

LA VIGNIA ESTATE

ARCHITECTURAL RULES AND GUIDELINES FOR LA VIGNIA ESTATE

ERF 37121, KRAAIFONTEIN, CAPE TOWN



VR Architects

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1.0 INTRODUCTION

The objective of the La Vignia Estate Rule and Guidelines are to ensure uniformity and balance of architectural elements within the La Vignia Estate Development. The aim is to integrate appropriate building guidelines and rules for a high-quality lifestyle within a security conscious environment. The implementation of these rules will create an aesthetically pleasing and a comfortable environment to ensure a balanced lifestyle within La Vignia Estate.

The Homeowners Association (HOA) of La Vignia Estate will manage the sustainable design principles within this document to promote an integrated, unique, and contemporary community atmosphere and ensure aesthetic uniformity, while maintaining and respecting the privacy of each potential resident.

Furthermore, the aim of the guidelines is to protect the investment of the surrounding property owners by adhering to the approval of the SDP in terms of the Development Management Scheme: Municipal Planning By-Law of the City of Cape Town – Annexure A: Approved Site Development Plan (SDP).

The guidelines ensure future development/additions/alterations of the residences within the development should be designed and constructed to enhance the general lifestyle and character of La Vignia Estate.

2.0 BUILDING PLAN APPROVAL PROCEDURE

2.1 PLAN APPROVAL PROCESS

Any structural alterations or additions to residences shall be in line with the Architectural Guidelines.

If an owner of a dwelling unit intends to make any structural changes to a dwelling, such alteration or addition will be subject to the approval of the Architectural Review Committee of the Homeowners Association.

The final building plans submitted should be stamped and signed once approval has been received from the reviewing committee. In respect of the interpretation of these guidelines, the decision of the controlling committee appointed by the HOA will be final and binding.

Approval by the Architectural Review Committee is further subject to approval from the Municipality. The final authority to obtain approval of any building plans and construction vests with the City of Cape Town.

Homeowners Association (HOA):

Name: Propnet Stellenbosch Properties (Pty) Ltd.

Name of Contact Person: Ina Weideman

Tel: +27 (0)21 883 3044

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Controlling Architects:

Name: VRarchitects (Pty) Ltd.

Name of Contact Person: Gisela Rabe

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Email: gisela@vrarchitects.co.za

2.2 DOCUMENTATION REQUIRED

- i) One colour copy of the final building plans must be submitted to the HOA by the owner of the property being evaluated to obtain approval and the necessary stamps/signatures. The drawing set should also be emailed to the HOA for record keeping.
- ii) A non-refundable scrutiny fee of R4000 excl. VAT is payable to the HOA before the commencement of any scrutiny of building plans by the reviewing committee.

2.3 INFORMATION REQUIRED ON THE BUILDING PLANS

- i) The name of the owner and the responsible architect or firm must be clearly indicated on the title block of the drawings. All relevant information of the project should also be recorded such as:
Location plans, erf numbers, title of plans, date, scale, size of page
NOTE: All plans should be signed by the owner and architects/architectural practice responsible for the drawing work.
- ii) Site plans – indicating all relevant information regarding boundaries, building lines, drainage connections.
- iii) Floor space areas and Coverage (%).
- iv) Roof and Floor plans correctly dimensioned, notes and specifications.
- v) Sections indicating new structural elements, heights (measured from natural ground level, top of concrete (TOC), wallplate, roof) and specifications.
- vi) Elevations indicating heights above original natural ground level, drainage, and new finishes and colour/finishing legend.
NOTE: All colours to match existing or conform with approved estate's colour palettes.
- vii) All new window and doors to be clearly indicated with a window/door and shutter schedule – indicating sizes, materials and finishes.
- viii) External lighting plan, if new external light fixtures are proposed.

2.4 DEVIATIONS FROM APPROVED BUILDING PLANS

- i) Any deviation from the approved plans MUST be reported to the HOA prior to commencement of such work and may only proceed on HOA approval.
- ii) Where deviations to the approved plans are not reported to the HOA, the HOA reserves the right to condemn them, and to report the unauthorised work to the Local Authority.
- iii) Amended plans should be resubmitted to the HOA for approval, after which it should also be submitted for scrutiny and final approval by the council, City of Cape Town.
- iv) Any review of deviations from the approved plans will attract an additional scrutiny fee of R1500 excl. VAT.

The HOA may inspect the works at any stage during construction and may request any reasonable alterations and/or additions to ensure that the general design guidelines as intended for the development are implemented. The homeowner is responsible to specifically notify the HOA when the roof structure has been completed to arrange for inspection of the works by HOA. (At least 5 days' notice is required for this arrangement).

2.5 OCCUPATION

Occupation of the premises may only happen once:

- written clearance has been given by the HOA,
- and a copy of the Occupation Certificate (OC) issued by the Local Authority is submitted to the HOA.

NOTE: the council will not process the application for the occupation certificate unless it is accompanied by the 'Approval for application of the clearance certificate' which is issued by the HOA.

3.0 GENERAL DESIGN GUIDELINES AND RESTRICTIONS

All buildings and structures shall be planned, designed, and built as a harmonious architectural entity and special attention shall be given to aesthetics, architectural co-ordination, urban design, and landscaping as per section 35(a) of the Municipal Planning By-law, 2015.

Implementation of the Design Guidelines will ensure a development within which the following aims will be achieved:

- i) Establish aesthetic cohesion, whilst maximizing orientation potential and enjoyment of the contextual setting
- ii) To adhere to a contemporary minimalistic design approach.
- iii) ensuring investment value of the scheme as a whole and individual properties, and simultaneously protecting established properties from haphazard building development.

All new building work and designs should conform to SANS 10400 which is intended to enable:

- a) designers to design buildings that comply with the requirements of the National Building Regulations,
- b) contractors to construct buildings and their subsystems using conventional materials and construction techniques in accordance with practices which are deemed to satisfy such regulations, and
- c) local authorities to establish compliance with the Regulations in a uniform and consistent manner.

All plans must be prepared by a competent person and professional registered by the South African Council for the Architectural Profession (SACAP) and be submitted to the Home Owners Association for approval.

Only after this approval has been obtained in writing can the plans be submitted to the local authority. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.

3.1 ZONING

- i) All residential units are zoned General Residential Subzoning 1: Group Housing (GR1) in accordance with the City of Cape Town Municipal Planning By-law 2015.
- ii) All new building work to comply with the below GR1 regulations and restrictions of the municipal by-laws and be in accordance with the approved Site Development Plan (SDP).
- iii) Relaxation of any of the below guidelines will have to be thoroughly motivated and submitted to the HOA for consideration. Any such relaxation will still be subject to final approval by the City of Cape Town.

GENERAL RESIDENTIAL ZONING	SUB-ZONING	DENSITY	COVERAGE	MAXIMUM HEIGHT ABOVE EXISTING GROUND LEVEL		BUILDING LINES		STREET CENTRELINE SETBACK	OTHER PROVISIONS
				To wallplate	To top of roof	Street boundary	Common boundaries		
GENERAL RESIDENTIAL SUBZONING 1: GROUP HOUSING (GR1) PRIMARY USES Dwelling house, group housing, private road, open space and additional use rights ADDITIONAL USE RIGHTS Flats and home occupation, subject to restriction CONSENT USES Utility services, home child care, minor rooftop base telecommunication station and rooftop base telecommunication station	GR1	35 du/ha	N/a	8,0 m	10,0 m	5,0 m external public street 0,0 m internal road Garages 5,0 m from kerb	3,0 m external boundaries 0,0 m internal boundaries	N/a	Design principles Open space Parking and access Site development plan Flats and home occupation as additional use right Dwelling house outside group scheme
				Refer to item 35(c)	Refer to item 35(c)	Refer to item 35(e) & 35(f)	Refer to item 35(e) & 35(f)		

Figure 1: Extract from the City of Cape Town Municipal Planning By-law 2015

3.2 BOUNDARY WALLS

No additions or alterations to any of the existing boundary walls will be allowed prior to written approval from the HOA. The development perimeter boundary to be as shown on Site Development Plan (SDP).

3.2.1 COMMON AND REAR BOUNDARIES

- Shared boundary walls between erven may not exceed 1800mm in height, measured from the highest platform level at any one side of the erf boundary.
- All to match existing colour and specifications of “Vibracrete” or smooth plastered and painted walls.

3.2.2 STREET FAÇADE AND BOUNDARY

- The street façade of units should be left open as approved SDP and landscaping plans.
- No gates shall be higher than adjoining walls.
- All gates to match existing colour and specifications.
- All boundary walls, boundary fencing and fencing around pools must be designed and built to comply with the National Building Regulations (NBR).

3.2.3 SCREEN WALLS

- Non-permanent screening elements will be allowed, in certain cases, to screen pools and other private areas - positioning to be approved by HOA.
- Screening elements to match colour of existing walls or timber to be approved by the HOA.
- No screening element should exceed the height of 2.1m from natural ground level or 300mm above boundary walls.
- No screening elements should exceed the length of 3m.

3.3 ROOFS

Additions or alterations to any roof structures will be subject to the approval of the HOA. The HOA is liable to protect the privacy and the investments of the surrounding owners. Any new structures should not change the status of the approved Site Development Plan (SDP).

If any proposed new roof and structures does not conform to these requirements the HOA is obliged to refuse the application.

3.3.1 ROOF FINISHES PERMITTED

- Metal Roof Sheeting (monoptiched) – to match sheeting colour of the existing main roof structures throughout La Vignia Estate.
- In certain cases, the HOA may advise the roof to be enclosed behind parapet walls to conform with the contemporary minimalistic design approach.
- Concrete flat connecting roofs will be allowed as linking element between pitched roof elements but is limited to 25% of the pitched roof area.

3.3.2 ROOF FINISHES PROHIBITED

- Roof tiles on main pitched roofs
- No profile tiles
- Thatched roofs
- Perspex and fibreglass sheeting

3.3.3 ROOF PITCH AND OVERHANGS

- Permitted roof pitch on main roofs: 5 degrees
- Permitted roof pitch on secondary roofs: 3 degrees
- The overhang of eaves should not be more than 300mm.

3.3.4 RAINWATER GOODS

- Exposed rainwater goods to match existing.
- Any natural finished rainwater goods not permitted.

3.4 WALLS

- Smooth plastered and painted – to match existing and approved by HOA
- No stone or textured/rough plastered and painted finishes allowed if visible from roadways and public areas – to be approved by HOA.
- Any new plumbing pipes not to be visible from roadways or public areas.
- Window sills to be smooth plastered and painted to match wall colour.

3.5 WINDOWS, SHUTTERS AND DOORS

3.5.1 FINISHES AND PROPORTIONS

Windows to match existing proportions and should tie in with the overall aesthetical character of the building.

- Aluminium – dark grey/charcoal powder coated to match existing.
- All windows to be square or rectangular shaped. No curved or round shaped windows allowed.
- Large doors and windows allowed. Should be calculated in conjunction of the overall fenestration of the building. If necessary, calculations from an energy consultant may be requested by the HOA and council.
- Pergolas, verandas, and screens are encouraged at large openings. No shade cloths permitted.
- The aesthetic of all burglar bars and security gates are subject to the approval of the HOA. Security gates are only permissible if mounted internally behind a solid door and may not be visible from the exterior of the building.

- Shutters should be functional and operational sliding shutters.
- Shutters to be horizontal “timber-strip” profile, framed and aluminium powder/epoxy coated in approved colour.
- Decorative non-functional shutters are not permitted.
- PVC and painted timber shutters are not permitted.
- No decorative or coloured glass permitted.
- No arches, steel framed windows/doors, bay windows, awnings, small cottage pane windows, concrete framed elements, ‘Winblok’ or false shutters allowed.

3.5.2 WINDOW GLAZING

To comply with the National Building Regulations (NBR); SANS 10400-XA; SANS 204 and AAMSA specifications.

3.5.3 SAFETY GLAZING

To comply with the National Building Regulations (NBR); SANS 10400-XA; SANS 204 and AAMSA specifications.

3.6 GARAGES AND CARPORTS

- No extension of existing garages allowed.
- Garages may not be altered and changed into accommodation or living spaces.
- New/replaced garage doors to be powder coated match existing.
- No PVC garage doors
- Only single sectional overhead electronically operated garage doors with profile to match existing doors in development are permitted.
- Carport Roof to match existing with timber or steel posts to be approved.
- No shade cloth covering to carports.

3.7 PERGOLAS

- Pergola supports should be clean and minimal and may extend further than 1.5m from adjoining building or structure.
- No pergola to encroach any building line.
- No shade cloths permitted over pergolas.
- Pergola supports may be plastered masonry, timber to match existing to be approved by HOA.
- No decorative end caps may feature as pergola supports.

3.8 CHIMNEYS

The chimneys are an important focal element of the design and should be taken into consideration with any additions of alterations.

- Rectangular brick chimney plastered and painted to match existing or be of HOA approved colour palette.
- Turbo cowls to match existing is size, material and colour.

3.9 GENERAL GUIDELINES

3.9.1 DRIVEWAYS

- Every homeowner will be responsible for the maintenance for any driveway area included in their private use area.
- Any replacement or upgrade to paving should match existing and be approved by the HOA.

3.9.2 AREALS, SALELITE DISHES AND CABLES

- Any additional satellite dishes or television aerials requires approval from the HOA and may not be visible from the street or adjoining properties.
- All telephone and electrical cable reticulation on the property must be underground. No overhead masts or wires are permitted.

- 3.9.3 All gas cylinders, refuse bins, compost piles and clothes lines must be screened behind the boundary wall and not visible from any public area or street.
- 3.9.4 Any additional exterior lighting should be approved by HOA. It should be positioned and not directed in such a way that it may have a negative impact on immediate surroundings or neighbours. It is recommended that any exterior lights be energy saving fittings.
- 3.9.5 The position, colour and design of all swimming pools are subject to the final approval by the HOA. The final position of the pool, pump and filter must be shown on plan, elevation and section must be submitted to the HOA for prior approval.
- 3.9.6 No garden sheds, braai areas, dog kennels are to be visible from the street or adjoining properties as seen from ground level or should be appropriately screened behind boundary wall.
- 3.9.7 No wendy houses are permitted.
- 3.9.8 Mechanical equipment and plant such as air-conditioners (and grilles), ducts, pool pumps, etc. must be designed into the buildings and / or adequately enclosed or screened off from view.

4.0 GENERAL CONTRACTORS LABOUR

- 4.1 Labour must be an employee of the contractor and only under limited circumstances will casual labour be allowed on site. This shall be at the sole discretion of the HOA.
- 4.2 All labourers must be registered at the La Vignia Estate HOA. Where they will be issued with a permit, which must be worn at all times whilst on site.
- 4.3 Contractors are expected to conduct their operation in a reasonable and co-operative manner. Should the HOA have any concern with the conduct of the contractor, his sub-contractor or his suppliers and any of their employees, the HOA may rectify as deemed necessary and/or reserve the right to suspend building activity either indefinitely or until such undesirable conduct is rectified, which it may do so at any time and without notice and without recourse from the owner and/or Contractor and/or sub-contractor, and/or supplier.

5.0 DISCIPLINE

- 5.1 The contractor is responsible for the discipline of his labour, sub-contract labour and delivery personnel on site.
- 5.2 Labourers are not permitted to walk between the construction site and entrance/ exit gates. The contractor is responsible for the transport of labourers from and to the construction site. Labourers are not allowed to move freely between construction site and the private Estate areas.
- 5.3 Any employee of any employer, which does not have the proper consent from the HOA, found walking across the estate and green areas will be spot fined and will be removed from the Estate or site.
- 5.4 No vehicles are allowed to deviate from the intended roads or recognized road routes. No vehicle are allowed to cross any green area or parkland. Any vehicle in breach of this rule will be spot fined and be held liable for the damages sustained to the property.

- 5.5 No vehicle should damage the status of the road surface. Any vehicle in breach of this rule will be spot fined and be held liable for the damages sustained to the property.
- 5.6 The speed limit is 30 km/h and speeding and reckless driving will not be tolerated. Due care must also be taken by all vehicles not to block the thoroughfare of roads.
- 5.7 If any employee or individual:
- is found disturbing or endangering the animal, fish or bird life, or is found pilfering, stealing or removing material or goods off site without permission.
 - or is involved with any form of violence,
- the company who employs that person will be removed from the estate and will be denied the opportunity to undertake further work on the site.
- 5.8 The contractor is responsible for all his sub-contractors as well as the deliveries, and any damages caused by his own employees, sub-contractors employed by him or delivery vehicles delivering materials to his site, and he is liable to pay for any damages that may occur on the site.
These damages also include damage to kerbs, roads, plants, irrigation and or damage to private property.
- 5.9 Noise and dust reduction is essential, and Contractors and individuals shall endeavour whenever possible to limit unnecessary noise, especially loud talking, shouting, whistling, radios, sirens, hooters, motor revving etc.
- 5.10 The extent and nature of the damages will be investigated by the HOA and the fees and fines payable will solely rest on the discretion of the HOA.
- 5.11 A **“Building Performance Deposit” of R10 000** will have to be paid to the HOA before any construction is to take place.

6.0 HOUSEPEEPING AND TIDINESS

- 6.1 The site is to be kept as clean as possible with regards to building rubble and general cleaning and good housekeeping practice must take place during building operations.

- 6.2 The Contractor is to ensure that the roads and the vicinity of this house site is always kept neat and tidy, including materials or mud or spoil being driven or dropped onto the road or sidewalk.
- 6.3 No building materials may be temporarily stored, mixed, or prepared on any of the roadways, kerbs, and pavements.
- 6.4 Materials that are loaded or off-loaded by a supplier or Contractor may not encroach onto the adjacent site, the pavement or roadway. Where suppliers fail to adhere to this, the responsible contractor shall move the materials accordingly. The contractor is also responsible for removal of any sand or rubble that may have washed or moved into the road.
- 6.5 The Contractor shall provide adequate facilities for rubbish disposal and ensure that the workers use the provided facilities and that the rubbish is removed every Friday. No rubbish may be burnt or buried on site. No form of paper, cement bags, tile off cuts, ceiling boards, roof tiles, rubble, or the like is to be left lying around, nor be allowed to blow off the site.
- 6.6 Accumulation of hardcore for fill shall be neatly piled. With the HOA consent on-site disposal dump or spoil zones may be arranged.
- 6.7 No Contractors, sub-contractors or suppliers' boards of any kind will be allowed.
- 6.8 Construction materials may only be delivered to the house site on an as-needs daily basis for installation by the latest the Friday of the week, and surplus materials must not be allowed to visibly accumulate on the house site.
- 6.9 The certificate of completion by the HOA includes the site to be entirely cleared of all rubble, surplus materials, and be impeccably clean, and the verge re-instated, all to the satisfaction of the HOA.
- 6.10 Contractor vehicles shall not be parked or left in the road, and a screened designated parking area shall be arranged with the HOA.

7.0 CONTRACTORS YARDS, STORAGE AND OFFICES

- 7.1 Allocated areas, as authorized by the HOA, will be granted to accredited Contractors for their operational use.
- 7.2 The HOA may designate bulk storage area and it could be allocated to the Contractor for his materials, for distribution to house sites. Approved storage sheds: or yards could be allowed on house site, if no alternative can be found.
- 7.3 Access to the site only through the driveway and the landscaping zone fenced off – if approved by the HOA. Parking is only allowed on site unless other arrangement was concluded with the HOA.
- 7.4 The appearance, management, servicing, and qualification for these facilities will be reviewed by the HOA and negotiate on an as-need basis.

ANNEXURE A

MUNICIPAL APPROVAL STAMPS - FOR MUNICIPAL USE ONLY

CITY OF CAPE TOWN
SIKESI BAKSEKAPA
STAD KAAPSTAD

Case ID: 7054774

This subdivision/consolidation/site development plan has been approved in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated: 25/09/2021 and supersedes the previous subdivision/consolidation/site development plan no. dated: 25/08/2021

Authorise Official: _____ Date: 25/08/2021

PARKINGS

TYPICAL PARKING BAY To be 2500x5000mm
 DISABLED PARKING BAY To be 3700x5000mm

A - 2500mm
 B - 5000mm
 C - 3700mm

Dimensions-Weights-Standards

Nominal volume: 240 liters
 Net weight: approx 13kg
 Max Load: 95kg
 Permitted total weight: 110kg

A - 1060mm D - 730mm G - 550mm
 B - 990mm E - 585mm
 C - 660mm F - 400mm

General Requirements

All hazardous waste such as silica, asbestos, mercury inside from fluorescent tubes etc must be stored separately and disposed of at a hazardous waste disposal facility.
 No builder's rubble or spoil from excavating may be dumped in any stream bed or within the 1:100 year flood line area along the stream.
 No builder's waste/rubble may be deposited in any location other than permitted landfill or at a builders rubble processing plant.
 Anyone found dumping spoil from excavations on private property without a letter of authorization from the owner of the land will be prosecuted.
 Anyone found dumping anything on public property without authorization will be prosecuted.

Refuse area requirements

Door to be min 1.2m wide
 Door to be solid screen release
 Floor gully to be connected to sewerage system
 Stormwater from outside refuse area must not enter the floor gully.
 Minimum height of walls to be 1.8m High
 Walls to be cement plastered
 Painted in a durable washable surface finish.
 Concrete floor, with rounded/flushed edges to a height of 75mm around internal perimeter.
 Doors shall have steel kick plate of 150mm at the bottom of the door.
 240 ton waste removal technology/Garbage removal services must enter premises.

Calculation for refuse area size

ERF 3.4.5 (26 Units) - Requirements
 50 litres/Person required
 4 persons/Unit = 200 litres required per unit
 1 bin/unit = 36 Bins
 1 bin/50m = 36m² required
 66.6m² Provided

ERF 6 (106 Units) - Requirements
 50 litres/Person required
 4 persons/Unit = 200 litres required per unit
 1 bin/unit = 106 Bins
 1 bin/50m = 106m² required
 106 m² Provided

Total Required = 142m²
 Total Provided = 166m²

*Measurements only to be taken as a guide

AREA SCHEDULE

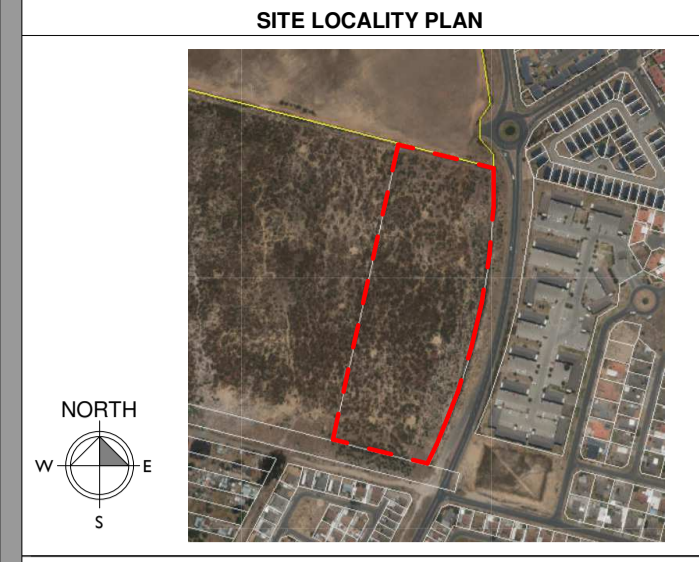
ERF 37121	SITE AREA - 34 479 m²	ERF 4 (General Residential 1) - 3205.57m²
Total Erven	7	14 Units-Type A - Density- 43.67 Units/ha
TOTAL COVERAGE - 10046.57m² or 29.14%	TOTAL FAR - 12141.87m² or 0.35	Gross Area - 1423.91 m²
		Coverage - 1309.92 m² / 34479m² = 3.8%
Density	41 Units/ha	ERF 5 (General Residential 1) - 2006.48m²
Total Units	142 Units	8 Units-Type A - Density- 39.87 Units/ha
		Gross Area - 97.12 m²
		Coverage - 747.26 m² / 34479m² = 2.17%
ERF 1 (Zoning-open space 3)	Gross Area - Guard / Refuse - 90.66m²	ERF 6 (General Residential 1) - 16778.99m²
Gross Area - Guard / Refuse - 221.77 m² / 34479m² = 0.64%	Coverage - 90.66m² / 34479m² = 0.26%	106 Units (Type B and C) - Density- 63.17 Units/ha
ERF 2 - Conservation Area (Zoning-open space 3)	Environmental open space	Gross Area - 8206.27 m²
		Coverage - 6457.70 m² / 34479m² = 18.73%
ERF 3 (General Residential 1) - 3124.2m²	14 Units-Type A - Density- 44.8 Units/ha	ERF 7 (Electrical Substation)
Gross Area - 1423.91 m²	Coverage - 1309.92 m² / 34479m² = 3.8%	

PARKING SCHEDULE

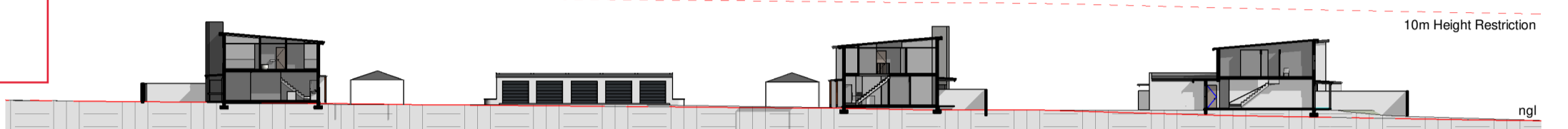
ERF 1 (Zoning-open space 3)	ERF 6 (General Residential 1 = 106 Units)
Guardhouse/Refuse and Retention facility	Garages 67 Garages
Parkings 10 Parkings	Parkings 145 Parkings
Total parking 10	Total parking 212
Including 10 visitors parking	Including 28 visitors parking
ERF 2 - Conservation Area (Zoning-open space 3)	ERF 7 (Electrical Substation)
Environmental open space	
ERF 3 (General Residential 1 = 14 Units)	Total Units 142 Units
Garages 14 Garages	Parkings required @ 1.75 bays/Unit - 248.5 Parkings Req.
Parkings 14 Parkings	Visitors parking required @ 0.25 bays/Unit - 35.5 Parkings Req.
Total parking 28	Total Visitors parking Provided - 38 Parkings
ERF 4 (General Residential 1 = 14 Units)	Total parkings required - 284 Parkings Req.
Garages 14 Garages	Total parkings provided - 294 Parkings
Parkings 14 Parkings	Disabled parking req @ 1/50 parkings - 5 Disabled parkings provided
Total parking 28	
PTN 5 (General Residential 1 = 8 Units)	
Garages 8 Garages	
Parkings 8 Parkings	
Total parking 16	

UNIT TYPES

Walkways (paved)	
Roads & Driveways (paved)	
Refuse Area	
Guard House	
Unit Type A	36 Units
Unit Type B	82 Units
Unit Type C	24 Units
TOTAL UNITS	142 Units

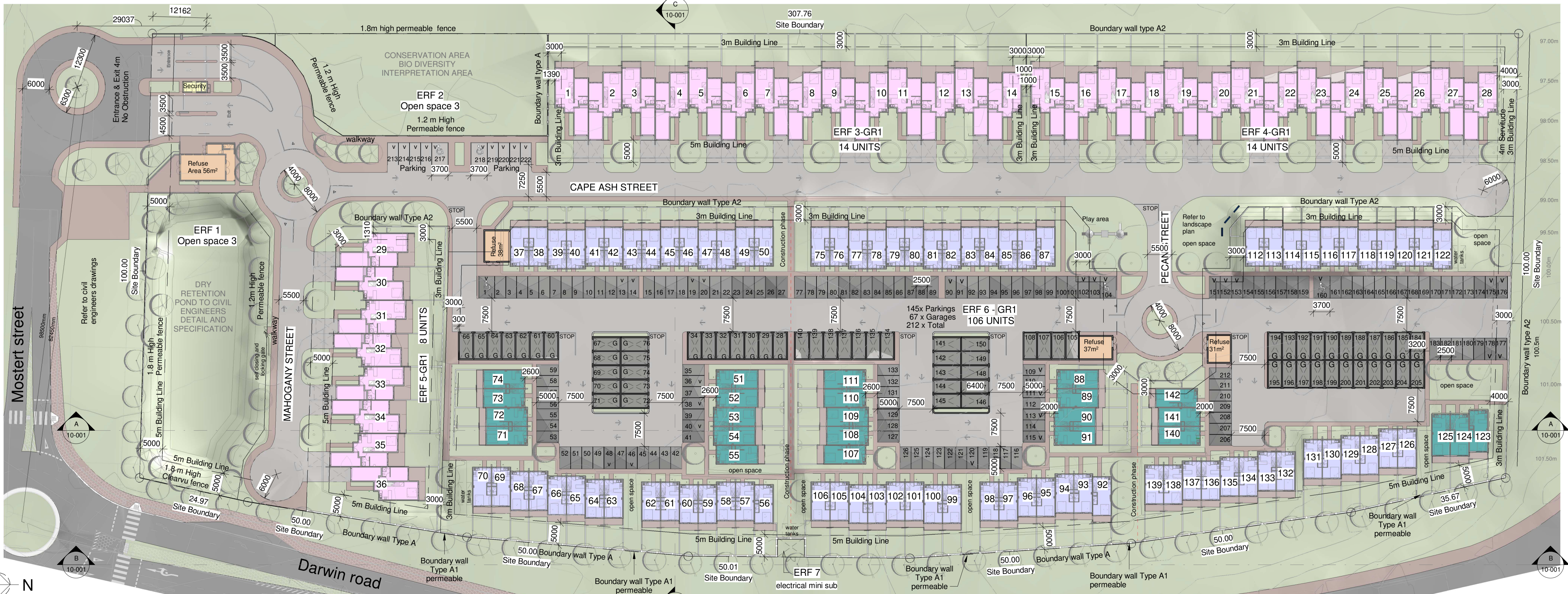


ANNEXURE C



(02-10) Section AA
1 : 500

(02-10) Section BB - Darwin Road street View
1 : 500



SITE DEVELOPMENT PLAN
1 : 500

REVISIONS

No.	Description	Date
A	SDP SUBMISSION	2021/03/24
B	SDP REVISION	2021/05/13
C	SDP REVISION-Permeable fence around conservation area	2021/07/09

CONCEPT / DESIGN **TENDER** **MARKETING / PRESENTATION**

MUNICIPAL SUB **CONSTRUCTION** **COMPLETION/AS BUILD**



CLIENT:
JPL PTY LTD

HOME OWNERS ASSOCIATION:

ARCHITECTURE:
Rabe van Jaarsveldt Architecture
11 Gladstone Street | Durbanville | 7550 | Tel: +27 (0)21 001 0959 | info@rvjaarchitecture.co.za

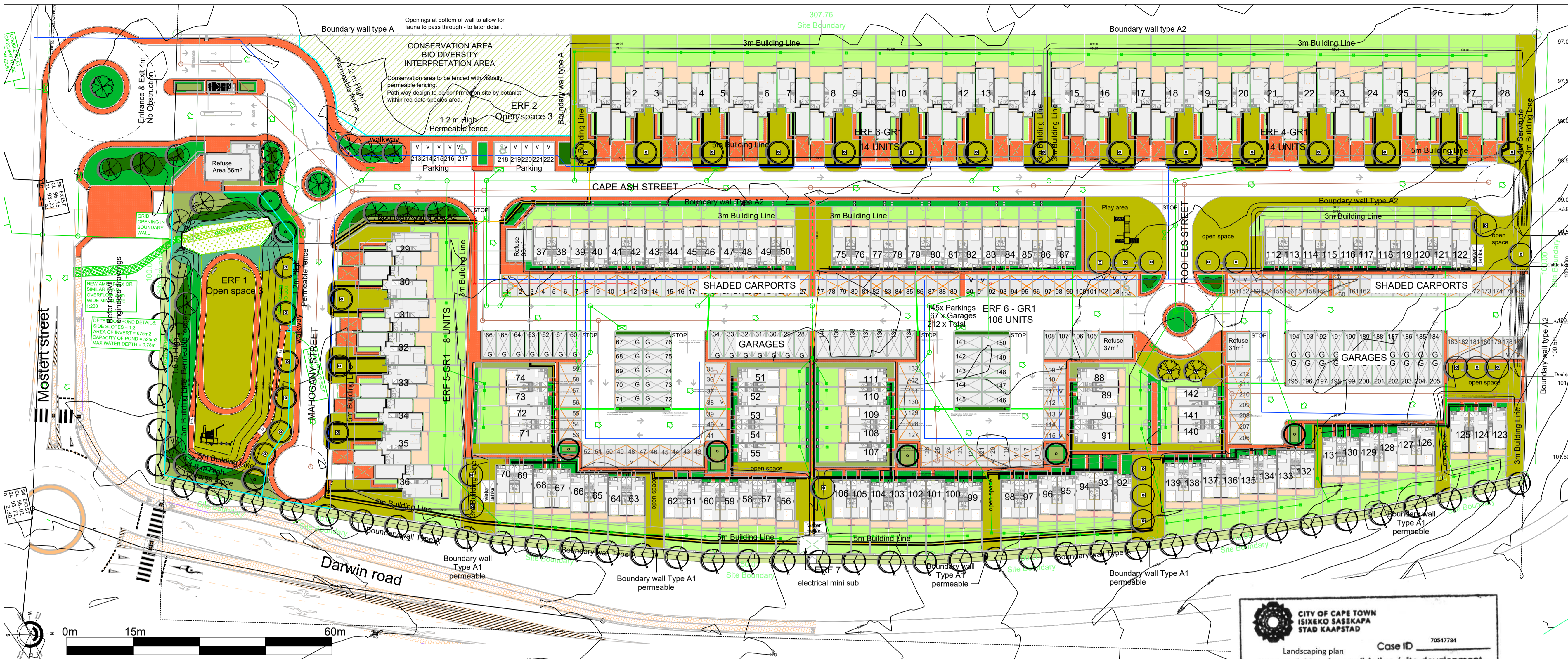
Architecture Signature: _____ **Client Signature:** _____

Owner hereby accepts and approves all drawings for municipal submission
 H.O.A / NEIGHBOURS / REPRESENTATIVE APPROVAL

Project:
ERF 37121, LA VIGNIA ESTATE, KRAAIFONTEIN

Drawing:
SITE DEVELOPMENT PLAN

DATE: 2021/07/09	PAPER SIZE: A1	DRAWN: GR/DVJ
SCALE: As indicated		CHECKED: DVJ
PROJECT NUMBER: 001	DRAWING NO: 10-001	REVISION: C



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- LEGEND:**
- Podocarpus falcatus (200L)
 - Ekebergia capensis (100L)
 - Celtis africana (100L)
 - Erythrina caffra (100L)
 - Olea europea subsp. africana (100L)
 - Harpephyllum caffrum (100L)
 - Conservation area
 - Private gardens
 - Low planting
 - Medium planting
 - Tall planting
 - Planting along boundary
 - Rain Garden mix
 - Lawn
 - Pedestrian Pathways Paving
 - Seating bench
 - Concrete stepping stones (440 x 440mm)
 - Wooden tree surround for trees in lawn area

PROPOSED PLANT LIST

- Low Planting Mix @ 5/m²**
- Arctotis stoechadifolia
 - Dymondia margaritae
 - Felicia amelloides
 - Gazania rigens
 - Osteospermum fruticosum
 - Carissa macrocarpa 'Green Carpet'
 - Aptenia cordifolia
 - Drosanthemum floribundum
 - Drosanthemum speciosum
 - Jordaaniella dubia
 - Lampranthus hybrids
 - Malephora crocea
 - Othonna capensis
 - Plectranthus neochilus
 - Ruschia macowanii
 - Senecio repens
- Medium Planting Mix @ 3/m²**
- Chasmanthe aethiopica
 - Diets grandiflora
 - Kniphofia praecox
 - Eriocephalus africana
 - Coleonema album
 - Aloe arborescens
 - Aloe striata
 - Cotyledon orbiculata
 - Crassula ovata
 - Pelargonium cucullatum
- Tall Planting Mix @ 2/m²**
- Carissa macrocarpa
 - Leonotis leonurus
 - Metalasia muricata
 - Orphium frutescens
 - Plumbago auriculata
 - Searsia crenata
 - Salvia africana-lutea
 - Salvia chamealaeagnea
 - Tecoma capensis
 - Portulacaria afra
- Rain Garden Planting**
- Ficinia indica (5/m²)
 - Monopsis lutea (5/m²)
 - Cliffortia ferruginea (5/m²)
 - Elegia tectorum (1/m²)
 - Watsonia meriana (3/m²)
 - Juncus kraussii (4/m²)
 - Zantheschia aethiopica (4/m²)
 - Kniphofia praecox (4/m²)
- Climbers**
- Jasminum multipartitum
 - Podranea ricasoliana
 - Rhoicissus digitata/tomentosa/tridentata
 - Senecio macroglus
 - Thunbergia alata
- Lawn areas**
- (Min size plugs @ 150 x 150mm spacing)
- Cynodon dactylon (full sun)
 - Stenotaphrum secundatum (full sun)
 - Dichondra repens (shade)
- Planting Along boundary 2m wide:**
- Hedge planting 1m wide @ 1/m along the back, in 10m blocks:**
- Plumbago auriculata
 - Searsia crenata
 - Tecoma capensis (alternate between species)
- Shrubs & groundcovers planting 1m wide (in front of hedge) @ 4/m²:**
- Senecio ficoides (at back)
 - Eriocephalus africanus (middle)
 - Cotyledon orbiculata (front medium)
 - Lampranthus aureas (front low)
 - Carpobrotus edulis (front low)

NOTES

Irrigation:
All landscaped areas will be supplied with an irrigation system. The water source will determine whether the system will be automated / manual. All components of the irrigation system will comply with SABS standards where applicable and will be installed to SABI (South African Irrigation Institute) specifications.

The irrigation system is to be designed and supplied by a qualified service provider affiliated with SABI. The irrigation water source will determine the type of irrigation system to be designed and supplied. Design for non-potable ground water source i.e. well point or borehole OR rain water harvested from site.

All planting will take place in natural rainfall season. General planting (groundcover and shrubs), should be irrigated on, dedicated lateral spray lines OR all to be irrigated with surface dripper lines. Before installation it is the responsibility of the contractor to measure the pressure and flow of the available water points and ensure it is sufficient for the proposed irrigation design.

Landscape Implementation:
The landscaping shall be implemented, by and at the cost of the owner/developer, in accordance with the approved landscape plan, prior to the occupation of buildings in a specific phase, to the satisfaction of the Environmental Management Department. An on-site inspection meeting must be arranged with the Environmental Management Department – Northern District on completion of the landscaping.

In the event of the landscaping not being implemented prior to Section 137 clearance, the applicant may request to provide a landscape guarantee. In such instance a Bill of Quantities for the cost of installing the landscaping as indicated on the approved landscape plan should be submitted for the approval of the Head: Environmental & Heritage Management Department (North). An acceptable guarantee by a reputable financial institution (based on the bill of quantities) for the amount as approved by the Head: Environmental and Heritage Management Branch (North) shall be lodged with the Environmental Management Department prior to Section 137 approval.

Trees:
All 200L trees should have a canopy of at least 2m and a stem caliper of at least 45mm. All 100L trees should have a canopy of at least 1,5m and a stem caliper of 30mm, measured 1m from ground level when planted.

Conservation Area:
The conservation area will be strictly for conservation purposes ONLY, and managed in accordance with the approved Conservation Management Plan. No irrigation and mowing is allowed in the conservation area. The rehabilitation and planting of the conservation area must take into the specifications as dictated in the Conservation Management Plan, dated April 2019 (as amended).

Maintenance:
The owner/developer shall be responsible for the maintenance of the on-site landscaping as well as the road verge landscaping for a minimum of 12 months, and the Body Corporate / Homeowners Association thereafter.

Detention Pond:
Refer to Detention pond drawing and Engineer's drawings. Final levels to Civil Engineer's drawing.

Phasing:
The phasing will be dealt with as a whole (one phase).

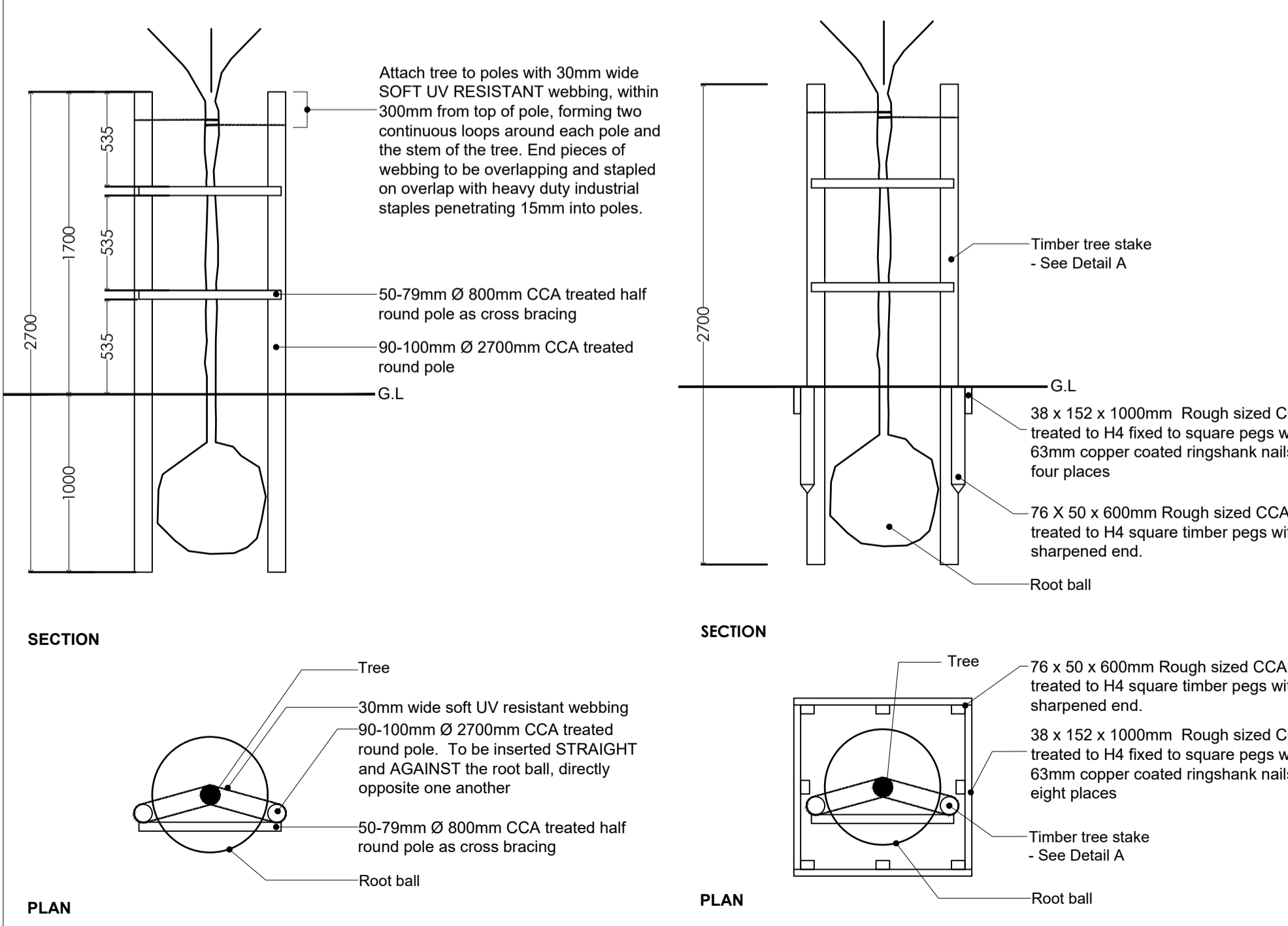
CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID: 70547784

Landscaping plan

This subdivision / consolidation / site development plan has been approved in terms of section 98 of the City of Cape Town Municipal Planning By-law, 2015 subject to the conditions as per decision letter dated: 25/08/2021, and supersedes the previous subdivision / consolidation / site development plan no: dated

Authorised Official: [Signature] Date: 25/08/2021



REVISION NOTES	DATE	REV
FOR APPROVAL	2018-10-18	D
AMENDMENTS	2019-04-02	A
AMENDMENTS	2021-07-09	B
AMENDMENTS	2021-08-11	C

Viridian Consulting
LANDSCAPE ARCHITECTS

Tel: (021)858-1582 P.O. Box 2416 rene@viridian.co.za
Fax: (086)568-4392 Somers West, 7129 www.viridian.co.za

CLIENT: JPL Pty Ltd

PROJECT TITLE: La Vignia, Erf 37121, Kraaifontein

DRAWING DESCRIPTION: Landscape Plan

DRAWING NUMBER: 17401

PROJECT CODE: LP DRAWING CODE: 001 LAYOUT NO: 001 REVISION: C

DRAWN: GJ CHECKED: RB DATE: 2021-08-11 SCALE: 1:500 @ A1 1:1000 @ A3

SIGNATURE: RBrett
Rene Maria Brett SAQLAP 20122

STATUS: FOR APPROVAL

NTS