

**Reference number: Erf 8015, George**

**Date: 05/03/2021**

**Enquiries: Marisa Arries**

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DESIGN CENTRE AND ASSOCIATES  
PO BOX 2200  
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<p align="center"><b>APPLICATION FOR SITE DEVELOPMENT PLAN: ERF 8015, GEORGE</b></p>
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Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the following applications applicable to Erf 8015, George:

- a) Site Development Plan, (Plan no.:2025-01, 2025-05, 2025-03 dated 16 November 2020 drawn by Design Centre and Associates) in terms of Section 15(2)(l) of the Land Use Planning By-Law for the George Municipality, 2015 in terms of condition 2 of the conditions of approval letter dated 9 October 2020 on Erf 8015, George.
- b) Architectural Guidelines for Akasia 8015 version 1.2 dated 19 February 2021 in terms of Section 15(2)(l) of the Land Use Planning By-Law for the George Municipality, 2015 in terms of condition 6 of approval letter dated 9 October 2020 on Erf 8015, George.

The following should be noted:

- The rezoning of Erf 8015, George from "Single Residential Zone I" to "General Residential Zone III" and applications for departure to allow for 2 accesses were approved 9 October 2020.
- Seven (7) town houses are to be developed. In terms of Section 45 of the Scheme 2.25 parking bays to be provided per unit. A total of 16 parking bays with sufficient manoeuvring space are provided on site.
- The proposed accesses were accepted by the Civil Engineering department.
- The plans were referred to Council's Aesthetics Committee. The committee members broadly commented on the proposed density that was approved and effect on neighbouring properties. A meeting was again held after which was decided that Building Control approves the SDP as a decision was made on the land use application by an independent Tribunal and all the neighbouring properties were notified.
- The Aesthetics Committed to note of the decision.

- Architectural Guidelines have been submitted as part of the SDP as per condition 6 of the approval letter and will be dealt with simultaneously.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **26 MARCH 2021**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed, any appeal has been finalised and you have been advised accordingly.

Yours faithfully



**D POWER**

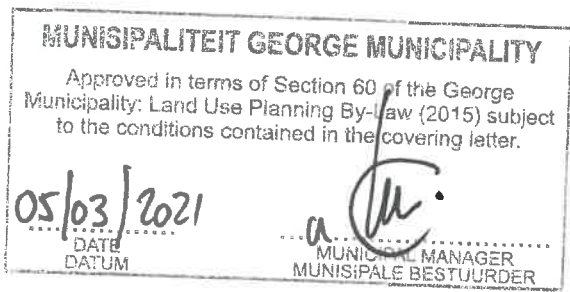
**DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT**

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**A. INTRODUCTION**

- The building design guidelines defines the standards and character of the Akasia 8015 Town Housing development.
- The objective of this document is to harmonize the architectural style and design principals and material in the development.

**B. DESIGN CONCEPT**

- Energy efficient building design.
- To comply with SANS 10400-XA.
- Control the elements so that the visual impact is minimized.
- Simple and concise set of principles guidelines and controls formulated for the good of the development as a whole.

**C. CONTROLLING BODY - BC**

- Giel Groenewald on behalf of the Body Corporate (BC) to be established
- Giel Groenewald contact no.: 0825539957 email: [gielg7@gmail.com](mailto:gielg7@gmail.com)

**D. DEVELOPMENT PARAMETERS**

- Must comply with the following parameters from the George Zoning Scheme By-Law development parameters for General Residential Zone III (GRZIII) – Town Housing.
- All external finishes and changes to be approved by the BC.
- All external finishes to be consistent on all units in the development.

**E. ROOFS**

- All roof overhangs maximum 500mm – gable ends maximum 200mm
- No parapets to any roof.
- No pipes visible on the outside of the building – services ducts and build into walls.
- Roof pitch for the main roofs to be 11 degrees.

**D1. Roof finishes:**

- Metal roof sheeting – charcoal aluminium – to be approved by the BC.
- Unpainted steel roofs are not permitted.
- Tensile structures – canvas and similar fabric type materials – white, blue, "sand" only – to be approved by the BC.
- Exposed rainwater goods to match the colour of the building (pre-painted metal).


**D2. Roof lights/roof windows/solar panels**

- Pitched roofs - roof windows will be permitted – full, symmetrical and vertical split.
- Only non-reflective glazed roof skylight will be permitted – skylights to comply with National Building Regulations.
- Solar panels will only be permitted on main roofs – position to be approved by the BC.
- Roof lights must be equally spaced and centered on openings below where possible.
- All the above elements must to be submitted for approval by the BC.

**D3. Chimneys**

- Only steel flues allowed.
- Flue height above roof - to comply with SANS 10400-V.

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Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.	
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**F. WALLS**

- External wall surfaces to be plain without any ornate decoration.
- All external walls must be at least 270mm cavity walls – insulated to comply with SANS 10400-XA and SANS 204.
- Smooth plaster and paint.
- Textured or roughcast plaster and paint to be approved by the BC.
- Nutec Plank painted to be approved by the BC

**E1. Wall finishes not allowed**

- All precast concrete products.
- Decorated plaster.
- Cement block walls.
- Quoins and rustication.
- Natural stone not permitted as coining on building corners.
- "Smartstone" or any other imitation product.
- Timber logs.

**G. WINDOWS, SHUTTERS AND DOORS**

- All glass to be non-reflective glazing.
- No dormer windows allowed.
- Burglar bars - internal and horizontal aligned - Magnaview Clear Burglar Bars or similar approved.
- No decorative or sandblasted glass is permitted.
- Glass to comply with SANS 10400-N and SANS 204.
- No shutters allowed
- Folding/stacking doors only to replace the sliding door. To be of the same pattern, material, profile and colour as the sliding door it replaces.

**H. FASCIAS, BARGES AND GUTTERS**

- Barge boards and fascias must be nutec - painted to match windows and doors.
- All major roofs must have fascias and gutters running the full length of the roof.
- Gutters must be pre-painted aluminium Ogee aluminium gutters. Gutters are to match either the fascia colour or the roof colour and must be consistent on all property.
- All down pipes must match either walls or gutters in colour and must be consistent on all buildings/building units.

**I. PERGOLAS AND DECKS**

- The use of painted timber pergolas and porches is encouraged within the development - especially on the street front where it serves as a transitional space between the road/front garden and the building – unit on Akasia Street.
- Only painted timber pergolas to be a maximum of 1.5m from the building to be permitted in courtyards – to be the full width of the courtyard between division walls.
- All pergolas to be the same in design, painted timber – same colour
- Pergolas must be painted timber construction. The minimum size of the timber pergola rafters to be 100 x 50mm – columns minimum 100x100mm.
- Pergolas to match the colour of the windows and doors (or as approved by the BC).
- All connections between different structural members must be well-designed.
- Tensile structures – canvas and similar fabric type materials – white, blue, sand only – to be approved by BC.

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- Decks and entrance decks (steps and landings) may not be more than 340mm above finished ground level or level to the internal floor level inside the units. All decks must be of timber construction – weathered balau or garapa or the same colour as the pergolas.
- Building plans must be submitted and approved by the BC.

**J. CARPORTS**

- Application must be submitted for any carport to the BC before building plans can be submitted to the municipality.
- No shade net structure will be approved by the BC.

**K. STORAGE AND YARDS**

- No open storage nor outdoor working areas other than service yards are permitted. No washing nor repair of equipment or plant may take place on the site other than that which is minor and incidental to the day-to-day operations of the enterprise, provided that such activity take place within a building or suitable screened, approved area.
- All units to have a yard to conceal all unsightly objects: i.e. washing lines against the yard walls, mobile braais, private gardens, storage bins and crates, garden furniture.
- Any structure erected to provide cover to outdoor storage areas to be of a substantial nature and in keeping with the overall integrity of the development – to be approved by the BC.
- Any outdoor storage area must be suitable screened with plantings and/or screen walls designed in the ethic of the overall development.

**L. WENDY HOUSES AND OTHER TEMPORARY STRUCTURES**

- Wendy houses and any other temporary structures will not be allowed.

**M. BOUNDARY- AND SCREEN WALLS**

- All existing boundary- and screen walls to be upgraded in future with the BC approval.

**N. UTILITIES**

- Aerials, solar panels, satellite dishes and other exterior items and the positions thereof to be approved by the BC.
- Satellite dishes not be more than 600mm diameter.
- No visible air conditioning units allowed. Air conditioning to be installed at ground level, and screened – to be approved by the BC.

**O. LIGHTING**

- Lights on exterior walls should not be bright and be placed to shine down an away from neighbors, streets and open spaces.
- Lights should either shine down, be of a hooded type design, or be behind frosted glass.
- Recommended exterior lights in garden to be bollard type low lights maximum 1000mm high.
- Exterior lights to be limited in number.
- Exterior lighting fittings must be submitted to the BC.

**P. SIGNAGE**

- No signage will be allowed on buildings, boundary wall, fences or any structures.
- Unit numbers to be stainless steel or similar approved. Fonts, size and position of unit numbers to be approved by the BC.



**Q. GAS AND GAS INSTALLATIONS**

- Any gas installation must be pre-approved by the BC.
- Approved gas installation can only be undertaken by a registered gas installer.
- Copy of the gas certificate to be submitted to the BC after installation.

**R. GARDENS AND PLANTS**

- Only small plants and hedges allowed inside the private courtyards.
- No big trees and shrubs will be permitted.
- Local indigenous plants is appropriate for planting in courtyards.
- Any other plants to be approved by the BC.

**S. GENERAL NOTES**

- All building plans must be approved by the BC before submission to the municipality.
- Any structural changes and usage changes will require an amendment of the SDP (site development plan) and building plans must also be submitted for these changes to the municipality.
- The Body Corporate is responsible for the maintenance of the buildings and all the common property and installations.

## AKASIA 8015

Building Design Guidelines Version 1.2 – 19 February 2021

### Addendum A

#### Schedule of Exterior Finishes and Colours

**Architectural Specifications:** External materials, finishes and colours for the development as a whole

	Material and finish	Colour Name and Code
Roof:		
Walls:		
ground floor:		
first floor:		
others:		
Windows frames:		
Front door:		
External door & frames:		
Garage doors:		
Pergola:		
Decks:		
External staircase:		
Bargeboards:		
Fascia:		
Gutters & downpipes:		
Carports:		
Canopies & awnings:		
Paving:		
Landscaping:		
Supervision to be done by :		
Signed by BC:		
Date :		

Note: This record to be kept updated by the BC as changes take place over time.

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