Title Deed for Erf 207 and General Plan No 1937/2018 is attached hereto as Annexure B].
- To this effect the Municipal Engineers would re-calculate the required Development Contributions per individual subdivided erf, after which the Development Contributions would be paid per erf as Clearance Certificates are requested for transfer purposes.

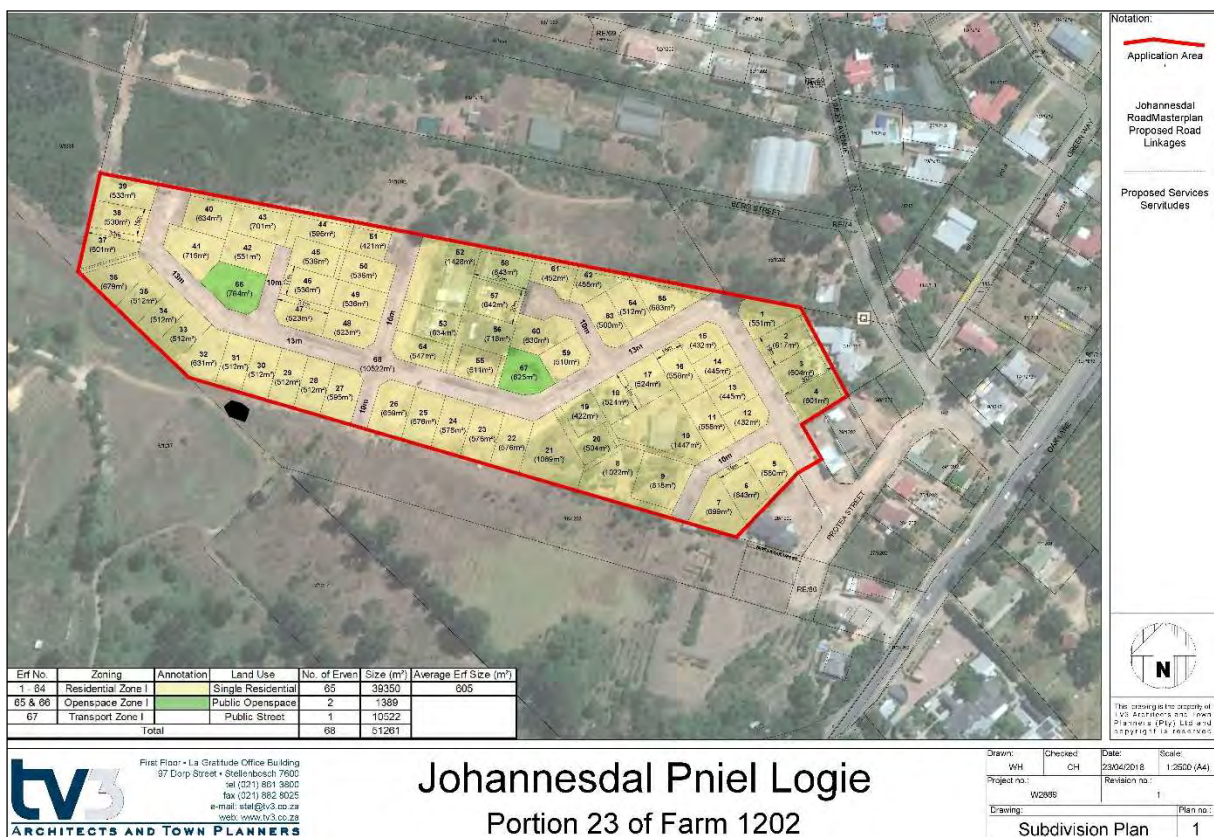


Figure 1: Approved Subdivision Plan [Endorsed dated – 23/04/2018]

Figures 1 and 2 above depicts the endorsed Subdivision- and Phasing Plans as attached to the Letter of Approval dated 17 January 2019 [Extension of Validity], which plans are to be amended as part of this application in order to omit the Phasing and Approved Subdivision of the subject property as it relates to the Phases 1 and 2 components.

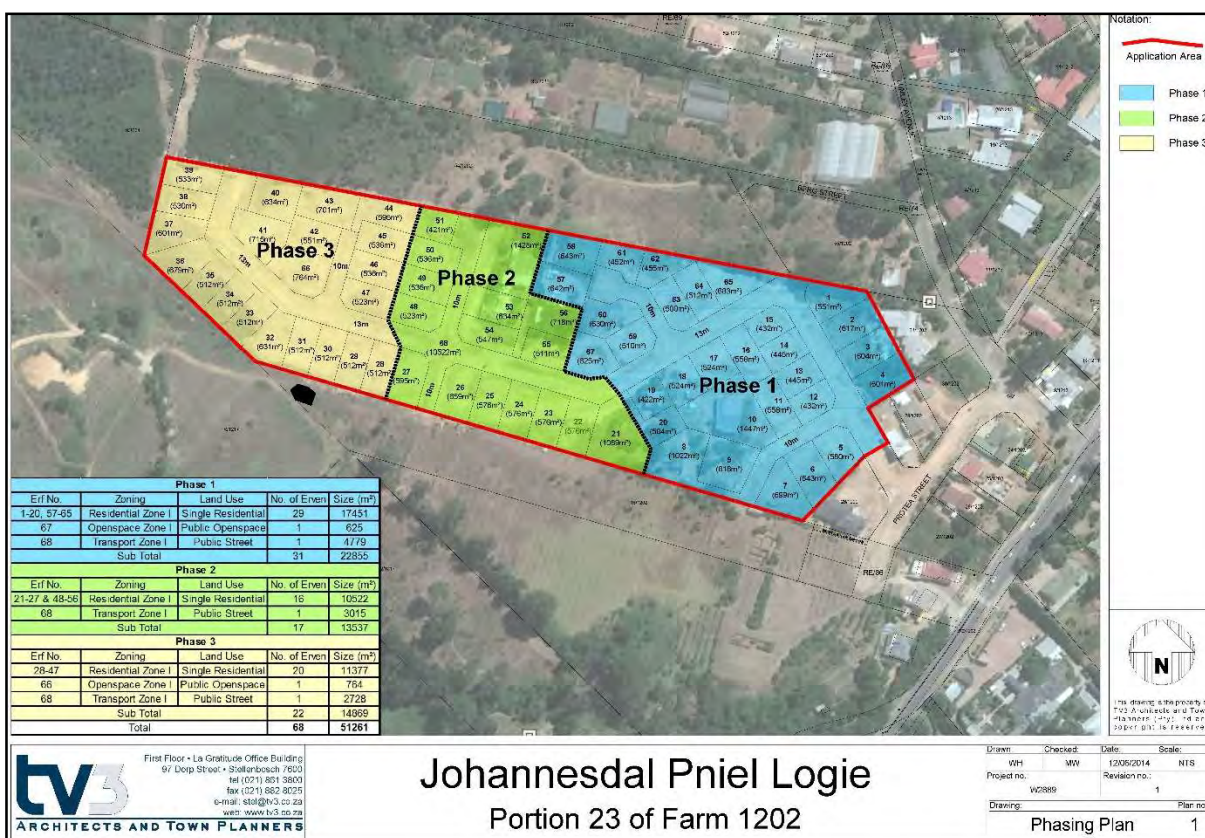


Figure 2: Approved Phasing Plan [endorsed – 12/06/2014]

5. LAND USE APPROVALS

Copies of the Land Use Approvals indicated below are attached hereto as Annexures H1 to H5:

- i) Extension of the Validity Period Approval: [dated 03-05-2024] – Annexure H1;
- ii) Extension of the Validity Period Approval [dated 08-03-2019] – Annexure H2;
- iii) Amendment of Approved Subdivisional Plan: in order to accommodate Phasing [dated 05-06-2015] – Annexure H3;

- iv) Amendment of the Subdivision and Condition of Approval on Portion 23 of Farm 1202, Johannesburg [Letter of Approval dated 2013/05/22] – Annexure H4
- v) Amendment of Condition of Approval and Amendment of Subdivisional Plan: Farm 1202/23, Johannesburg [Letter of Approval dated 2008/07/31] – Annexure H5.

Resulting from the above and original approval(s) the complete residential estate (Mentoor Estate) consists of the following as indicated on the Approved Subdivision- and Phasing Plans attached hereto as Annexure I:

PHASE 1 [unregistered Erf 157; vide GP No 1935/2018]			
Zoning	Land Use	No of Erven	Size (±m²)
Residential Zone I	Single Residential	29	17451
Open Space Zone I	Public Open Space	1	625
Transport Zone I	Public Street	1	4779
Sub Total		31	22855
PHASE 2 [unregistered Erf 186; vide GP No 1936/2018]			
Zoning	Land Use	No of Erven	Size (±m²)
Residential Zone I	Single Residential	16	10522
Transport Zone I	Public Street	1	3015
Sub Total		17	13537
PHASE 3 [Erf 207- vested: For Subdivisions see GP No. 1937/2018]			
Zoning	Land Use	No of Erven	Size (±m²)
Residential Zone I	Single Residential	20	11377
Open Space Zone I	Public Open Space	1	764
Transport Zone I	Public Street	1	2728
Sub Total		22	14869
TOTAL		68	51261

- vi) Depicted on the approved Phasing Plan (dated 12/06/2014) and Subdivision Plans (23/04/2018) the subject property accommodated 3 Phases as follow and indicated in the table above:

-
- **Phase 1 indicated as Unregistered Erf 157 (SG No 1932/2018).**
 - Subdivisions of Unregistered Erf 157 (Phase 1) are indicated on approved General Plan No 1935/2018, consisting of 29 residential erven, 1 Public Road and 1 Public Open Space.
 - A copy of the General Plan (No 1935/2018) is attached hereto as Annexure C.
 - Erf 157 (Phase 1) has not yet been transferred, and is held under Deed Transfer of T64874/2016 [Portion 23 of Farm No 1202].

 - **Phase 2 indicated as Unregistered Erf 186 (SG 1933/2018)**
 - Subdivisions of Erf 186 (Phase 2) are indicated on the approved General Plan No 1936/2018, consisting of 16 residential erven and 1 Public Road.
 - A copy of the General Plan (No 1936/2018) is attached hereto as Annexure C
 - Erf 186 (Phase 2) has not yet been transferred, and is held under Deed of Transfer T64874/2016 [Portion 23 of Farm No 1202].

 - **Phase 3 indicated as Erf 207 (SG No 1934/2018)**
 - Subdivisions of Erf 207 (Phase 3) are indicated on the approved General Plan No 1937/2018, consisting of 20 residential erven, 1 Public Place and 1 Public Road.
 - A copy of the General Plan (No. 1937/2018) is attached hereto as Annexure D
 - Erf 207 (Phase 3) has vested and is held under Deed of Transfer T9056/2020 (Certificate of Registered Title) under the ownership of MAM Ontwikkelaars CC.
 - In addition to the above, 7 residential erven to date have been further transferred.

 - **Phase 1 (Erf 157 and subsequent subdivisions) and Phase 2 (186 and subsequent subdivisions)** as depicted on the attached approved Phasing Plan and approved General Plan No's 1935/ 2018 and 1936/ 2018 have not been transferred, and has therefore not vested and is held under the remainder of Portion 23 of Farm No 1202, Division Paarl in the Stellenbosch Municipal Area.
 - In this regard General Plans have been approved [being SG1936/2018 and SG1935/2018] for the further subdivisions of unregistered erven 186 and 157 respectively as indicated on the approved Phasing Plan.

- The land owner has indicated that the only reason for the Phases 1 and 2 (being unregistered erven 157 and 186) for not being registered is the inability to afford the required development contributions (condition of approval) in order to obtain clearance certification thereof.

6. MOTIVATION AND APPLICATION PARTICULARS

6.1 AMENDED SUBDIVISION AND GENERAL PLAN WITHDRAWAL / CANCELLATION

The proposed amended Subdivision Plan No 1 (attached hereto as Annexure J1) can be seen compared to the approved Subdivision in Figures 3 and 4 below.

The approved Subdivision and Phasing as indicated in Figure 3 makes provision for the residential development in 3 separate phases.

Phase 3, was registered as Erf 207 [General Plan No 1937/2018 – attached hereto as Annexure C4] and duly transferred from which several approved subdivided erven have been transferred, on which dwellings have been constructed as indicated in Figure 5 below (Construction Plan).

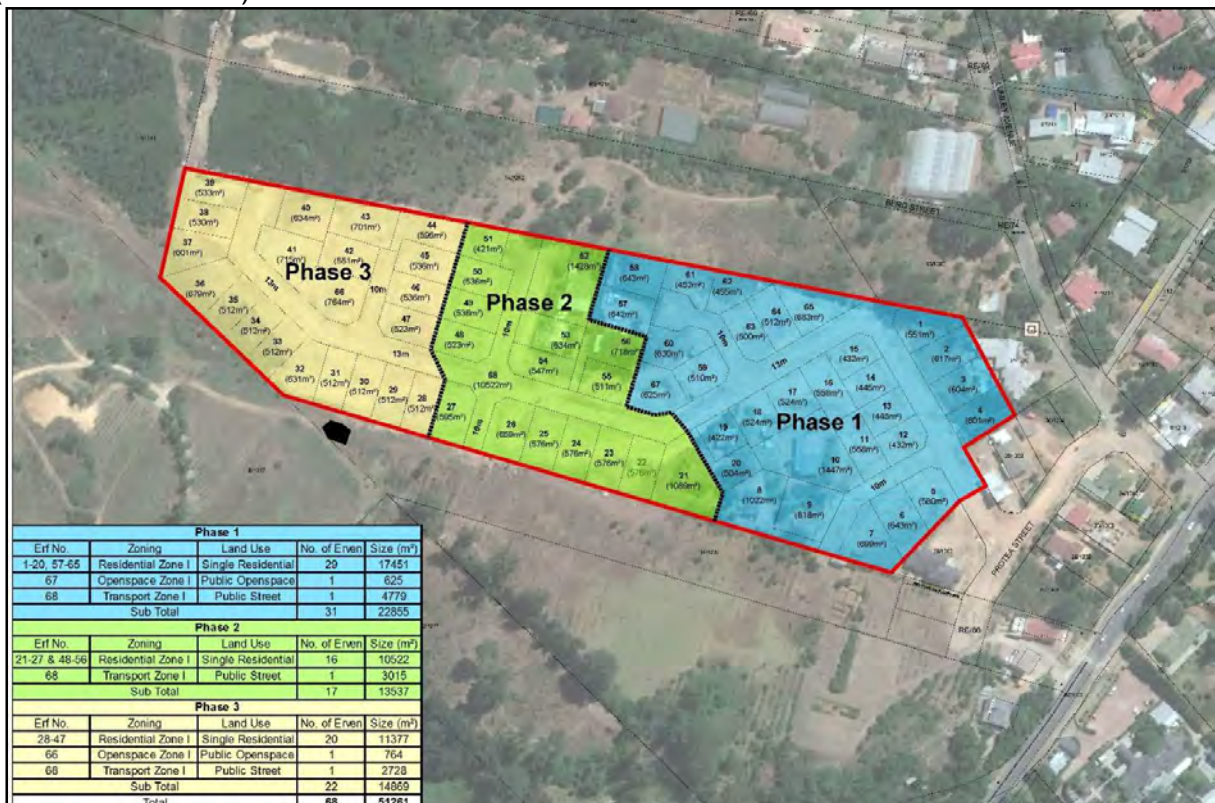


Figure 3: Approved Subdivision and Phasing Plan

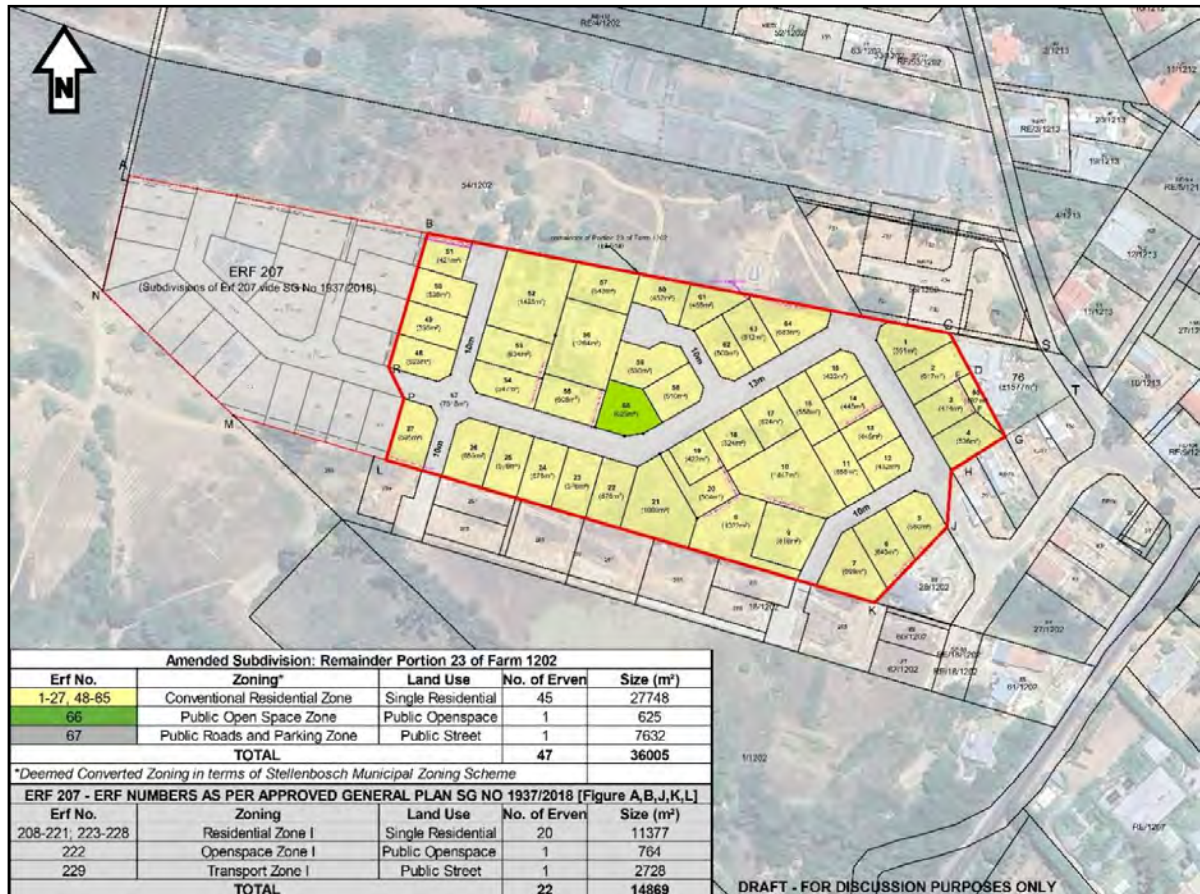


Figure 4: Proposed Amended Subdivision Plan No 1.

Figure 5 below (attached as Annexure F) reflects the status quo construction on the subject property, where internal Public Roads have been completed and all internal erven have been serviced. To this effect Bart Senekal Consulting Engineers have confirmed the above, of which a copy of the Letter of confirmation is attached hereto as Annexure N.

- The amendment / cancellation of the general plan Nr 1935/2018 (Erf 157) and Nr 1936/2018 (Erf 187) and approved subdivision is required in order to enable the landowner the transfer the remainder of the subdivided that is not phased, and therefore development contributions could be paid for each individual erf, and not as a collective.
- The Stellenbosch Municipality approved the amendment of the subdivision in order to establish the residential development on 22-05-2023 [a copy attached hereto as Annexure H4).

-
- The Phasing of the development was approved by the Stellenbosch Municipality on 12-05-2025 (copy attached as Annexure H3) into 3 phases, of which Phase 3 has vested by means of further transferal and obtaining of clearance certificates.
 - The above Subdivision- and Phasing Plans were duly endorsed as per Letter of Approval for the extension of the validity period dated 17-01-2019 [a copy attached hereto as *Annexure H2*).
 - Due to the lack of funding, the developer is not able to make the required Engineering Development Contributions with the regard to Phases 1 (Erf 157 and further unregistered subdivisions) and Phase 2 (Erf 186 and further unregistered subdivisions) collectively – therefore the need to Cancel/ Withdraw the applicable General Plans in order for the remainder of the development to be established with the payment of Development Contributions on individual erf basis as and when the need arises the request for Clearance Certificates.
 - All erven on the approved subdivision plan are serviced in addition to the complete constructed Public Road that provides the internal access to the established Phase 3 (registered Erf 207) and subsequent subdivided erven that are duly registered and transferred accordingly. Bart Senekal Engineers have confirmed that the roads and services for the development (all public services) have been constructed and ready to be transferred to the Local Authority. A copy of the letter of Confirmation is attached hereto as Annexure N.
 - Attached hereto as Annexure G, the Construction Plan indicates the existing Public Roads that have been constructed.
 - The land owner has indicated that the only reason for the Phases 1 and 2 (being unregistered erven 157 and 186) not being registered is the inability to afford the required development contributions (condition of approval) to be paid for the complete Phases 1 and 2 respectively in order to obtain clearance certificates for registration purposes.
 - This application is thus required in order to omit the unregistered phases, and the withdrawal / cancellation of the General Plans (attached hereto as Annexure C2 and C3 -indicating the subdivisions of unregistered Erven 157 and Erf 186 respectively) and amendment of the

approved Subdivision Plan associated therewith so as to enable the Stellenbosch Municipality to calculate the Development Contributions on an individual erf basis, which would enable the land owner to make these payments once the Clearance Certificates for each individual erf is requested. To this effect the Land Owner has engaged with Officials of Stellenbosch Municipality so as to be in a position to make Development Contributions for each unregistered erf Individually, in order to obtain Clearance Certificates so as to be in a position to transfer individual erven.

- It is deemed that the application as indicated above will honour existing land use rights and will not impact negatively on the current built and/or natural environment and could be deemed desirable to consider the application positively.

6.2 AMENDED SUBDIVISION LAYOUT

- The **approved subdivision layout** has been amended by means of the following internal changes / amendments that have been made to the approved Subdivision as follow:
 - approved unregistered erven 56 and 57 have been consolidated, resulting in unregistered erf 55 being enlarged with the removal of the panhandle access.
 - The phasing of the development (remainder 2 phases) has been removed and omitted in order to permit the land owner to make the required development contributions for each subdivided erf respectively for Clearance Certificate purposes.
 - an Erf equating to $\pm 192\text{m}^2$ (being Erf No 65 on Amended Subdivision Plan) has been included.
 - The above Erf No 65 is proposed to be consolidated with the abutting registered Erf No 76. The Consolidation is required as subsequent to the original approval of the outer figure of the subject property, it has been identified that the infrastructure of Erf 76 is constructed over the property boundary, as indicated on Figure 6 below.

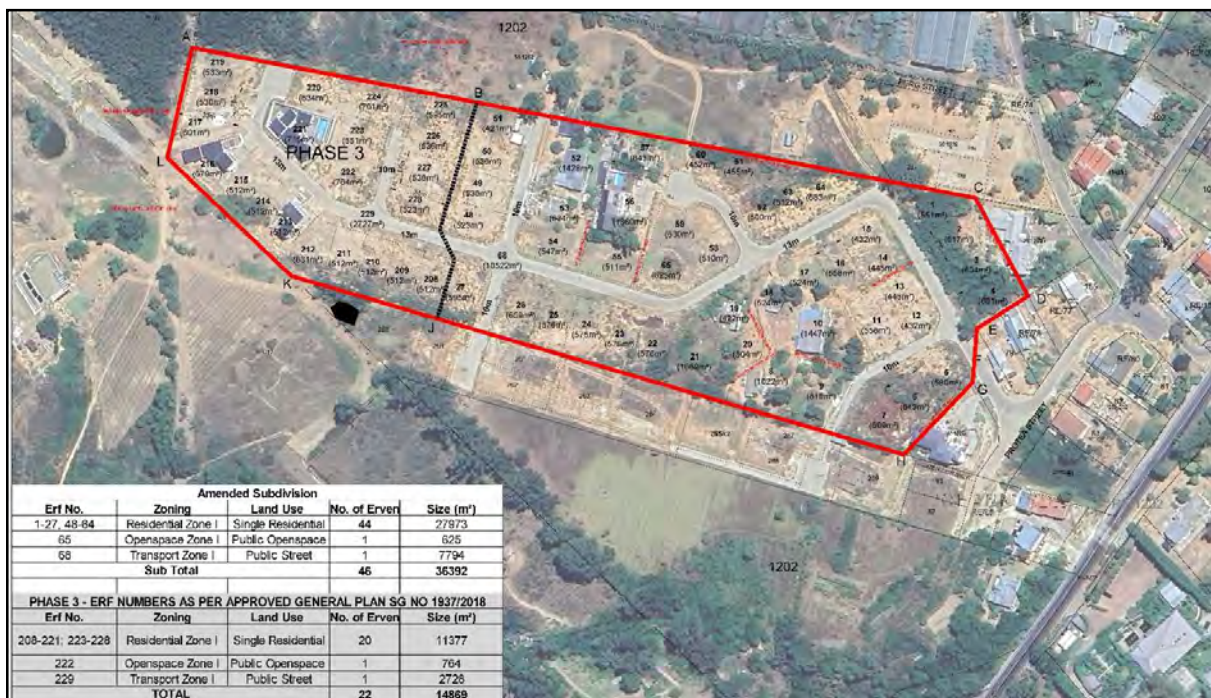


Figure 5: Construction Plan

6.3 CONSOLIDATION

- As indicated on the amended Subdivision Plan, provision is made for the consolidation of a proposed subdivided Erf (Erf No 65) with the abutting registered Erf No 76.
- Figure 6 below depicts the proposed subdivided Erf No 65 equating to $\pm 192\text{m}^2$ resulting from the amended Subdivision to be consolidated with the registered Erf 76 ($\pm 1577\text{m}^2$). The newly consolidated Erf will equate to $\pm 1769\text{m}^2$.
- The proposed Consolidation of the unregistered Erf No 65 and registered Erf 76 is indicated on the Consolidation Plan No 2B attached hereto as Annexure K.
- It is deemed that the proposed consolidation will not create additional land use rights as it is an adjustment of the property boundaries in order to install the required services along the eastern boundary, as the approved services servitude is currently aligned through existing infrastructure (swimming pool).



Figure 6: Consolidation Plan

- Therefore, the approved Subdivision is proposed to be amended in order to re-align the proposed services servitude as indicated on the Amended Subdivision Plan and to consolidate the portion of the property with Erf 76.

6.4 BUILDING LINE DEPARTURES

Subsequent to the respective land approvals that were obtained on the subject property as indicated in Section 5 above the developer prepared an Architectural & Landscape Design Framework which purpose is to provide a framework within which the individual properties can be designed and constructed to promote a unique and collective contemporary architectural identity.

The table below indicates the permissible development parameters in terms of the Stellenbosch Zoning Scheme Regulations, and the proposed development parameters as depicted in the Architectural Guidelines attached hereto and are applicable to complete Mentoor Estate (Residential Estate), with regard to the vested Phase 3 (Erf 207) and

components forming part of the unregistered Phases 1 and 2 (being unregistered erven 157 and 186)

DEVELOPMENT PARAMETERS			
Stellenbosch Zoning Scheme		PROPOSED	
Area of Land Unit 251m ² – 500m ²			
Street building line	3.0m	Street: Primary Building line	3.0m
		Street: Garage Building line	5.0m
Common boundary building line	1.0m	Common (Side) Building Line	1.5m
		Common (Rear) Building Line	3.0m
Coverage	The greater of 175m ² or 60%		50%
Height	2 storeys		2 storeys
Area of Land Unit 501m ² - 1500m ²			
Street Building Line	4.0m	Street: Primary Building Line	3.0m
		Street: Garage Building Line	5m
Common Boundary building line	2.5m	Common (Side) Building Line	1.5m
		Common (Rear) Building Line	3.0m
Coverage	The greater of 300m ² or 50%		50%
Height	2 storeys		2 storeys

Column 2 in the table above indicates the permissible development parameters in terms of the Stellenbosch Zoning Scheme Regulations, whilst Column 3 and 4 indicates the development parameters applicable to the residential estate in total [Phases 1 – 3].

In order to achieve the above, the following permanent departures are applied for the permanent relaxation of building lines with regard to Erven between 501m² and 1500m² for:

- To permit Street Building lines of 3.0m in lieu of 4.0m;
- To permit Common Boundary Building lines of 1.5m in lieu of 2.5m.

The above development parameters are included within the Architectural & Landscape Design Framework prepared by Red Atlantic Architecture, attached hereto as Annexure M. Specific reference to Section 2 [Planning Controls] provides for the Mentoer Estate development parameter controls with regard to the above elements.

6.5 SERVICE SERVITUDES

Services Servitudes that are required to be registered over the internal subdivided erven are indicated on the Amended Subdivision Plan and Servitude Plan No 4 attached hereto as Annexure J2.

6.6 STREET NAMES AND NUMBERS

Application is also made for the approval of the Street Names and Street Names as indicated on Plan No 3 attached hereto as Annexure L.

The following street names are duly indicated:

- Jouberts Piek Drive
- Tarentaal Street
- Owl Close
- Swallow Street
- Eagles Crest Close

7. HOME OWNER'S ASSOCIATION CONSTITUTION

As part of the establishment of the Mentoer Residential Estate, a Homeowners Association Constitution for the Mentoer Mountain Estate was prepared and established by the members thereof in 2020, although this was not required in terms of a condition of approval.

8. PUBLIC PARTICIPATION PROCESS

Section 46 of the Municipal Planning By-Law (2023) states that notices must be served *"When the Municipality intends to consider an application in terms of this By-Law, the decision relating to which will likely materially and adversely affect the rights or legitimate expectations of any person"*.

It is our opinion that the proposed amendment within the context of the existing approval granted will not affect the rights or legitimate expectations of any group or person.

Accordingly, the consideration of the proposed amendment can be limited to internal Municipal Departmental circulation and comment only.

9. CONCLUSION

- No additional land use rights are being applied for, as this application would afford the Land Owner to be in a position to transfer the proposed subdivided erven on an individual basis, and therefor the required application to Amend the Condition of approval with regard to the payment of BICL's per phase.
- It is our opinion that the proposed amendment and consolidation will not create any additional development rights or erven, nor will it change the underpinning approved zoning. The proposed amendment will retain the same number of residential erven as approved, of which proposed subdivided Erf No 65 is proposed to be consolidated with the registered Erf 76.
- It is deemed that the impact of the proposed amendment will be negligible and that it will not adversely affect any group or person, and is therefore considered desirable.

However, the amended Subdivision Plan requires the Council's formal approval, which will enable the land owner / developer to continue with the development by means of obtaining clearance certificates for each individual erf for transferral purposes. In this regard it is required that the required development contributions are to be charged and duly paid on individual erf basis for clearance purposes in order to transfer the individual erven accordingly.

Yours faithfully

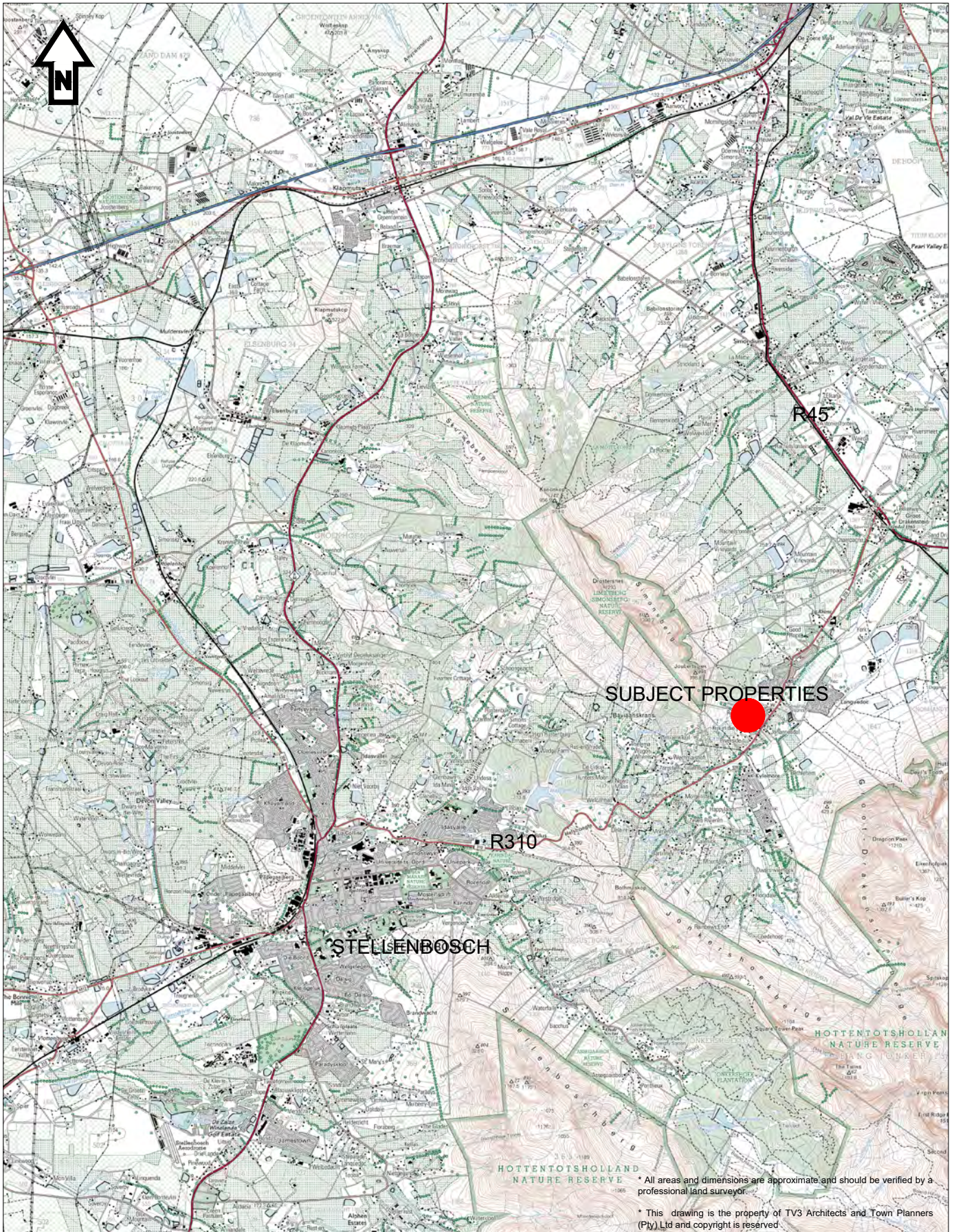


TV3 PROJECTS (PTY) LTD

ANNEXURE G

PLANS

- A – Regional Locality**
- B – Locality Plan**
- C – Construction Plan**



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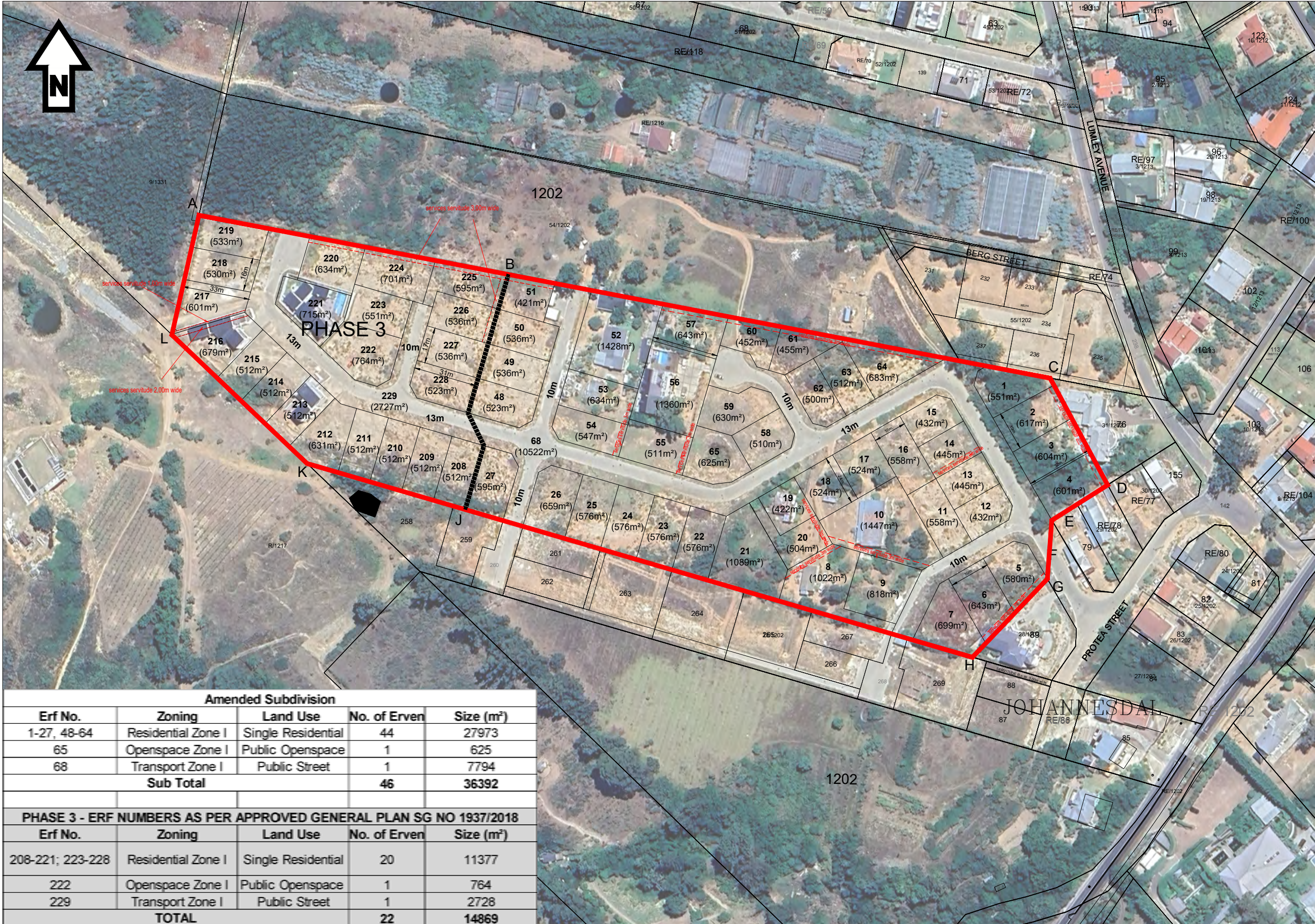
Regional Locality

Property Description:
rem Portion 23 of Farm 1202, Johannesburg

Drawing:		Plan no.:	
Regional Locality		A	
Date:	23/07/2024	Scale:	NTS
Project no.:	P3990	Drawn:	Checked:
		WH	#####



<div><div>tv3</div><div>ARCHITECTS TOWN PLANNERS URBAN DESIGNERS</div></div> <div>FIRST FLOOR LA GRATITUDE OFFICE BUILDING 97 STELLE BOSCH 7600P TEL +27(21) 951 3990 Ewww.tv3.co.za</div>	<div>Locality Plan</div> <div>Property Description: rem. Portion 23 of Farm 1202 [Johannesdal]</div>	Drawing:		Plan no.:		Notation:		<div>* All areas and dimensions are approximate and should be verified by a professional land surveyor.</div> <div>* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved</div>	
		Locality				B			<div><div></div>Application Properties</div> <div>Cadastral information obtained from Surveys and Mapping (DRDLR). Aerial Photography obtained from Surveys and Mapping (DRDLR). Aerial Photography obtained on Google Earth.</div>
		Date:		Scale:					
		23/07/2024		NTS					
		Project no.:		Drawn:		Checked:			
		P 3990		AP		#####			



Notation:

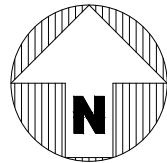
 Application Area

* Figure A,B,J,K,L represents vested Phase 3 as Approved and reflected on General Plan No 1937/2018.

* Figure B,C,D,E,F,G,H,J represents amended Subdivision [remainder Portion 23 of Farm 1202]

Services Servitudes

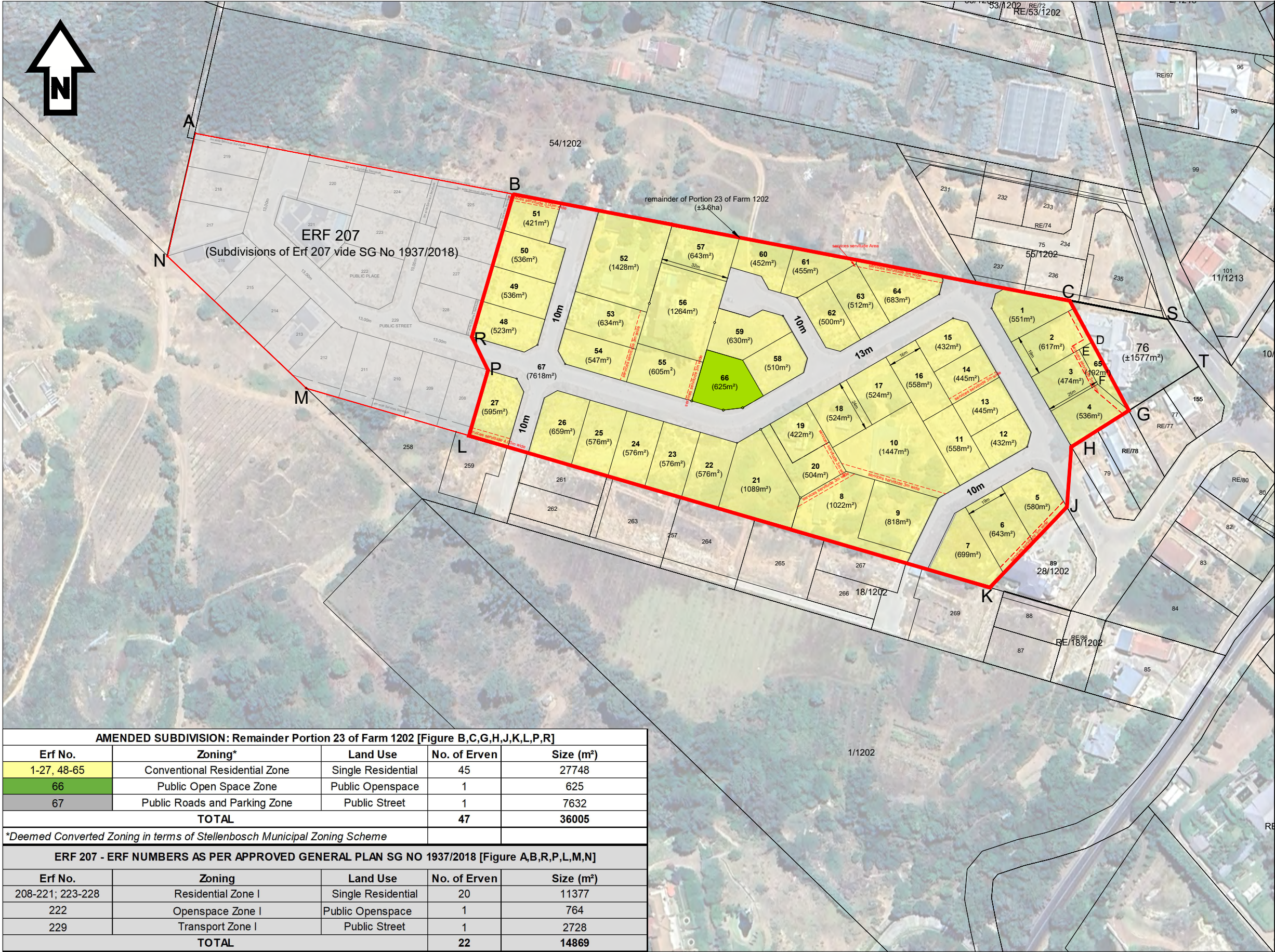
Amended Subdivision				
Erf No.	Zoning	Land Use	No. of Erven	Size (m²)
1-27, 48-64	Residential Zone I	Single Residential	44	27973
65	Openspace Zone I	Public Openspace	1	625
68	Transport Zone I	Public Street	1	7794
Sub Total			46	36392
PHASE 3 - ERF NUMBERS AS PER APPROVED GENERAL PLAN SG NO 1937/2018				
Erf No.	Zoning	Land Use	No. of Erven	Size (m²)
208-221; 223-228	Residential Zone I	Single Residential	20	11377
222	Openspace Zone I	Public Openspace	1	764
229	Transport Zone I	Public Street	1	2728
TOTAL			22	14869



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ANNEXURE J1

AMENDED SUBDIVISION PLAN [2024]



Notation:

Application Area —

- Figure A,B,C,D,G,H,J,K,L,M,N represents extent of approved Subdivision relating to Portion 23 of Farm 1202.
- Figure A,B,R,P,L,M,N represents Erf 207 [vested Phase 3 as Approved and reflected on General Plan No 1937/2018- equating to ±1.4865ha].
- Figure B,C,D,G,H,J,K,L,P,R represents remainder Portion 23 of Farm 1202 equating to ±3.62ha.
- Figure D,E,F,G represents proposed subdivided Erf 65 equating to ±193m² to be consolidated with Erf 76.

Services Servitudes ---

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AMENDED SUBDIVISION: Remainder Portion 23 of Farm 1202 [Figure B,C,G,H,J,K,L,P,R]				
Erf No.	Zoning*	Land Use	No. of Erven	Size (m²)
1-27, 48-65	Conventional Residential Zone	Single Residential	45	27748
66	Public Open Space Zone	Public Openspace	1	625
67	Public Roads and Parking Zone	Public Street	1	7632
TOTAL			47	36005

*Deemed Converted Zoning in terms of Stellenbosch Municipal Zoning Scheme

ERF 207 - ERF NUMBERS AS PER APPROVED GENERAL PLAN SG NO 1937/2018 [Figure A,B,R,P,L,M,N]				
Erf No.	Zoning	Land Use	No. of Erven	Size (m²)
208-221; 223-228	Residential Zone I	Single Residential	20	11377
222	Openspace Zone I	Public Openspace	1	764
229	Transport Zone I	Public Street	1	2728
TOTAL			22	14869

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Amendment of Approved Subdivision

Property Description:
remainder Portion 23 of Farm 1202

Drawing:	Plan no.:	
Amended Subdivision	1	
Date:	Scale:	
17/07/2024	1:2 500	
Project no.:	Drawn:	Checked:
3990-P	AP	#####

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

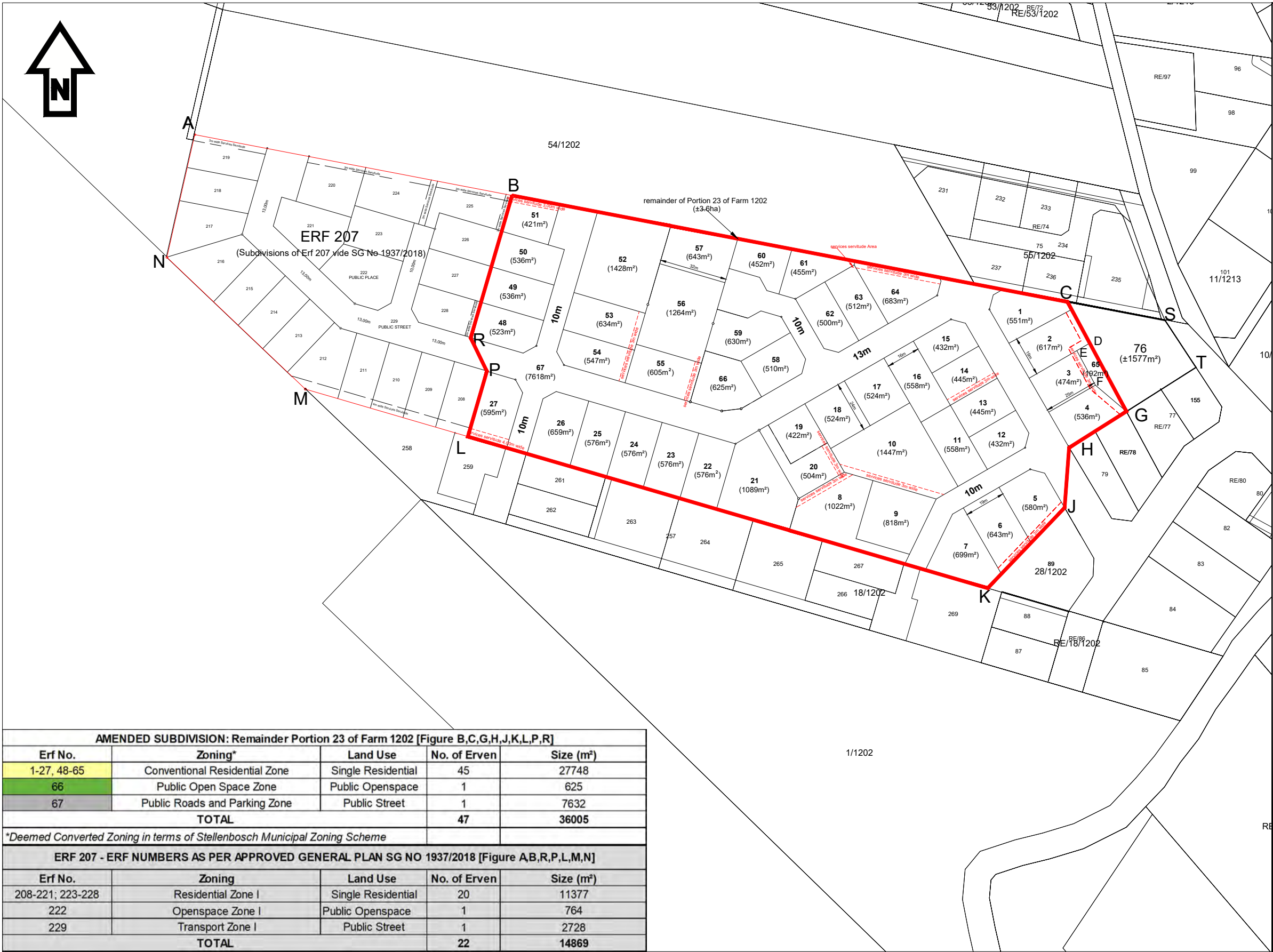
Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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ANNEXURE J2

SERVITUDE PLAN (PLAN NO 4]



- Notation:
- Application Area 
- Figure A,B,C,D,G,H,J,K,L,M,N represents extent of approved Subdivision relating to Portion 23 of Farm 1202.
 - Figure A,B,R,P,L,M,N represents Erf 207 [vested Phase 3 as Approved and reflected on General Plan No 1937/2018- equating to ±1.4865ha].
 - Figure B,C,D,G,H,J,K,L,P,R represents remainder Portion 23 of Farm 1202 equating to ±3.62ha.
 - Figure D,E,F,G represents proposed subdivided Erf 65 equating to ±193m² to be consolidated with Erf 76.

Services Servitudes [widths shown]



AMENDED SUBDIVISION: Remainder Portion 23 of Farm 1202 [Figure B,C,G,H,J,K,L,P,R]				
Erf No.	Zoning*	Land Use	No. of Erven	Size (m²)
1-27, 48-65	Conventional Residential Zone	Single Residential	45	27748
66	Public Open Space Zone	Public Openspace	1	625
67	Public Roads and Parking Zone	Public Street	1	7632
TOTAL			47	36005
*Deemed Converted Zoning in terms of Stellenbosch Municipal Zoning Scheme				
ERF 207 - ERF NUMBERS AS PER APPROVED GENERAL PLAN SG NO 1937/2018 [Figure A,B,R,P,L,M,N]				
Erf No.	Zoning	Land Use	No. of Erven	Size (m²)
208-221; 223-228	Residential Zone I	Single Residential	20	11377
222	Openspace Zone I	Public Openspace	1	764
229	Transport Zone I	Public Street	1	2728
TOTAL			22	14869



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Amendment of Approved Subdivision

Property Description:
remainder Portion 23 of Farm 1202

Drawing:	Plan no.:	
SERVITUDES	4	
Date:	Scale:	
17/07/2024	1:2 500	
Project no.:	Drawn:	Checked:
3990-P	AP	####

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

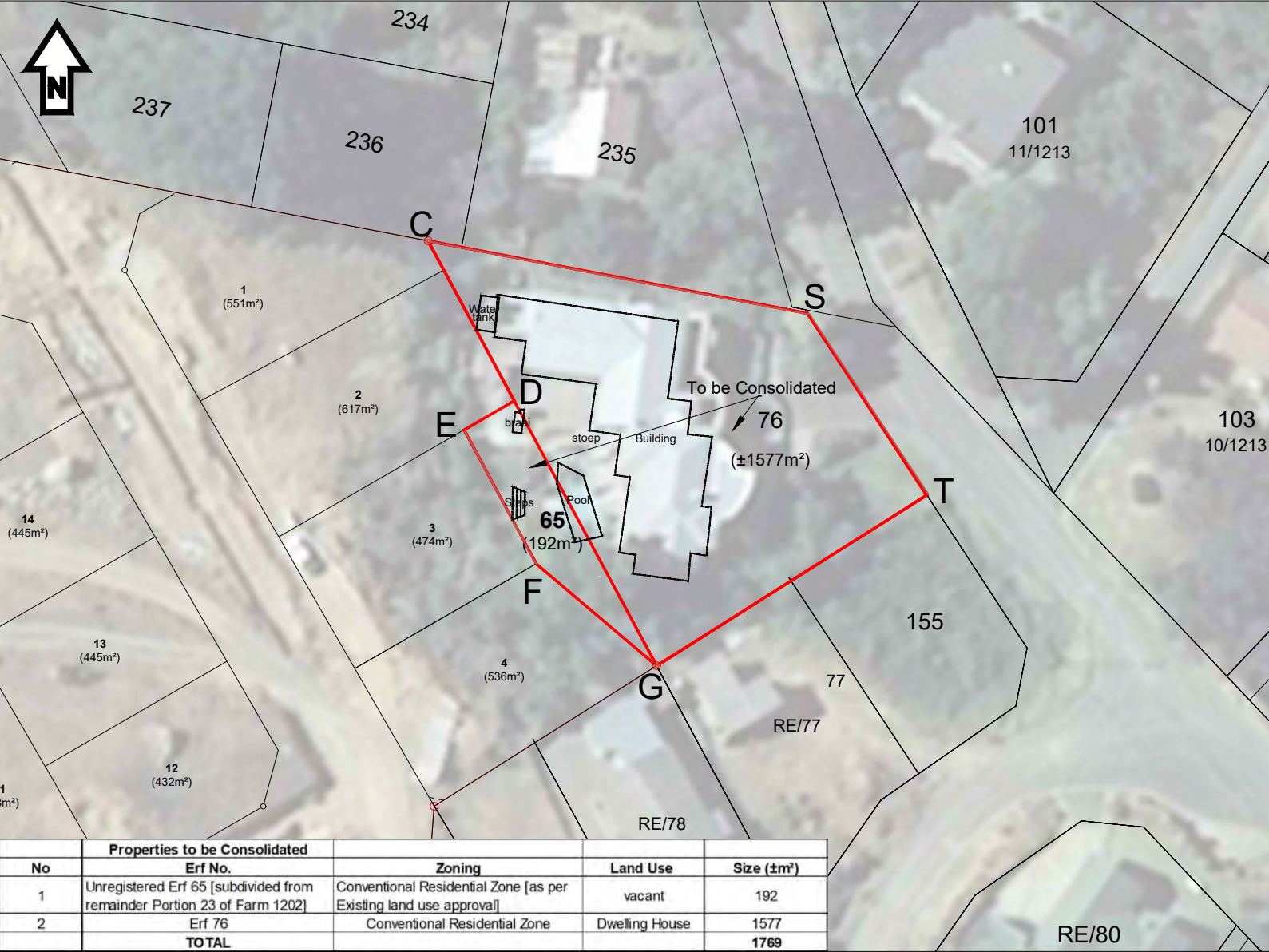
Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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ANNEXURE K

CONSOLIDATION PLAN



- Notation:
- Application Area
- Figure C,S,T,G represents Erf 76 equating to $\pm 1577\text{m}^2$.
 - Figure E,D,G,F represents unregistered subdivided Portion / Erf 65 equating to $\pm 192\text{m}^2$.
 - Figures C,S,T,G and E,D,G,F to be consolidated into a single Erf equating to $\pm 1769\text{m}^2$. Refer to Plan 2B for Consolidation Plan.
 - Existing Structures / Buildings Survey on Erf 76 [Survey by Mark Jakins Pr Land Surveyor].



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No	Properties to be Consolidated Erf No.	Zoning	Land Use	Size (±m²)
1	Unregistered Erf 65 [subdivided from remainder Portion 23 of Farm 1202]	Conventional Residential Zone [as per Existing land use approval]	vacant	192
2	Erf 76	Conventional Residential Zone	Dwelling House	1577
	TOTAL			1769



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Consolidation Plan
Properties

Property Description:
unregistered Erf 65 and Erf 76

Drawing:
Consolidation[Rev2]

Date:
18/11/2024

Project no.:
P-3990

Plan no.:
2A

Scale:
1:2 000

Drawn:
AP

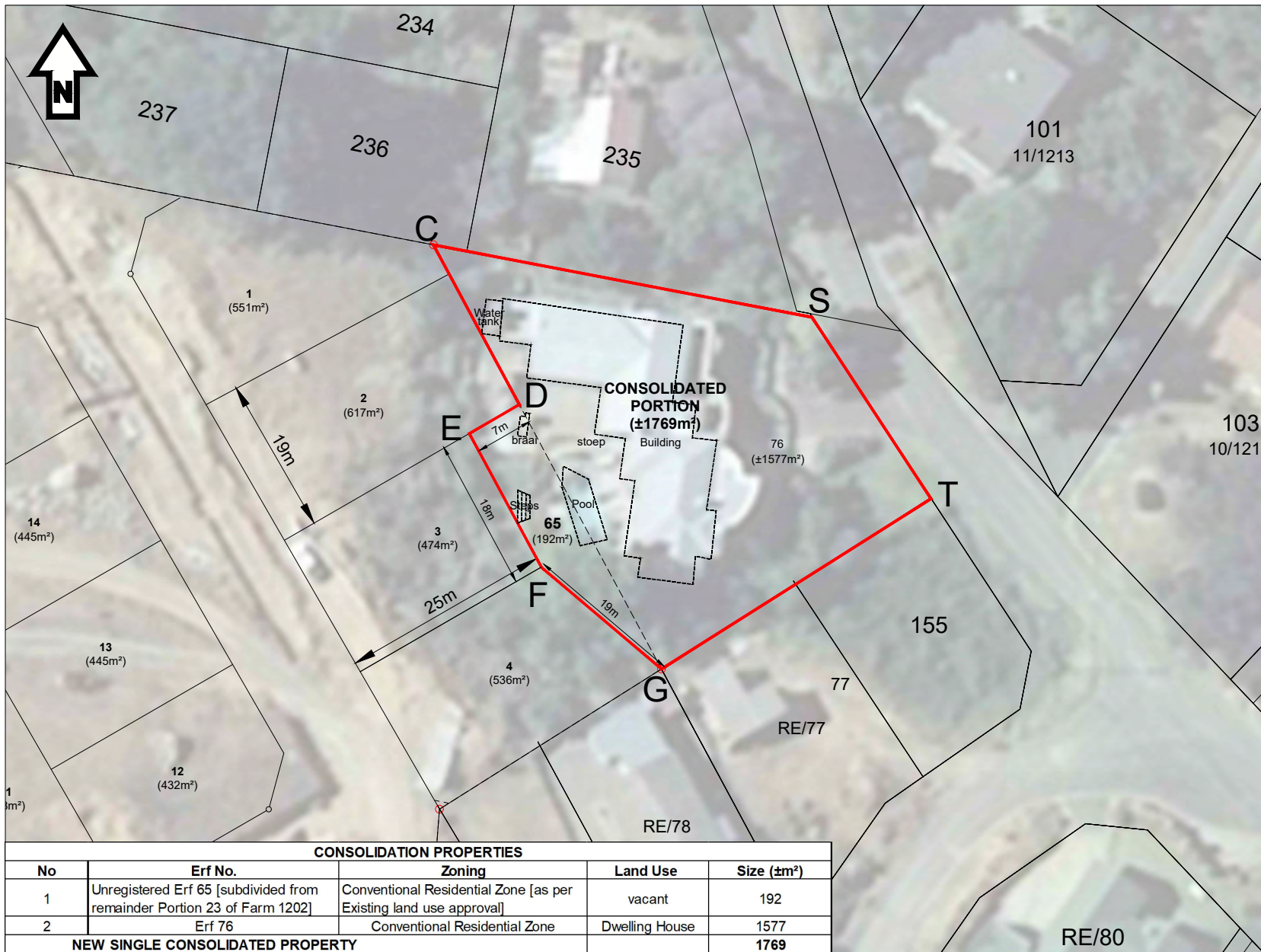
Checked:
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Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).
Existing Survey of Erf 76 obtained from Mark Jakins (Pr Land Surveyor)
Aerial Photography obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved



- Notation:
- Application Area —
- Figure C,S,T,G represents Erf 76 equating to ±1577m².
 - Figure E,D,G,F represents unregistered subdivided Portion / Erf 65 equating to ±192m²..
 - Figures C,S,T,G,F,E,D to be consolidated into a single Erf equating to ±1769m².
 - Existing Structures / Buildings Survey on Erf 76 [Survey by Mark Jakins Pr Land Surveyor].



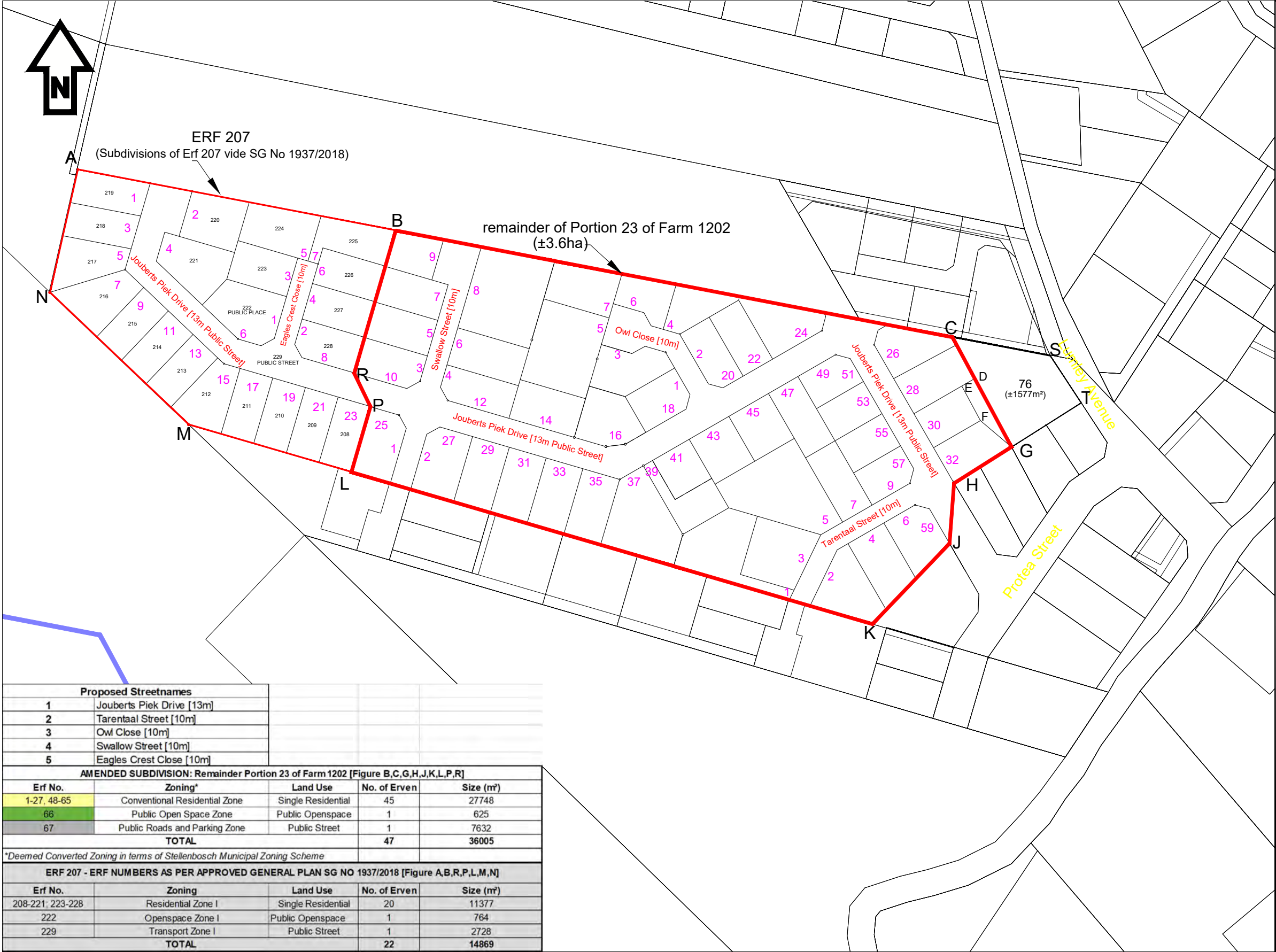
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CONSOLIDATION PROPERTIES				
No	Erf No.	Zoning	Land Use	Size (±m²)
1	Unregistered Erf 65 [subdivided from remainder Portion 23 of Farm 1202]	Conventional Residential Zone [as per Existing land use approval]	vacant	192
2	Erf 76	Conventional Residential Zone	Dwelling House	1577
NEW SINGLE CONSOLIDATED PROPERTY				1769

<p>FIRST FLOOR LA GRATITUDE OFFICE BUILDING 97 DORP STREET STELLENBOSCH 7600 TEL +27 (21) 861 3800 www.tv3.co.za</p>	<h3>Consolidation Plan</h3> <p>Property Description: unregistered Erf 65 and Erf 76</p>	Drawing: Consolidation - Rev2 Date: 18/11/2024 Project no.: P-3990	Plan no.: 2B Scale: 1:2 000 Drawn: AP Checked: #####	Notation: Cadastral information obtained from Surveys and Mapping (DRDLR). Aerial Photography obtained from Surveys and Mapping (DRDLR). Aerial Photography obtained on Google Earth.	* All areas and dimensions are approximate and should be verified by a professional land surveyor. * This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved
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ANNEXURE L

STREET NAMES AND NUMBERING



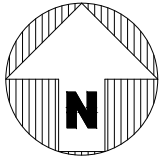
Notation:

Application Area

1. Figure A,B,C,D,G,H,J,K,L,M,N represents extent of approved Subdivision relating to Portion 23 of Farm 1202.
2. Figure A,B,R,P,L,M,N represents Erf 207 [vested Phase 3 as Approved and reflected on General Plan No 1937/2018- equating to ±1.4865ha].
3. Figure B,C,D,G,H,J,K,L,P,R represents remainder Portion 23 of Farm 1202 equating to ±3.62ha.
4. Figure D,E,F,G represents proposed subdivided Erf 65 equating to ±193m² to be consolidated with Erf 76.

Services Servitudes

Proposed Streetnames				
1	Jouberts Piek Drive [13m]			
2	Tarentaal Street [10m]			
3	Owl Close [10m]			
4	Swallow Street [10m]			
5	Eagles Crest Close [10m]			
AMENDED SUBDIVISION: Remainder Portion 23 of Farm 1202 [Figure B,C,G,H,J,K,L,P,R]				
Erf No.	Zoning*	Land Use	No. of Erven	Size (m²)
1-27, 48-65	Conventional Residential Zone	Single Residential	45	27748
66	Public Open Space Zone	Public Openspace	1	625
67	Public Roads and Parking Zone	Public Street	1	7632
TOTAL			47	36005
*Deemed Converted Zoning in terms of Stellenbosch Municipal Zoning Scheme				
ERF 207 - ERF NUMBERS AS PER APPROVED GENERAL PLAN SG NO 1937/2018 [Figure A,B,R,P,L,M,N]				
Erf No.	Zoning	Land Use	No. of Erven	Size (m²)
208-221, 223-228	Residential Zone I	Single Residential	20	11377
222	Openspace Zone I	Public Openspace	1	764
229	Transport Zone I	Public Street	1	2728
TOTAL			22	14869



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Amendment of Approved Subdivision [Streetnames /Numbering]

Property Description: remainder Portion 23 of Farm 1202

Drawing:	Plan no.:	
Proposed Streetnames & Numbering	3	
Date:	Scale:	
17/07/2024	1:2 500	
Project no.:	Drawn:	Checked:
3990-P	AP	#####

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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ANNEXURE M

ARCHITECTURAL DESIGN GUIDELINES



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INTRODUCTION

The purpose of these Architectural Guidelines is to provide a framework within which the individual properties can be designed and constructed to promote a unique and collective contemporary architectural identity.

These guidelines will be subject to periodical revision as deemed necessary from time to time.

In case of conflict, the control architect (in consultation with the Developer / HOA Trustees) will make the final decision in the best interest of the development.

DESIGN PERAMETERS

i) Design Principles

It is the intention of the Guidelines to stimulate a careful consideration of the Design Parameter issues so that the contemporary architecture will be in harmony with the surrounding settings.

ii) Topographical Elevation

Careful analyses of the natural slope of each individual stand in relation to the surrounding stands should guide the design concept. It is a specific requirement that all erven be surveyed and certified by a professional Land Surveyor. (***This is the responsibility of the Property Owner***). The impact on neighboring properties should be taken in consideration when considering the construction of a retaining element.

iii) Vistas and view orientation

Vistas and view orientation are an important consideration in the design and placing of the building form.

SECTION 1: ARCHITECTURAL GUIDELINES

1 BUILDING PLAN APPROVAL PROCEDURE

1.1 PLAN APPROVAL STANDARDS AND PROCESS

- 1.1.1 The **final authority** to approve building plans vests with Stellenbosch Municipality. The municipality requires that plans must be endorsed/aesthetically assessed & approved by the HOA or their delegated control architect before being submitted to the municipality for consideration.
- 1.1.2 All building plans must be prepared in accordance with the Architectural Guidelines and comply with the Local Authority and National Building Regulations (SANS 10400) and any other applicable legislation.
- 1.1.3 All building plans must be submitted for aesthetic and colour scheme approval by the control Architect prior to the Local Authority submission. This also applies to all future additions and alterations.
- 1.1.4 Building plans for consideration must be prepared by a **professional registered with SACAP** (South African Council for the Architectural Profession).

DOCUMENTATION REQUIRED FOR PLAN SUBMISSION

- i) For aesthetic evaluation that comply with the guidelines, digital colour copies of the building plans (to appropriate scale) must be submitted for HOA approval. The HOA will provide stamped building plans by the controlling architect that will release the plans for council submission.

This submission must include the following:

- Floor plans to scale
 - Site plan to scale indicating storm water and drainage layout
 - 4x Sections to scale
 - 4x Elevations to scale
 - 4x 3D views
 - Electrical plans
 - Door and window Schedule (with XA-calculations / report)
- ii) A non-refundable scrutiny fee (amount to be determined by the HOA and may increase from time to time) is payable to the HOA before any plans can be accepted for assessment by the control architect.
- iii) Plans can be submitted to the offices of Architect Cala Moller.
- iv) Dimensions of drawings should be A1, A2 and A3 format and all drawings are to be folded to A4 size with the title block facing up. The owner and the name of the responsible architect or professional technologist must be clearly recorded in the title block together with the relevant Erf number, title of plan (e.g. floor plans, elevations, etc.), date, scale of drawing and north point on each drawing.
- v) The final plans must be signed by the owner and the registered professional who prepared the plans.

DOCUMENTATION REQUIRED FOR OCCUPATION CLEARANCE

The following documentation (copies) will be required to enable the control architect to issue an Occupation clearance prior to obtaining an Occupation Certificate from the Stellenbosch Municipality:

- Updated approved plans for changes made during construction.
- Land surveyor certificate certifying heights taken at specific intervals during construction.

1.2 INFORMATION REQUIRED ON BUILDING PLANS SUBMITTED FOR ENDORSEMENT

- i) Site plan at scale 1:100 or 1:200 with cadastral information (i.e. Erf number, north point, boundaries, contours indicated at 0,5m intervals, building lines and setbacks, building areas, coverage, etc.), erf numbers of adjoining properties, location of all structures on site, the driveway (designated vehicle access), hard/soft landscaping (where required), retaining structures, boundary walls and gates, building services (e.g. storm water reticulation, drainage) etc.
- ii) Detail breakdown of construction areas must be tabulated indicating building coverage and building area per floor and the total area. All measurements must be in square meters.
- iii) Building coverage must be expressed as a percentage of the total site area as well. The area of the said erf must be provided.
- iv) Height Restriction – Mean average must be indicated (on the sections and / or elevations) as well as the Height restriction of 8.00m measured from the mean average level.
- v) Heights of each floor, wall plate(s) and roof ridge(s) with values relating to the survey values must be indicated on the drawings.
- vi) All floor plans (including a roof plan), elevations and a minimum of four (4) sections through the building and site at scale 1: 100 must be provided. Two (2) sections must be a longitudinal section through the Erf and the other perpendicular to the street. **One of these sections must be through the internal staircase indicating the min. head clearance.**
- vii) Bulk earthworks and cut and fill, including retaining walls, must be clearly indicated on the sections.

- viii) A land surveyor's survey / certificate of the stand must accompany each application. **The survey MUST also certify the mean average of the said property.**

Note: For quality purposes of a final built product and for the benefit of the property owner the professional and the estate, the following surveys should be done throughout the construction period:

- Identifying the property pegs to the building contractor.
- Surveyed level and footprint of the Structural Ground floor level.
- Surveyed level of the top (or highest) wall plate level.
- Surveyed level of the ridge height.

It will be the responsibility of the property owner to ensure that the levels on site during construction is in line with the approved plans. A certificate from the surveyor indicating the heights measured (as per above) and the dates taken, must accompany the final documentation for Occupation clearance.

- ix) Drawings must clearly indicate sufficient detail and information of boundary walls, fences, gates and retaining structures, chimney(s), handrails, timber decks, planter(s), driveway details at a scale of 1:100 must be indicated.
- x) Any departure / consent use application approved by the control architect would be deemed as having no objections to the said application. Final approval for any such application must be obtained from the Stellenbosch Municipality.
- xi) Complete door, window and shutter schedule showing dimensions, material description and finishes (prescribed aluminium only), at min scale 1:100 must be provided. Window and door positions to be identified by a number or letter code. These must be cross-referenced on building plan and/or elevation.
- xii) Schedule of external finishes and colour specification to be provided on the drawings.

- xiii) Each proposal to have 4 x three dimensional or axonometric drawings with the views taken from four different directions towards the property. The images can be generated using computer software or can be sketched by hand.

1.3 UNAUTHORISED DEVIATIONS FROM APPROVED BUILDING PLANS

- i) In the event of an unauthorised construction undertaken it is the responsibility of property owner to ensure that such work is reported to the HOA and rectified immediately.
- ii) Deviations from approved building plans must be submitted to the control architect for scrutiny. All such applications must be in writing and no telephonic communication will be accepted in this regard.
- iii) Rectification of any exterior elements, colours and materials not complying with the guidelines and implemented on site without prior written approval from the control Architect, **will be for the account of the respective property owner**.
- iv) No Occupation clearance will be issued without the final approval (of the control architect AND the Stellenbosch Municipality) of the building plans for the said deviations during construction.
- v) Any deviation during construction that requires a consent use application by the Stellenbosch Municipality may result in a prolonged approval process. Owners and Professionals are advised to take this in consideration when proposing any deviations during construction after initial plan approval.
- vi) Nothing in this document or any regulations herewith, will be construed as permitting the contravention of the Conditions of Title to any erf or any Zoning, By-Laws or Regulations of the Local Authority.

1.4 CONTROL OF BUILDING WORKS

- i) It is the responsibility of the registered property owner to ensure that the Contractor appointed by the owner is made aware and abide by the conditions as set out below: -
- ii) Contractors must ensure that building works and labour are controlled in such a manner as to cause no damage and little disturbance to the neighbouring properties.
- iii) The Contractor must provide the necessary sanitary and refuse disposal facilities for the duration of the construction period. The Contractor must ensure that the workers use the facility provided and that the refuse and sanitary waste is removed weekly. The refuse may not be burnt on site.
- iv) The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during the building operations.
- v) Where materials is off-loaded and encroach onto the pavement or roadway, the Contractor must move these materials onto the site the building is to be erected. It is the Contractor and Owners responsibility to ensure that no material is stored or remains on the pavement or roadway. The same applies to sand or building rubble washed away or moved onto the road during building operations.
- vi) The supply and use of water during construction for construction activities on site must be in strict accordance with the rules and regulations relating to water restrictions that is in place at the time.

2 PLANNING CONTROLS

2.1 ZONING

- i) All residential erven are zoned as Conventional Residential Zone, in accordance with the Planning Scheme of Stellenbosch Municipality.
- ii) This architectural framework must be read together with the conditions imposed by Stellenbosch Municipality relating to the approval of the rezoning and subdivision plans.
- iii) Conventional Residential Zones have a maximum height restriction of **2 storeys** in total EXCLUDING the basement level. For the purpose of these guidelines, a storey is defined as a single level of building (excluding a basement) which does not exceed the wall plate heights prescribed in this document.

2.2 SIZE OF DWELLING & COVERAGE

2.2.1 SIZE OF DWELLING

- i) Only one residential dwelling (core building) per erf is permitted.
- ii) A minimum floor area of **120** square meters, exclusive of garage, outbuildings and garden/pool structures is prescribed of which the Ground Storey may not be less than **100** square meters (including the garage).
- iii) Each property must have at least one (1) functional single garage (enclosed structure). No mock garage(s) or carports (only) will be allowed.

2.2.2 COVERAGE

- i) Coverage to all erven will be restricted to a maximum of 50% of the erf area. This includes garage, covered verandas, covered patios and covered entrances.
- ii) Coverage is calculated as the total building area under roof as seen from above.

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2.3 BUILDING LINES

2.3.1 Street building lines:

- i) **5.00m:** Garages
- ii) **3.00m:** Primary structures

2.3.2 Rear building lines:

- i) **3.00m:** Core Building, Abutments, & Linking Elements

2.3.3 Side building lines:

- i) **1.50m:** Core Building, Abutments, & Linking Elements

2.4 BUILDING HEIGHTS

- i) Building height is restricted to a maximum of **2 storeys** in total EXCLUDING the basement level.
 - ii) Basement storeys may only be constructed within the building lines of the specific property and may not be larger than the footprint of the house. Basements are only for non-habitable use. Basements may not have direct access from the outside.
 - iii) The Height restriction will be 8.00m measured from the mean site level (the average of the corner pegs of the property excluding panhandles) to the highest point of the roof component, excluding chimneys.
 - iv) **OWNERS/BUILDING CONTRACTORS MUST PROVIDE SURVEYOR'S CONFIRMED LEVELS OF SURFACEBED, FIRST FLOOR SLAB AND ROOF RIDGE TO BUILDING CONTROLL OFFICER DURING CONSTRUCTION PHASE.**
- iii) Engineering steel wire gabions with natural rock will be permitted with a vertical pack. No terrace pack will be permissible.

2.5 BUILDING WIDTH - CORE BUILDING, ABUTMENTS AND LINKING ELEMENTS

2.5.1 PRIMARY BUILDING

The maximum width of the sloped roof is 6.60m, excluding the overhangs.
The maximum overhang to be 1.00m.

2.5.2 RETAINING STRUCTURES

- i) All retaining walls are to be plastered and painted with an engineering brick or concrete. The wall may be cladded with natural stone (dry pack only). Interlocking concrete retaining blocks will not be permissible.
- ii) Vertical retaining structures on all boundaries must be plastered and painted brickwork.

3 ARCHITECTURAL CHARACTER AND AESTHETICS

We propose an architectural character of a Modern Contemporary Mountain-side dwelling with stepped levels and separated low- pitched roofs. Large glazed areas facing the views and little or no windows on west or “back” of homes. The use of light earthy tone colors with contrasting splashes of darker tones are encouraged. these colors can be enhanced with limited use of natural stone plinths or feature elements. Large roof overhangs, providing shade and generous use of pergolas, timber decks floating over the natural slope.

3.1 ROOFS

3.1.1 ROOF CONSTRUCTION

3.1.1.1 Roofs over the Core Building

Roofs must be mono pitched with angles between 3° and 10°.

3.1.1.2 Roofs over Abutments & Linking Elements

Roofs over abutments may be concrete flat roofs with waterproofing on screeds to fall protected with crushed stone chips OR mono-pitch metal roofs

3.1.2 ROOF COVERINGS, ROOF ELEMENTS AND TECHNICAL SPECIFICATIONS

3.1.2.1 Metal Roof Sheetting

Only Klip-Lok 700 by Brownbuilt or Saflok 700 by Colour Bond, colour CHARCOAL metal roofing. (No other variation will be allowed)

3.1.2.2 Concrete Roof

Only concrete with 19mm or bigger smooth stone with a (recommended) minimum 150mm high parapet for proper waterproofing. Smooth stones are recommended to protect the waterproofing underneath from damage.

3.1.2.3 Concrete Roof Windows and Skylights

Roof windows and skylights are subject to prior aesthetic approval.

3.1.2.4 Fibre-Cement Facias, Bargeboards and Eaves

Fascia's and bargeboards to be (225mm or 150mm) x 15mm “Everite Nutec” or similar approved medium density fibre cement board with plain finish, butt jointed and painted with high quality acrylic paint. NO timber fascias allowed.

3.1.3 RAINWATER GOODS

i) Rainwater Gutters – Visible

Gutters to be seamless aluminium “ogee”, colour to be match roof sheeting.

ii) Rainwater Gutters – Concealed

Pre-moulded seamless ‘Watertight’ Aluminium gutter. Size of gutter to be determined by the volume of water of the roof(s) it serves.

iii) Rainwater Down Pipes and hopper heads

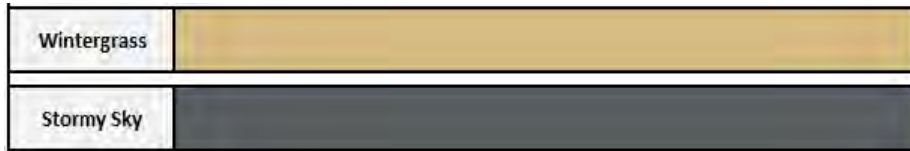
Downpipes are to be 75 mm dia. uPVC (Marley product) or similar approved, colour to match the wall colour it is fixed to.

iv) Downpipes **MAY NOT** bend around a corner of the building at any point unless if it is not higher than 1.80m from T.O.C. of Ground Storey Level and **NOT** visible from the street.

v) Special attention should be given to the positioning of downpipes especially if storm water is to be collected. No change in direction of the downpipes must be higher than 1.80m from T.O.C. of Ground Storey Level and be visible from the street.

vi) Above ground water tanks must not be visible from the street.

vii) Above ground water tanks must be one of the following colours form JOJO or similar if by other supplier. The preferred choice of colour should predominantly be a tone of brown or grey.



3.2 EXTERIOR WALLS

3.2.1 CONSTRUCTION AND FINISH

The walls will form the texture of the building elements. Walls to be plastered and painted with a smooth or textured plaster. Materials are restricted to painted plaster and natural stone cladding (dry pack only).

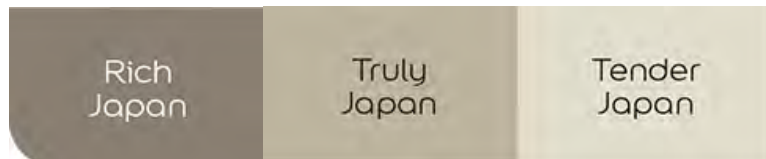
The building **MUST** be built with clay bricks. **No cement brick or blocks** will be allowed for the construction of the house.

The boundary wall may be built with cement blocks with the understanding that it **MUST** be finished the same as the house.

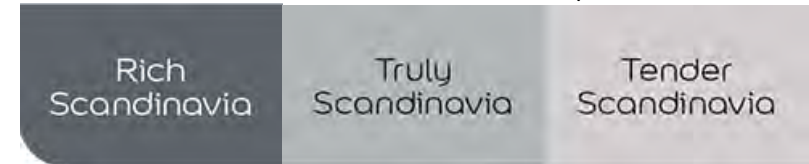
Recesses and setbacks to define elements are encouraged.

3.2.2 WALL COLOURS

- **Option 1 (Brown undertone)**
 - Primary Colour - Truly Japan (DULUX World Colours)
 - Secondary Colour - Tender Japan (DULUX World Colours)
 - Accent Colour - Rich Japan (DULUX World Colours)



- **Option 2 (Grey undertone)**
 - Primary Colour - Truly Scandinavia (DULUX World Colours)
 - Secondary Colour - Tender Scandinavia (DULUX World Colours)
 - Accent Colour - Rich Scandinavia (DULUX World Colours)



- **Boundary walls**
 - Only Colour - Truly Japan (DULUX World Colours)

3.2.3 WALL CLADDING

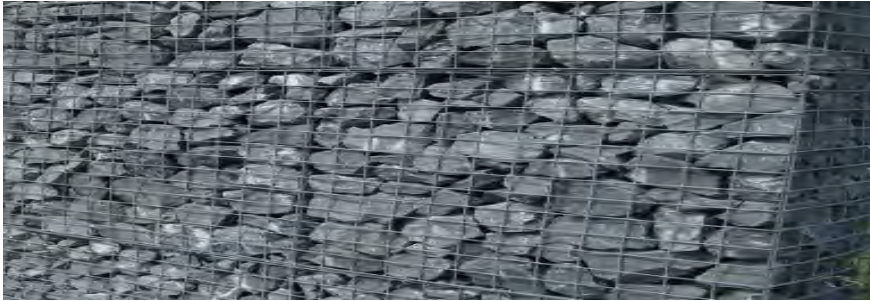
The preferred wall cladding is the Luna Quartz Cladding by Natural Stone Warehouse. Similar cladding might be considered and approved by the control architect subject to be able to compare the samples.

The use of cement or similar stone replica **WILL NOT** be allowed.



3.2.4 GABIONS

Gabions can be used for effective retaining or decoration of retainer walls. This can be used instead of the cladding.



Terra Force (similar product and/or specification) or gum pole options for retaining will be considered subject to that it is not visible from the street.

3.3 GARAGE, PAVING AND DRIVEWAYS

3.3.1 GARAGE

- i) Garages may be freestanding, can have parapet walls on three sides and must have mono- pitched roofs. Garages may be incorporated into the primary and / or secondary built forms.
- ii) Freestanding garages will be permitted as long as the garage form is connected to the primary or secondary footprint with an architectural element defining the integral relation between the forms.
- iii) Garage doors must always be set back at least 5.00m from the street boundary to create an additional parking space in front of the garage.
- iv) Minimum of one (1) garage per stand. A maximum of three (3) garages per stand, with the condition that not more than two garages face directly to the street.
- v) A minimum of 3 on-site parking (including garage) must be provided on the property.

- vi) Maximum height of garage door is 2.400m. Garage doors on the same elevation / façade, must be the same in height.
- vii) Pergolas in front of garages are encouraged but not enforced.
- viii) Only aluminium sectional overhead garage doors will be allowed with epoxy powder coated finish, colour OFF-CHARCOAL to match windows and doors. Tip-up type doors will NOT be allowed. (Only horizontal pattern)
- ix) No PVC garage doors or patterned garage doors except horizontal pattern specified above.

3.3.2 PAVING AND DRIVEWAYS

Exposed aggregate concrete (colour -WHEAT) - for driveways



3.4 WINDOWS, DOORS and SHUTTERS

3.4.1 Windows and Doors

All aluminium windows and doors to be powder coated colour OFF-CHARCOAL

Front doors may be a solid timber door with a horizontal pattern or aluminium with (glass). No ornate front doors will be allowed

3.4.2 Glazing to Windows and Doors

All glazing to comply with the latest National Building Regulations (NBR); SANS 10400 –N; **SANS 10400-XA**; and AAAMSA specifications.

Cool Grey shades of glass window tinting will be allowed.

3.4.3 Shutters

Shutters are to be functional, match the proportions of the doors and windows they cover and may be folding or sliding. No false or decorative shutters will be allowed. Shutters must be constructed of aluminium (Colour OFF-CHARCOAL) or hardwood (Colour - Stained MAHOGANY)

Shutter widths must be in harmony with the windows or doors they cover.

3.5 BALCONIES & BALUSTRADING

3.5.1 BALCONIES

Balconies must form an integral part of the design and any visible sides of slabs on elevation, must be plastered and painted to match the wall surface to which they attach.

No balcony will be allowed over any building line.

The right of the adjacent property owner/s and views from adjacent residences will be considered when the plans are submitted for aesthetic approval.

3.5.2 BALUSTRADING

Balustrades must always conform to the National Building Regulations (NBR). In addition, the following conditions apply:

Galvanised and painted steel (colour OFF-CHARCOAL); or

Combination of treated timber and galvanised and painted steel.

Painted and plastered 230mm wide (min) brickwork is allowed.

3.6 EXTERNAL ELEMENTS

3.6.1 PERGOLA'S AND CHIMNEYS

3.6.1.1 Pergola

It is encouraged to soften the wall façade with a pergola.

Pergolas may be a combination of aluminium, steel (galvanised and painted, Colour OFF-CHARCOAL) and hardwood (Colour - Stained MAHOGANY).

3.6.1.2 CHIMNEYS

All chimneys must comply with and be in strict accordance with the dimensions as prescribed in the National Building Regulations (NBR). Built masonry chimneys in this document are preferred and must be plastered and painted.

3.6.1 BOUNDARY WALLS AND GATES

Sizes given is only a guide, all walling to be designed in accordance with the National Building Regulations (NBR), SANS 10400, and checked and verified by a Structural Engineer (where necessary).

Where a shared boundary wall (with the neighbour) might be part of retaining wall (due to cut and fill), it is advised that neighbours consult each other (where possible) to avoid double walling or excessive retaining.

For the purposes of these Guidelines, the following internal boundary wall conditions are defined for the development, as follows:

i) Street Boundary

Street boundary walls to be maximum 1.80m high.

Preferred height to be 1.20m high.

ii) Lateral Boundary

Lateral boundary walls to be maximum 2.10m high.

No vibracrete walls allowed.

iii) Gates

Gates can be constructed out of timber, aluminium or steel or a simplified combination of the various materials.

Timber finish (stained MAHOGANY) and steel (galvanised, colour – CHARCOAL or aluminium (colour – CHARCOAL).

Gates to be the same height as the adjoining wall it is fitted into.

Gates can either have a horizontal or vertical pattern but should be a consistent design. Openings between slats should not be too wide and retain a level of visual privacy from the street looking into the property.

4 MISCELLANEOUS AND GENERAL

The location of all television aerials or satellite dishes should be considered carefully.

No dish, antenna or communication equipment may be visible from the street. All equipment is to be fitted below the roof eave. Satellite dishes must be White composite or the approved equivalent.

All telephone and electrical cable reticulation on the property must be underground. No overhead masts or wires are permitted.

All generators, sumps, pool pumps, gas cylinders, refuse bins, compost piles and clothes lines must be screened within service/drying yards in order not to be visible from the street.

Solar or heat pump thermal systems - are required. The angle at which the flat plate solar collector or evacuative tubes are mounted must lie flush with the roof and the frame and fittings must be powder coated to match the roof colour.

Heat Pumps must be installed inside service yards or a purpose-built enclosure and be fixed as low to ground as possible in order not to be visible from street view.

Position of solar equipment must be shown on plan and elevation and be submitted to the control Architect for aesthetic approval prior to installation.

Solar tank systems, where the solar hot water storage tank is fitted outside or on top of the roof are not allowed.

Hot Water storage tanks must be placed in Garage or elsewhere not visible from outside.

Rainwater storage tanks must be placed on a dedicated built concrete floor slab not visible from the street. Water storage tanks encroaching building lines may require Local Authority approval and MUST get written neighbours consent.

Air conditioning condenser units to be fixed on outer walls of dwelling Low enough not be visible from the street or from any Neighbour's house. No window mounted air-conditioning units are allowed

No sewer, vent and water pipes may be visible from the street and are not allowed above one meter from ground level. Stub vent stack systems to be used. All piping to be painted to match the adjoining wall colour onto which the pipe is fixed.

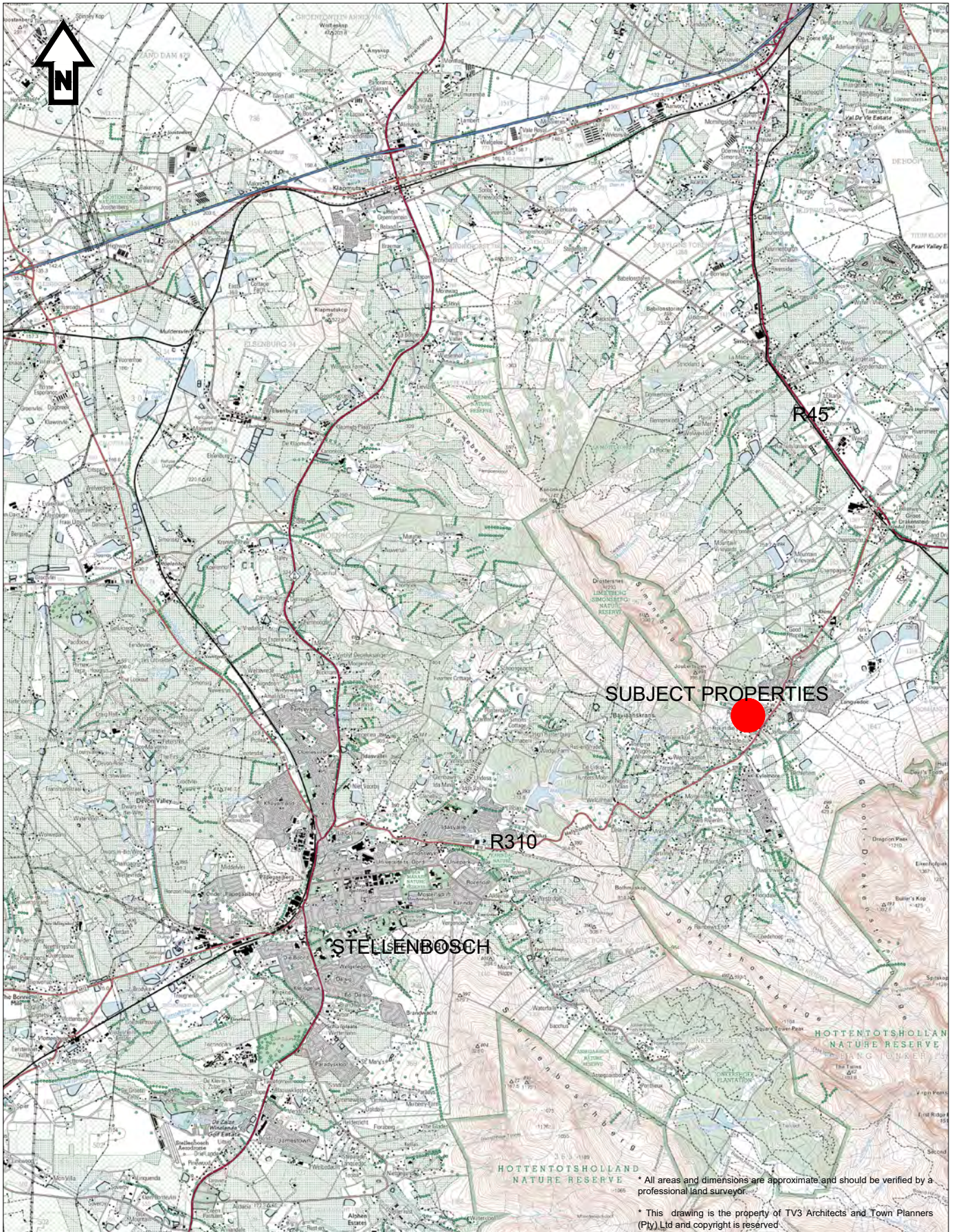
No wendy houses, dog kennels and covered facilities for caravans, boats or trailers may be visible from the street.

No temporary or shade cloth structures will be allowed.

ANNEXURE G

PLANS

- A – Regional Locality**
- B – Locality Plan**
- C – Construction Plan**



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Regional Locality

Property Description:
rem Portion 23 of Farm 1202, Johannesburg

Drawing:		Plan no.:	
Regional Locality		A	
Date:	23/07/2024	Scale:	NTS
Project no.:	P3990	Drawn:	Checked:
		WH	#####



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Locality Plan

Property Description:
rem. Portion 23 of Farm 1202 [Johannesdal]

Drawing:		Plan no.:	
Locality		B	
Date:	Scale:		
23/07/2024	NTS		
Project no.:	Drawn:	Checked:	
P 3990	AP	#####	

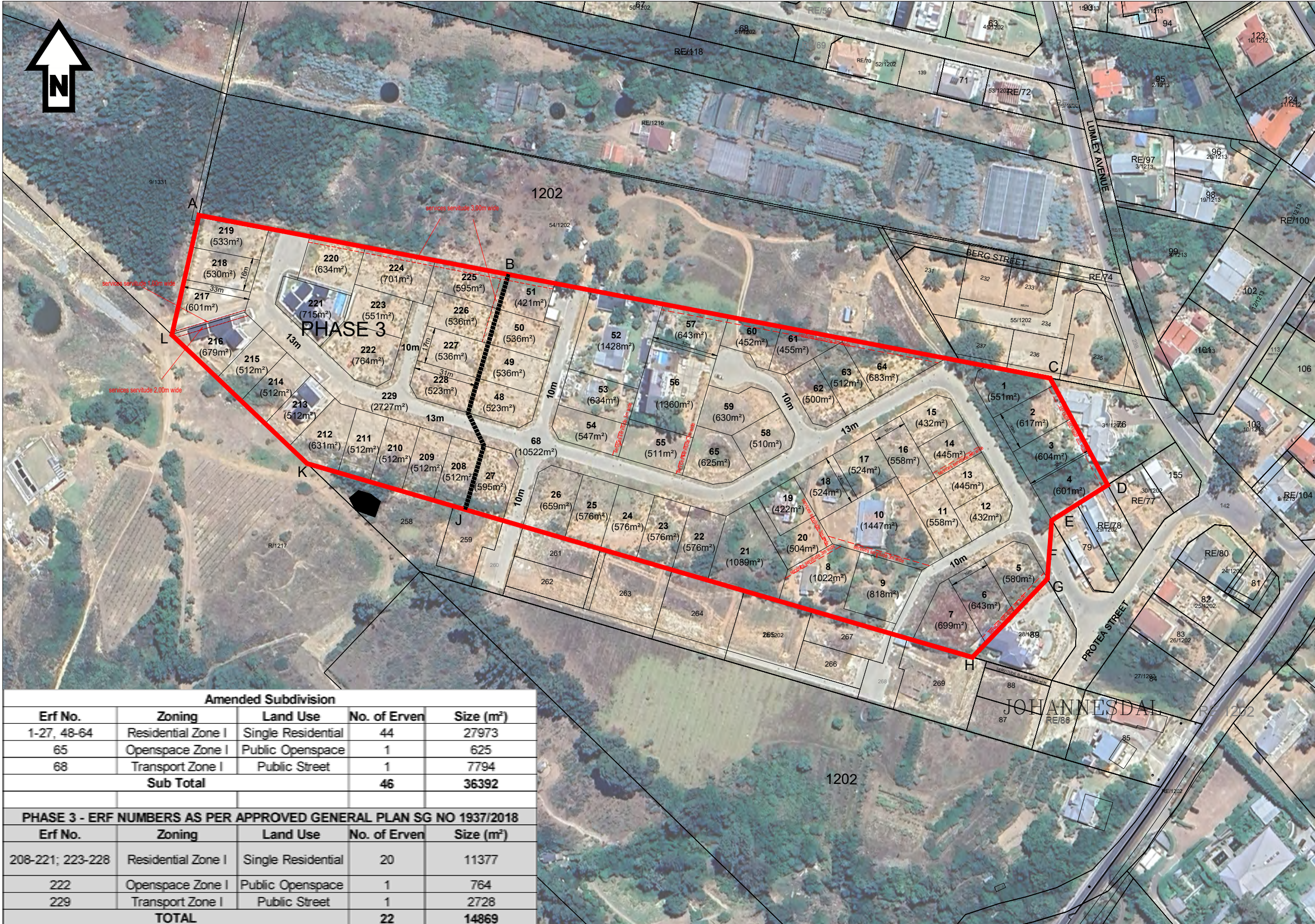
Notation:

Application Properties

Cadastral information obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained from Surveys and Mapping (DRDLR).
Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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Notation:

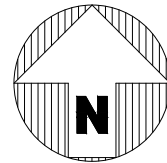
 Application Area

* Figure A,B,J,K,L represents vested Phase 3 as Approved and reflected on General Plan No 1937/2018.

* Figure B,C,D,E,F,G,H,J represents amended Subdivision [remainder Portion 23 of Farm 1202]

Services Servitudes

Amended Subdivision				
Erf No.	Zoning	Land Use	No. of Erven	Size (m²)
1-27, 48-64	Residential Zone I	Single Residential	44	27973
65	Openspace Zone I	Public Openspace	1	625
68	Transport Zone I	Public Street	1	7794
Sub Total			46	36392
PHASE 3 - ERF NUMBERS AS PER APPROVED GENERAL PLAN SG NO 1937/2018				
Erf No.	Zoning	Land Use	No. of Erven	Size (m²)
208-221; 223-228	Residential Zone I	Single Residential	20	11377
222	Openspace Zone I	Public Openspace	1	764
229	Transport Zone I	Public Street	1	2728
TOTAL			22	14869



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CONSTRUCTION PLAN

Property Description:
Portion 23 of Farm 1202

Drawing: CONSTRUCTION PLAN
Date: 24/07/2024
Project no.: P3990

Plan no.: C
Scale: 1:###
Drawn: AP
Checked: #####

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

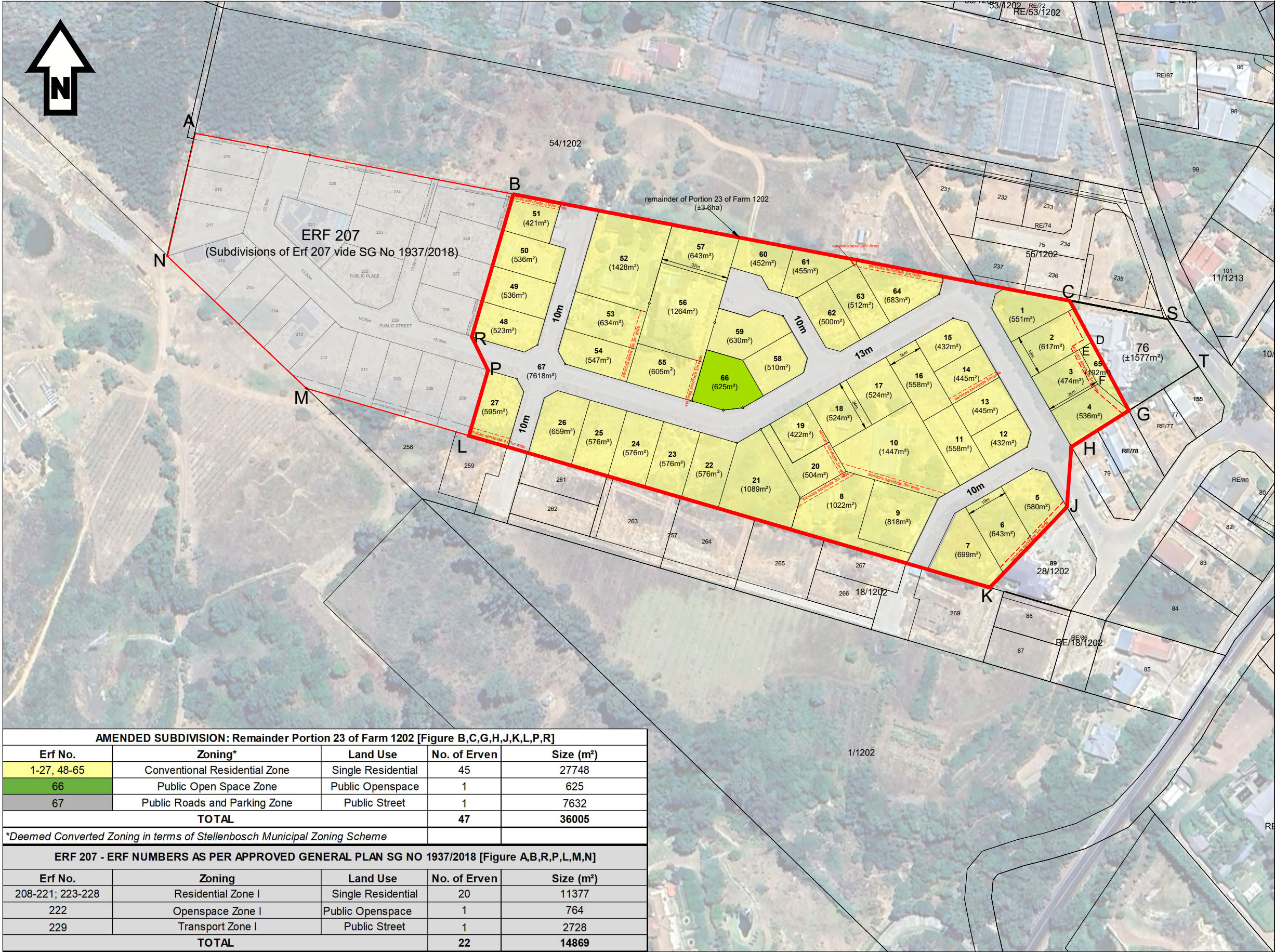
Aerial Photography obtained on Google Earth.

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ANNEXURE J1

AMENDED SUBDIVISION PLAN [2024]



Notation:

Application Area —

- Figure A,B,C,D,G,H,J,K,L,M,N represents extent of approved Subdivision relating to Portion 23 of Farm 1202.
- Figure A,B,R,P,L,M,N represents Erf 207 [vested Phase 3 as Approved and reflected on General Plan No 1937/2018- equating to ±1.4865ha].
- Figure B,C,D,G,H,J,K,L,P,R represents remainder Portion 23 of Farm 1202 equating to ±3.62ha.
- Figure D,E,F,G represents proposed subdivided Erf 65 equating to ±193m² to be consolidated with Erf 76.

Services Servitudes ---

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AMENDED SUBDIVISION: Remainder Portion 23 of Farm 1202 [Figure B,C,G,H,J,K,L,P,R]				
Erf No.	Zoning*	Land Use	No. of Erven	Size (m²)
1-27, 48-65	Conventional Residential Zone	Single Residential	45	27748
66	Public Open Space Zone	Public Openspace	1	625
67	Public Roads and Parking Zone	Public Street	1	7632
TOTAL			47	36005

*Deemed Converted Zoning in terms of Stellenbosch Municipal Zoning Scheme

ERF 207 - ERF NUMBERS AS PER APPROVED GENERAL PLAN SG NO 1937/2018 [Figure A,B,R,P,L,M,N]				
Erf No.	Zoning	Land Use	No. of Erven	Size (m²)
208-221; 223-228	Residential Zone I	Single Residential	20	11377
222	Openspace Zone I	Public Openspace	1	764
229	Transport Zone I	Public Street	1	2728
TOTAL			22	14869



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Amendment of Approved
Subdivision

Property Description:
remainder Portion 23 of Farm 1202

Drawing:	Plan no.:	
Amended Subdivision	1	
Date:	Scale:	
17/07/2024	1:2 500	
Project no.:	Drawn:	Checked:
3990-P	AP	#####

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

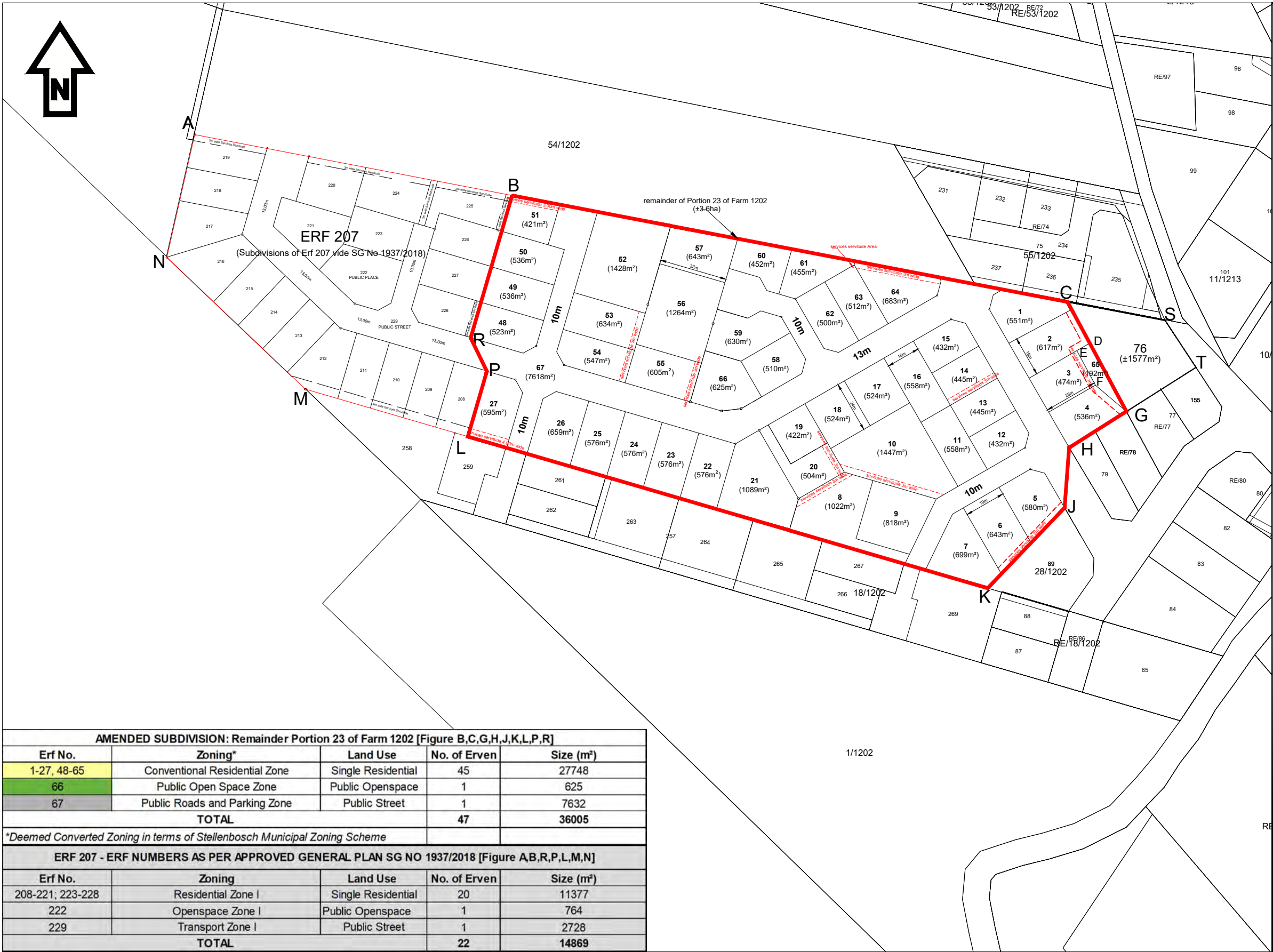
Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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ANNEXURE J2

SERVITUDE PLAN (PLAN NO 4]



- Notation:
- Application Area —
- Figure A,B,C,D,G,H,J,K,L,M,N represents extent of approved Subdivision relating to Portion 23 of Farm 1202.
 - Figure A,B,R,P,L,M,N represents Erf 207 [vested Phase 3 as Approved and reflected on General Plan No 1937/2018- equating to ± 1.4865 ha].
 - Figure B,C,D,G,H,J,K,L,P,R represents remainder Portion 23 of Farm 1202 equating to ± 3.62 ha.
 - Figure D,E,F,G represents proposed subdivided Erf 65 equating to ± 193 m² to be consolidated with Erf 76.

Services Servitudes [widths shown]



AMENDED SUBDIVISION: Remainder Portion 23 of Farm 1202 [Figure B,C,G,H,J,K,L,P,R]				
Erf No.	Zoning*	Land Use	No. of Erven	Size (m ²)
1-27, 48-65	Conventional Residential Zone	Single Residential	45	27748
66	Public Open Space Zone	Public Openspace	1	625
67	Public Roads and Parking Zone	Public Street	1	7632
TOTAL			47	36005
*Deemed Converted Zoning in terms of Stellenbosch Municipal Zoning Scheme				
ERF 207 - ERF NUMBERS AS PER APPROVED GENERAL PLAN SG NO 1937/2018 [Figure A,B,R,P,L,M,N]				
Erf No.	Zoning	Land Use	No. of Erven	Size (m ²)
208-221; 223-228	Residential Zone I	Single Residential	20	11377
222	Openspace Zone I	Public Openspace	1	764
229	Transport Zone I	Public Street	1	2728
TOTAL			22	14869

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Amendment of Approved Subdivision

Property Description:
remainder Portion 23 of Farm 1202

Drawing:	Plan no.:	
SERVITUDES	4	
Date:	Scale:	
17/07/2024	1:2 500	
Project no.:	Drawn:	Checked:
3990-P	AP	####

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

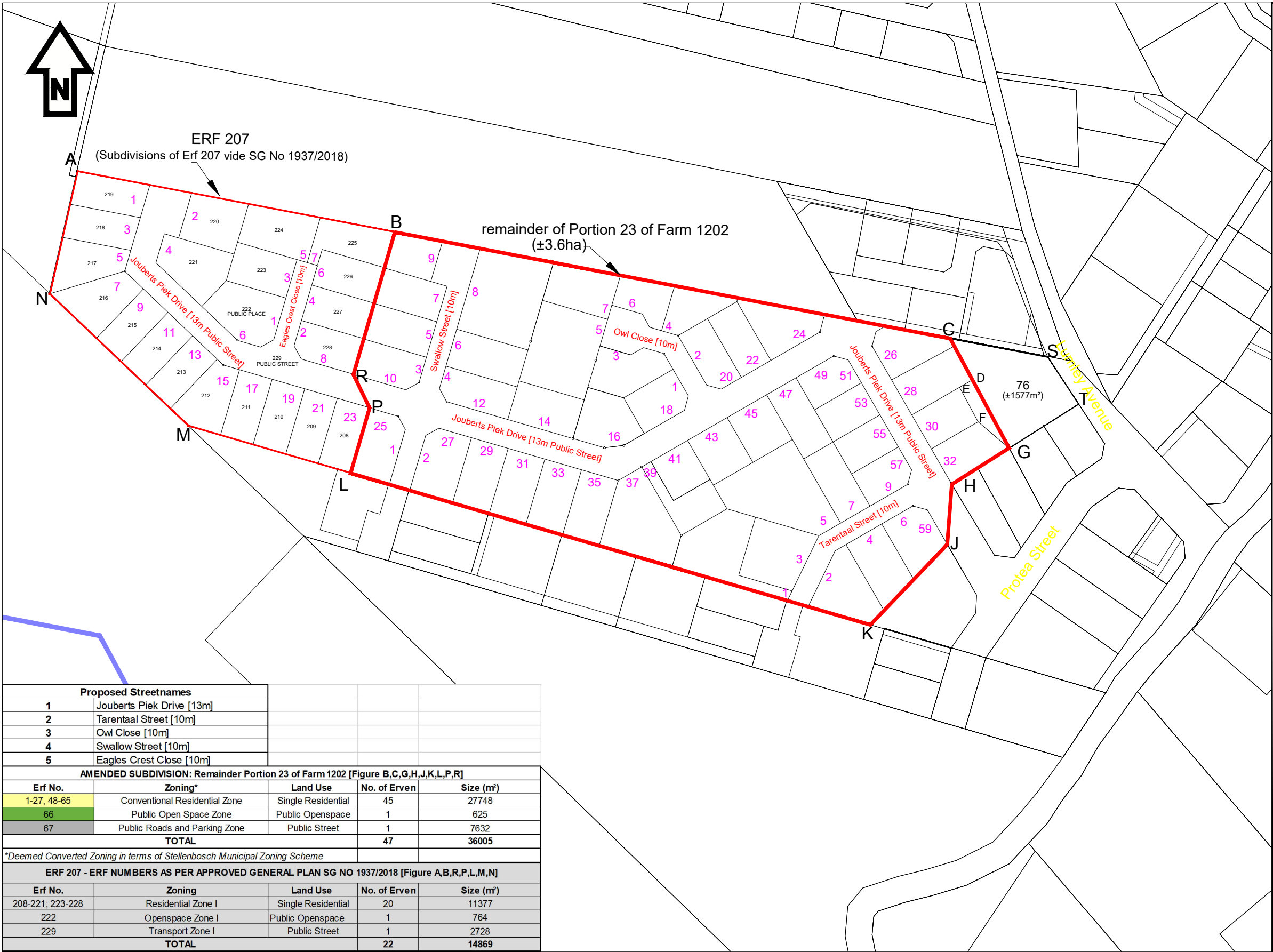
Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

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ANNEXURE L

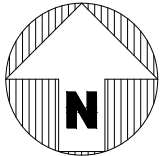
STREET NAMES AND NUMBERING



- Notation:
- Application Area —
- Figure A,B,C,D,G,H,J,K,L,M,N represents extent of approved Subdivision relating to Portion 23 of Farm 1202.
 - Figure A,B,R,P,L,M,N represents Erf 207 [vested Phase 3 as Approved and reflected on General Plan No 1937/2018- equating to ±1.4865ha].
 - Figure B,C,D,G,H,J,K,L,P,R represents remainder Portion 23 of Farm 1202 equating to ±3.62ha.
 - Figure D,E,F,G represents proposed subdivided Erf 65 equating to ±193m² to be consolidated with Erf 76.

Services Servitudes

Proposed Streetnames				
1	Jouberts Piek Drive [13m]			
2	Tarentaal Street [10m]			
3	Owl Close [10m]			
4	Swallow Street [10m]			
5	Eagles Crest Close [10m]			
AMENDED SUBDIVISION: Remainder Portion 23 of Farm 1202 [Figure B,C,G,H,J,K,L,P,R]				
Erf No.	Zoning*	Land Use	No. of Erven	Size (m²)
1-27, 48-65	Conventional Residential Zone	Single Residential	45	27748
66	Public Open Space Zone	Public Openspace	1	625
67	Public Roads and Parking Zone	Public Street	1	7632
TOTAL			47	36005
*Deemed Converted Zoning in terms of Stellenbosch Municipal Zoning Scheme				
ERF 207 - ERF NUMBERS AS PER APPROVED GENERAL PLAN SG NO 1937/2018 [Figure A,B,R,P,L,M,N]				
Erf No.	Zoning	Land Use	No. of Erven	Size (m²)
208-221; 223-228	Residential Zone I	Single Residential	20	11377
222	Openspace Zone I	Public Openspace	1	764
229	Transport Zone I	Public Street	1	2728
TOTAL			22	14869



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Amendment of Approved Subdivision [Streetnames /Numbering]

Property Description: remainder Portion 23 of Farm 1202

Drawing: Proposed Streetnames & Numbering	Plan no.: 3
Date: 17/07/2024	Scale: 1:2 500
Project no.: 3990-P	Drawn: AP
	Checked: #####

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

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ANNEXURE M

ARCHITECTURAL DESIGN GUIDELINES

MENTOOR

MOUNTAIN ESTATE

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INTRODUCTION

The purpose of these Architectural Guidelines is to provide a framework within which the individual properties can be designed and constructed to promote a unique and collective contemporary architectural identity.

These guidelines will be subject to periodical revision as deemed necessary from time to time.

In case of conflict, the control architect (in consultation with the Developer / HOA Trustees) will make the final decision in the best interest of the development.

DESIGN PERAMETERS

i) Design Principles

It is the intention of the Guidelines to stimulate a careful consideration of the Design Parameter issues so that the contemporary architecture will be in harmony with the surrounding settings.

ii) Topographical Elevation

Careful analyses of the natural slope of each individual stand in relation to the surrounding stands should guide the design concept. It is a specific requirement that all erven be surveyed and certified by a professional Land Surveyor. (***This is the responsibility of the Property Owner***). The impact on neighboring properties should be taken in consideration when considering the construction of a retaining element.

iii) Vistas and view orientation

Vistas and view orientation are an important consideration in the design and placing of the building form.

SECTION 1: ARCHITECTURAL GUIDELINES

1 BUILDING PLAN APPROVAL PROCEDURE

1.1 PLAN APPROVAL STANDARDS AND PROCESS

- 1.1.1 The **final authority** to approve building plans vests with Stellenbosch Municipality. The municipality requires that plans must be endorsed/aesthetically assessed & approved by the HOA or their delegated control architect before being submitted to the municipality for consideration.
- 1.1.2 All building plans must be prepared in accordance with the Architectural Guidelines and comply with the Local Authority and National Building Regulations (SANS 10400) and any other applicable legislation.
- 1.1.3 All building plans must be submitted for aesthetic and colour scheme approval by the control Architect prior to the Local Authority submission. This also applies to all future additions and alterations.
- 1.1.4 Building plans for consideration must be prepared by a **professional registered with SACAP** (South African Council for the Architectural Profession).

DOCUMENTATION REQUIRED FOR PLAN SUBMISSION

- i) For aesthetic evaluation that comply with the guidelines, digital colour copies of the building plans (to appropriate scale) must be submitted for HOA approval. The HOA will provide stamped building plans by the controlling architect that will release the plans for council submission.

This submission must include the following:

- Floor plans to scale
 - Site plan to scale indicating storm water and drainage layout
 - 4x Sections to scale
 - 4x Elevations to scale
 - 4x 3D views
 - Electrical plans
 - Door and window Schedule (with XA-calculations / report)
- ii) A non-refundable scrutiny fee (amount to be determined by the HOA and may increase from time to time) is payable to the HOA before any plans can be accepted for assessment by the control architect.
- iii) Plans can be submitted to the offices of Architect Cala Moller.
- iv) Dimensions of drawings should be A1, A2 and A3 format and all drawings are to be folded to A4 size with the title block facing up. The owner and the name of the responsible architect or professional technologist must be clearly recorded in the title block together with the relevant Erf number, title of plan (e.g. floor plans, elevations, etc.), date, scale of drawing and north point on each drawing.
- v) The final plans must be signed by the owner and the registered professional who prepared the plans.

DOCUMENTATION REQUIRED FOR OCCUPATION CLEARANCE

The following documentation (copies) will be required to enable the control architect to issue an Occupation clearance prior to obtaining an Occupation Certificate from the Stellenbosch Municipality:

- Updated approved plans for changes made during construction.
- Land surveyor certificate certifying heights taken at specific intervals during construction.

1.2 INFORMATION REQUIRED ON BUILDING PLANS SUBMITTED FOR ENDORSEMENT

- i) Site plan at scale 1:100 or 1:200 with cadastral information (i.e. Erf number, north point, boundaries, contours indicated at 0,5m intervals, building lines and setbacks, building areas, coverage, etc.), erf numbers of adjoining properties, location of all structures on site, the driveway (designated vehicle access), hard/soft landscaping (where required), retaining structures, boundary walls and gates, building services (e.g. storm water reticulation, drainage) etc.
- ii) Detail breakdown of construction areas must be tabulated indicating building coverage and building area per floor and the total area. All measurements must be in square meters.
- iii) Building coverage must be expressed as a percentage of the total site area as well. The area of the said erf must be provided.
- iv) Height Restriction – Mean average must be indicated (on the sections and / or elevations) as well as the Height restriction of 8.00m measured from the mean average level.
- v) Heights of each floor, wall plate(s) and roof ridge(s) with values relating to the survey values must be indicated on the drawings.
- vi) All floor plans (including a roof plan), elevations and a minimum of four (4) sections through the building and site at scale 1: 100 must be provided. Two (2) sections must be a longitudinal section through the Erf and the other perpendicular to the street. **One of these sections must be through the internal staircase indicating the min. head clearance.**
- vii) Bulk earthworks and cut and fill, including retaining walls, must be clearly indicated on the sections.

- viii) A land surveyor's survey / certificate of the stand must accompany each application. **The survey MUST also certify the mean average of the said property.**

Note: For quality purposes of a final built product and for the benefit of the property owner the professional and the estate, the following surveys should be done throughout the construction period:

- Identifying the property pegs to the building contractor.
- Surveyed level and footprint of the Structural Ground floor level.
- Surveyed level of the top (or highest) wall plate level.
- Surveyed level of the ridge height.

It will be the responsibility of the property owner to ensure that the levels on site during construction is in line with the approved plans. A certificate from the surveyor indicating the heights measured (as per above) and the dates taken, must accompany the final documentation for Occupation clearance.

- ix) Drawings must clearly indicate sufficient detail and information of boundary walls, fences, gates and retaining structures, chimney(s), handrails, timber decks, planter(s), driveway details at a scale of 1:100 must be indicated.
- x) Any departure / consent use application approved by the control architect would be deemed as having no objections to the said application. Final approval for any such application must be obtained from the Stellenbosch Municipality.
- xi) Complete door, window and shutter schedule showing dimensions, material description and finishes (prescribed aluminium only), at min scale 1:100 must be provided. Window and door positions to be identified by a number or letter code. These must be cross-referenced on building plan and/or elevation.
- xii) Schedule of external finishes and colour specification to be provided on the drawings.

- xiii) Each proposal to have 4 x three dimensional or axonometric drawings with the views taken from four different directions towards the property. The images can be generated using computer software or can be sketched by hand.

1.3 UNAUTHORISED DEVIATIONS FROM APPROVED BUILDING PLANS

- i) In the event of an unauthorised construction undertaken it is the responsibility of property owner to ensure that such work is reported to the HOA and rectified immediately.
- ii) Deviations from approved building plans must be submitted to the control architect for scrutiny. All such applications must be in writing and no telephonic communication will be accepted in this regard.
- iii) Rectification of any exterior elements, colours and materials not complying with the guidelines and implemented on site without prior written approval from the control Architect, **will be for the account of the respective property owner**.
- iv) No Occupation clearance will be issued without the final approval (of the control architect AND the Stellenbosch Municipality) of the building plans for the said deviations during construction.
- v) Any deviation during construction that requires a consent use application by the Stellenbosch Municipality may result in a prolonged approval process. Owners and Professionals are advised to take this in consideration when proposing any deviations during construction after initial plan approval.
- vi) Nothing in this document or any regulations herewith, will be construed as permitting the contravention of the Conditions of Title to any erf or any Zoning, By-Laws or Regulations of the Local Authority.

1.4 CONTROL OF BUILDING WORKS

- i) It is the responsibility of the registered property owner to ensure that the Contractor appointed by the owner is made aware and abide by the conditions as set out below: -
- ii) Contractors must ensure that building works and labour are controlled in such a manner as to cause no damage and little disturbance to the neighbouring properties.
- iii) The Contractor must provide the necessary sanitary and refuse disposal facilities for the duration of the construction period. The Contractor must ensure that the workers use the facility provided and that the refuse and sanitary waste is removed weekly. The refuse may not be burnt on site.
- iv) The site is to be kept as clean as possible of building rubble, with regular cleaning taking place during the building operations.
- v) Where materials is off-loaded and encroach onto the pavement or roadway, the Contractor must move these materials onto the site the building is to be erected. It is the Contractor and Owners responsibility to ensure that no material is stored or remains on the pavement or roadway. The same applies to sand or building rubble washed away or moved onto the road during building operations.
- vi) The supply and use of water during construction for construction activities on site must be in strict accordance with the rules and regulations relating to water restrictions that is in place at the time.

2 PLANNING CONTROLS

2.1 ZONING

- i) All residential erven are zoned as Conventional Residential Zone, in accordance with the Planning Scheme of Stellenbosch Municipality.
- ii) This architectural framework must be read together with the conditions imposed by Stellenbosch Municipality relating to the approval of the rezoning and subdivision plans.
- iii) Conventional Residential Zones have a maximum height restriction of **2 storeys** in total EXCLUDING the basement level. For the purpose of these guidelines, a storey is defined as a single level of building (excluding a basement) which does not exceed the wall plate heights prescribed in this document.

2.2 SIZE OF DWELLING & COVERAGE

2.2.1 SIZE OF DWELLING

- i) Only one residential dwelling (core building) per erf is permitted.
- ii) A minimum floor area of **120** square meters, exclusive of garage, outbuildings and garden/pool structures is prescribed of which the Ground Storey may not be less than **100** square meters (including the garage).
- iii) Each property must have at least one (1) functional single garage (enclosed structure). No mock garage(s) or carports (only) will be allowed.

2.2.2 COVERAGE

- i) Coverage to all erven will be restricted to a maximum of 50% of the erf area. This includes garage, covered verandas, covered patios and covered entrances.
- ii) Coverage is calculated as the total building area under roof as seen from above.

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2.3 BUILDING LINES

2.3.1 Street building lines:

- i) **5.00m:** Garages
- ii) **3.00m:** Primary structures

2.3.2 Rear building lines:

- i) **3.00m:** Core Building, Abutments, & Linking Elements

2.3.3 Side building lines:

- i) **1.50m:** Core Building, Abutments, & Linking Elements

2.4 BUILDING HEIGHTS

- i) Building height is restricted to a maximum of **2 storeys** in total EXCLUDING the basement level.
 - ii) Basement storeys may only be constructed within the building lines of the specific property and may not be larger than the footprint of the house. Basements are only for non-habitable use. Basements may not have direct access from the outside.
 - iii) The Height restriction will be 8.00m measured from the mean site level (the average of the corner pegs of the property excluding panhandles) to the highest point of the roof component, excluding chimneys.
 - iv) **OWNERS/BUILDING CONTRACTORS MUST PROVIDE SURVEYOR'S CONFIRMED LEVELS OF SURFACEBED, FIRST FLOOR SLAB AND ROOF RIDGE TO BUILDING CONTROLL OFFICER DURING CONSTRUCTION PHASE.**
- iii) Engineering steel wire gabions with natural rock will be permitted with a vertical pack. No terrace pack will be permissible.

2.5 BUILDING WIDTH - CORE BUILDING, ABUTMENTS AND LINKING ELEMENTS

2.5.1 PRIMARY BUILDING

The maximum width of the sloped roof is 6.60m, excluding the overhangs.
The maximum overhang to be 1.00m.

2.5.2 RETAINING STRUCTURES

- i) All retaining walls are to be plastered and painted with an engineering brick or concrete. The wall may be cladded with natural stone (dry pack only). Interlocking concrete retaining blocks will not be permissible.
- ii) Vertical retaining structures on all boundaries must be plastered and painted brickwork.

3 ARCHITECTURAL CHARACTER AND AESTHETICS

We propose an architectural character of a Modern Contemporary Mountain-side dwelling with stepped levels and separated low- pitched roofs. Large glazed areas facing the views and little or no windows on west or “back” of homes. The use of light earthy tone colors with contrasting splashes of darker tones are encouraged. these colors can be enhanced with limited use of natural stone plinths or feature elements. Large roof overhangs, providing shade and generous use of pergolas, timber decks floating over the natural slope.

3.1 ROOFS

3.1.1 ROOF CONSTRUCTION

3.1.1.1 Roofs over the Core Building

Roofs must be mono pitched with angles between 3° and 10°.

3.1.1.2 Roofs over Abutments & Linking Elements

Roofs over abutments may be concrete flat roofs with waterproofing on screeds to fall protected with crushed stone chips OR mono-pitch metal roofs

3.1.2 ROOF COVERINGS, ROOF ELEMENTS AND TECHNICAL SPECIFICATIONS

3.1.2.1 Metal Roof Sheetting

Only Klip-Lok 700 by Brownbuilt or Saflok 700 by Colour Bond, colour CHARCOAL metal roofing. (No other variation will be allowed)

3.1.2.2 Concrete Roof

Only concrete with 19mm or bigger smooth stone with a (recommended) minimum 150mm high parapet for proper waterproofing. Smooth stones are recommended to protect the waterproofing underneath from damage.

3.1.2.3 Concrete Roof Windows and Skylights

Roof windows and skylights are subject to prior aesthetic approval.

3.1.2.4 Fibre-Cement Facias, Bargeboards and Eaves

Fascia's and bargeboards to be (225mm or 150mm) x 15mm “Everite Nutec” or similar approved medium density fibre cement board with plain finish, butt jointed and painted with high quality acrylic paint. NO timber fascias allowed.

3.1.3 RAINWATER GOODS

i) Rainwater Gutters – Visible

Gutters to be seamless aluminium “ogee”, colour to be match roof sheeting.

ii) Rainwater Gutters – Concealed

Pre-moulded seamless ‘Watertight’ Aluminium gutter. Size of gutter to be determined by the volume of water of the roof(s) it serves.

iii) Rainwater Down Pipes and hopper heads

Downpipes are to be 75 mm dia. uPVC (Marley product) or similar approved, colour to match the wall colour it is fixed to.

iv) Downpipes **MAY NOT** bend around a corner of the building at any point unless if it is not higher than 1.80m from T.O.C. of Ground Storey Level and **NOT** visible from the street.

v) Special attention should be given to the positioning of downpipes especially if storm water is to be collected. No change in direction of the downpipes must be higher than 1.80m from T.O.C. of Ground Storey Level and be visible from the street.

vi) Above ground water tanks must not be visible from the street.

vii) Above ground water tanks must be one of the following colours form JOJO or similar if by other supplier. The preferred choice of colour should predominantly be a tone of brown or grey.

Wintergrass	
Stormy Sky	

3.2 EXTERIOR WALLS

3.2.1 CONSTRUCTION AND FINISH

The walls will form the texture of the building elements. Walls to be plastered and painted with a smooth or textured plaster. Materials are restricted to painted plaster and natural stone cladding (dry pack only).

The building **MUST** be built with clay bricks. **No cement brick or blocks** will be allowed for the construction of the house.

The boundary wall may be built with cement blocks with the understanding that it **MUST** be finished the same as the house.

Recesses and setbacks to define elements are encouraged.

3.2.2 WALL COLOURS

- **Option 1 (Brown undertone)**
 - Primary Colour - Truly Japan (DULUX World Colours)
 - Secondary Colour - Tender Japan (DULUX World Colours)
 - Accent Colour - Rich Japan (DULUX World Colours)



- **Option 2 (Grey undertone)**
 - Primary Colour - Truly Scandinavia (DULUX World Colours)
 - Secondary Colour - Tender Scandinavia (DULUX World Colours)
 - Accent Colour - Rich Scandinavia (DULUX World Colours)



- **Boundary walls**
 - Only Colour - Truly Japan (DULUX World Colours)

3.2.3 WALL CLADDING

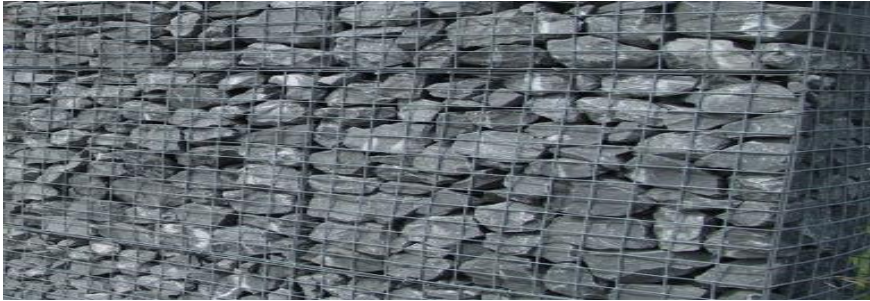
The preferred wall cladding is the Luna Quartz Cladding by Natural Stone Warehouse. Similar cladding might be considered and approved by the control architect subject to be able to compare the samples.

The use of cement or similar stone replica **WILL NOT** be allowed.



3.2.4 GABIONS

Gabions can be used for effective retaining or decoration of retainer walls. This can be used instead of the cladding.



Terra Force (similar product and/or specification) or gum pole options for retaining will be considered subject to that it is not visible from the street.

3.3 GARAGE, PAVING AND DRIVEWAYS

3.3.1 GARAGE

- i) Garages may be freestanding, can have parapet walls on three sides and must have mono- pitched roofs. Garages may be incorporated into the primary and / or secondary built forms.
- ii) Freestanding garages will be permitted as long as the garage form is connected to the primary or secondary footprint with an architectural element defining the integral relation between the forms.
- iii) Garage doors must always be set back at least 5.00m from the street boundary to create an additional parking space in front of the garage.
- iv) Minimum of one (1) garage per stand. A maximum of three (3) garages per stand, with the condition that not more than two garages face directly to the street.
- v) A minimum of 3 on-site parking (including garage) must be provided on the property.

- vi) Maximum height of garage door is 2.400m. Garage doors on the same elevation / façade, must be the same in height.
- vii) Pergolas in front of garages are encouraged but not enforced.
- viii) Only aluminium sectional overhead garage doors will be allowed with epoxy powder coated finish, colour OFF-CHARCOAL to match windows and doors. Tip-up type doors will NOT be allowed. (Only horizontal pattern)
- ix) No PVC garage doors or patterned garage doors except horizontal pattern specified above.

3.3.2 PAVING AND DRIVEWAYS

Exposed aggregate concrete (colour -WHEAT) - for driveways



3.4 WINDOWS, DOORS and SHUTTERS

3.4.1 Windows and Doors

All aluminium windows and doors to be powder coated colour OFF-CHARCOAL

Front doors may be a solid timber door with a horizontal pattern or aluminium with (glass). No ornate front doors will be allowed

3.4.2 Glazing to Windows and Doors

All glazing to comply with the latest National Building Regulations (NBR); SANS 10400 –N; **SANS 10400-XA**; and AAAMSA specifications.

Cool Grey shades of glass window tinting will be allowed.

3.4.3 Shutters

Shutters are to be functional, match the proportions of the doors and windows they cover and may be folding or sliding. No false or decorative shutters will be allowed. Shutters must be constructed of aluminium (Colour OFF-CHARCOAL) or hardwood (Colour - Stained MAHOGANY)

Shutter widths must be in harmony with the windows or doors they cover.

3.5 BALCONIES & BALUSTRADING

3.5.1 BALCONIES

Balconies must form an integral part of the design and any visible sides of slabs on elevation, must be plastered and painted to match the wall surface to which they attach.

No balcony will be allowed over any building line.

The right of the adjacent property owner/s and views from adjacent residences will be considered when the plans are submitted for aesthetic approval.

3.5.2 BALUSTRADING

Balustrades must always conform to the National Building Regulations (NBR). In addition, the following conditions apply:

Galvanised and painted steel (colour OFF-CHARCOAL); or

Combination of treated timber and galvanised and painted steel.

Painted and plastered 230mm wide (min) brickwork is allowed.

3.6 EXTERNAL ELEMENTS

3.6.1 PERGOLA'S AND CHIMNEYS

3.6.1.1 Pergola

It is encouraged to soften the wall façade with a pergola.

Pergolas may be a combination of aluminium, steel (galvanised and painted, Colour OFF-CHARCOAL) and hardwood (Colour - Stained MAHOGANY).

3.6.1.2 CHIMNEYS

All chimneys must comply with and be in strict accordance with the dimensions as prescribed in the National Building Regulations (NBR). Built masonry chimneys in this document are preferred and must be plastered and painted.

3.6.1 BOUNDARY WALLS AND GATES

Sizes given is only a guide, all walling to be designed in accordance with the National Building Regulations (NBR), SANS 10400, and checked and verified by a Structural Engineer (where necessary).

Where a shared boundary wall (with the neighbour) might be part of retaining wall (due to cut and fill), it is advised that neighbours consult each other (where possible) to avoid double walling or excessive retaining.

For the purposes of these Guidelines, the following internal boundary wall conditions are defined for the development, as follows:

i) Street Boundary

Street boundary walls to be maximum 1.80m high.

Preferred height to be 1.20m high.

ii) Lateral Boundary

Lateral boundary walls to be maximum 2.10m high.

No vibracrete walls allowed.

iii) Gates

Gates can be constructed out of timber, aluminium or steel or a simplified combination of the various materials.

Timber finish (stained MAHOGANY) and steel (galvanised, colour – CHARCOAL or aluminium (colour – CHARCOAL).

Gates to be the same height as the adjoining wall it is fitted into.

Gates can either have a horizontal or vertical pattern but should be a consistent design. Openings between slats should not be too wide and retain a level of visual privacy from the street looking into the property.

4 MISCELLANEOUS AND GENERAL

The location of all television aerials or satellite dishes should be considered carefully.

No dish, antenna or communication equipment may be visible from the street. All equipment is to be fitted below the roof eave. Satellite dishes must be White composite or the approved equivalent.

All telephone and electrical cable reticulation on the property must be underground. No overhead masts or wires are permitted.

All generators, sumps, pool pumps, gas cylinders, refuse bins, compost piles and clothes lines must be screened within service/drying yards in order not to be visible from the street.

Solar or heat pump thermal systems - are required. The angle at which the flat plate solar collector or evacuative tubes are mounted must lie flush with the roof and the frame and fittings must be powder coated to match the roof colour.

Heat Pumps must be installed inside service yards or a purpose-built enclosure and be fixed as low to ground as possible in order not to be visible from street view.

Position of solar equipment must be shown on plan and elevation and be submitted to the control Architect for aesthetic approval prior to installation.

Solar tank systems, where the solar hot water storage tank is fitted outside or on top of the roof are not allowed.

Hot Water storage tanks must be placed in Garage or elsewhere not visible from outside.

Rainwater storage tanks must be placed on a dedicated built concrete floor slab not visible from the street. Water storage tanks encroaching building lines may require Local Authority approval and MUST get written neighbours consent.

Air conditioning condenser units to be fixed on outer walls of dwelling Low enough not be visible from the street or from any Neighbour's house. No window mounted air-conditioning units are allowed

No sewer, vent and water pipes may be visible from the street and are not allowed above one meter from ground level. Stub vent stack systems to be used. All piping to be painted to match the adjoining wall colour onto which the pipe is fixed.

No wendy houses, dog kennels and covered facilities for caravans, boats or trailers may be visible from the street.

No temporary or shade cloth structures will be allowed.