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Navrae/Enquiries:
Mr HL Olivier

5 December 2024

Osmond Lange Architects and Planners
P O Box 499
BELLVILLE
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Attention: Francois van den Berg

francoisvdb@o-l.co.za

By Registered Mail

Sir

APPLICATION FOR THE AMENDMENT OF THE ARCHITECTURAL DESIGN GUIDELINES OF THE DARLING GREEN COUNTRY ESTATE – ERF 4401, DARLING

Your application dated 21 November 2024 regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-law (PG 8226, dated 25 March 2020), the application for the amendment of the Architectural Design Guidelines of the Darling Green Country Estate, is hereby approved in terms of Section 39(6) of the By-law subject to the following conditions;

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The fourth bullet under Paragraph A3.2 of Annexure A be omitted.
- (b) The attached signed copy of the Design Guidelines herewith replaces the design guidelines of the @Darling Green Country Estate dated SEPTEMBER 2023 in its entirety.

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services
HLO/ds



DARLING GREEN
Country Estate



TABLE OF CONTENTS

1. DEFINITIONS	20. WINDOWS
2. INTRODUCTION TO THE GUIDELINES	21. ROOFS
3. SITE & LOCATION	22. ROOF WINDOWS
4. ETHOS & CHARACTER OF THE ESTATE	23. BALCONIES & BALUSTRADES
5. RETIREMENT VILLAGE	24. GARAGES & CARPORTS
6. VILLAGE POST	25. STOEPS & VERANDAHS
7. FOOD & CRAFT MARKET	26. BOUNDARIES: WALLS, FENCES & PALISADES
8. SUSTAINABILITY & ENERGY EFFICIENT DESIGN	27. DRIVEWAYS
9. ERVEN CATEGORIES & GENERAL REGULATIONS	28. SIGNAGE
10. BUILT FORM	29. LANDSCAPING GUIDELINES
11. ZONING	30. LANDSCAPING - PLANT LIST
12. ZONING REGULATIONS	31. HORSE MANAGEMENT
13. GENERAL REGULATIONS	32. DOG/CAT MANAGEMENT
14. SITE LAYOUT	33. EXTERNAL LIGHTING
15. TRADITIONAL ARCHITECTURAL STYLES	34. INTERIORS
16. APPLYING TRADITIONAL ARCHITECTURAL STYLES	35. PLAN APPROVAL PROCESS
17. COLOUR PALETTE	36. CONSTRUCTION PROCESSES & CONTRACTS
18. WALLS	37. SUBMISSION REQUIREMENTS
19. FEATURE ELEMENTS COLOUR PALETTE	

1. DEFINITIONS

In this Architectural Guidelines Manual and unless inconsistent with the context, the following words and expressions shall have the meanings hereby assigned to them:

"ARC" means the Architectural Review Committee acting on behalf of the Master Owners Association (MOA) or Trustee Committee.

The Darling Green Country Estate ARC will be represented by Osmond Lange Architects. All reviews will be done by a registered professional architect.

"Architect" means Osmond Lange Architects and Planners, or failing them, any other person registered with the South African Council for the Architectural Profession;

"Building Line" means an imaginary line on an Erf, which defines a distance from a specified cadastral line, within which the erection of buildings and structures are prohibited, except with the necessary Local Authority approval;

"Building", "dwelling" or "house" means the buildings, structures and/or other improvements constructed, or to be constructed on the Erven;

"Design Guidelines" and "Manual" means this design guideline document including the annexures;

"Erf" means any erf forming part of the Estate and "Erven" shall mean the plural thereof;

"Estate" means the Darling Green Country Estate, located on Erf 4401 and 4403 Darling;

"FAR" means Floor Area Ratio - the maximum permissible floor area of building in relation to the extent of or area of an Erf;

"Grade line" means an imaginary line connecting the highest and the lowest natural levels of ground immediately contiguous to a building.

"Height" of a building means the maximum height allowed as per the zoning scheme regulations;

"Local Authority" means the Swartland Municipality;

"Owner" and "Home owner" means a registered owner of an Erf, or a Section or Unit or the holder of a Life Right in the Estate;

"MOA" means the Master Owners Association of Darling Green Country Estate Owners' constituted in terms of the Constitution;

"OA" means the Owners Association of Darling Green Country Estate Owners' constituted in terms of the Constitution, a Sub-Association of the MOA;

"Landscaping" means the placement of plants, water features, paving, street furniture and other soft and hard elements, for the purposes of enhancing aesthetic appeal, environmental management, amenity and the value of the property;

"Rules" means rules, as approved from time to time by the MOA as set out in the MOA Constitution that apply to the management of the Darling Green Country Estate and the conduct of the owners, tenants, and their employees, servants, contractors, suppliers and visitors;

"Setback" means a line on property delimiting the area measured from the centre line of a road, within which no building or other structure, including a boundary fence, may be constructed.

Rafael Rabie

Rafael

Mr B

Mr B

2. INTRODUCTION TO THE GUIDELINES

The developers of the Darling Green Country Estate envision the Estate to be a farm lifestyle environment where nature and well considered architecture unite. In order to achieve a level of architectural excellence and environmental sustainability, these Architectural Guidelines have been developed to provide architects and erf/ Homeowners with a framework within which properties can be designed and constructed. The aim is to ensure respect for the identity of the Darling Green Country Estate and to ensure that the surrounding area is enhanced with a harmonious architectural language. These guidelines are not intended to inhibit creative design approaches.

The Architectural Review Committee (ARC) scrutinizes the architectural merits of every house design submission, at the hand of these Architectural Guidelines. The ARC reserves the right to refuse a design or propose amendments to a design.

1. Any structure erected on an Erf within the estate must comply with these Architectural Guidelines. The responsibility for compliance lies with the Owner of the erf.
2. All plans must be scrutinized by the ARC prior to submission to the Local Authority for approval. A plan scrutiny fee is payable to the ARC, by the Owner of an erf when the plans are submitted for approval, in respect of this service.
3. After obtaining approval from the ARC that the design complies with the Architectural Guidelines from the ARC, the design must be submitted to the Local Authority for approval, prior to the commencing of construction.

4. No deviations from the ARC approved plans will be permitted. Any deviations must be resubmitted for the approval of the ARC in writing before construction can commence.

5. Should there be any matters not covered in the Architectural Guidelines, and in the event of a difference of interpretation, the ARC shall make a ruling, which shall be binding, and a written motivation will be issued by the ARC.

6. Illustrations and figures are intended in some cases only to assist in the interpretation of the written provisions of the Architectural Guidelines, and may not comprehensively cover the provisions, or provide exhaustive lists of available alternatives.

7. Any amendments to the Design Guidelines relating to zoning scheme regulations and by-laws must be approved by the Local Authority and the Developer during the development period, as per the constitution of the MOA.

8. The responsibility that all homes comply with the South African Building Regulations and these Architectural Guidelines rests entirely with the Owner of an Erf and his/her architect, who prepares the design and submission drawings. Specific attention is drawn to the "Public Safety Regulations", Part D of the South African National Standards 10400 with reference to Part (D1) "Change in levels", referring to balustrades on stairs and outside terraces. Also Part (D4) "Swimming Pools and Swimming Baths" ensuring that controlled access to pools is maintained at all times.

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Ralph Rabie

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3. SITE & LOCATION

Darling, an idyllic village in the Swartland region of the Western Cape Province, lies tucked away between hills of vineyards and golden wheat fields. Only an hour out of Cape Town, it is known for its immense variety of wildflowers that create a unique springtime experience. Other tourist attractions include the iKhwa ttu traditional San village, Evita se Perron, a well loved entertainment venue, the Darling Brewery and various wine farms and art galleries. The diversity of vegetation in the Darling area presents birders with a wide range of different birds from larks to great white pelicans. The Darling Green Country Estate will contribute to the charm of Darling with a "Village Post" and a Food & Craft Market offering, and architectural designs that are sustainable and aesthetically suited to the area.



4. ETHOS & CHARACTER OF THE ESTATE

The Darling Green Country Estate encourages people to stay in historically inspired contemporary luxury while living in harmony with nature. The Estate addresses the needs of a variety of individuals.

The Darling Green Country Estate is a pro-equestrian and pro-mountain biking environment for the adventurous; it is possible for Owners to keep their horses on their erf and the sites adjacent to the development is made available to homeowners for traversing and access rights. Horses may only be kept on the 10,000m² (hectare) and +/-5,000m² (1/2 hectare) sized stands, with consent from the local authority. A maximum of 4 horses may be kept on hectare even and 2 on 1/2 hectare even.

The public green space offers a place of rest and reflection. Creatives will feel at home with regular Craft Market events envisaged.

The Food & Craft Market, combined with the kids play area and performance stage creates a family friendly environment. The retirement village is a delightful abode where the young at heart will feel at home.





5. RETIREMENT VILLAGE

The retirement village will form part of Phase 5 of the development and consist of approximately 220 units. Refer to Par 11 for the approved site development plan. The units will comprise of semi-detached private dwellings and single room care units. Communal facilities will be provided such as a hall, gaming rooms and sports facilities. Residents will have ample private space while the units will also be linked to social activity spaces by pedestrian friendly walkways. All within a safe and secure environment and in close proximity of amenities.

6. VILLAGE POST

The Village Post is located in a designated area next to the Food & Craft Market consisting of ± 100 units. The Village Post consist of plot & plan homes on stands ranging in size from 200-250m². The size of the homes ranges from 150-250m. Refer to Annexure A for the architectural design guidelines applicable to the Village Post.

7. FOOD & CRAFT MARKET

The Food & Craft Market will be a major injection for tourism in Darling and contribute to the appeal of the estate. Whilst being unique in its setting in Darling, it will aim to recreate existing successful markets, where people have the opportunity to sit at tables and enjoy local entertainment, look at local crafter's work at their stalls and enjoy freshly made food. Root 44 Market outside Stellenbosch, the Harkerville Market outside Plettenbergbay and the Biscuit Mill in Cape Town are operational examples. The market will promote and support local artists and crafters and provide a safe and relaxing environment where families can spend a few hours and appreciate local talent.



Ralph Rabie

Ralph Rabie

8 SUSTAINABILITY & ENERGY

EFFICIENT DESIGN

8.1 TOWN PLANNING AND BUILDING CONTROL CONDITIONS

As per the town planning and building control conditions, the following design alternatives have to be implemented in the Estate, namely:

- i. All appliances and lighting to be used in the buildings are to have energy saving specifications/features.
- ii. Construction works are to adhere to the Environmental Management Plan and Waste Management Plan to ensure that the natural areas are minimally disturbed and waste is recycled from the constructions works.
- iii. All buildings should have water-efficient appliances and sanitary fixtures will also be water saving yet effective.
- iv. The harvesting of rainwater will be encouraged at all proposed buildings and include water tanks which will be screened off to ensure an aesthetically pleasing design; if not corrugated iron or brick built and plastered tanks or ponds.
- v. The water system be encouraged to be designed to use the harvested rainwater for irrigation, toilet flush systems, etc.; following all health standards as dictated by the local authority.
- vi. Solar energy is the main green focus of the estate. The Utility Company will generate and distribute solar electricity to the estate as per the Constitution of the MOA. The energy generated by the Utility Company from solar panels on a neighbouring solar farm will be sold to owners inside the Estate and areas surrounding the Estate during daylight hours.
- vii. No generators will be allowed in the Estate.
- viii. No solar panels will be allowed on any roofs within the estate. Exceptions can be made with a contractual agreement with the MHA. This rule does not apply to solar panels for solar geysers.
- ix. Battery back-up systems will be allowed in the estate.

Patricia Rabie

[Signature]

8.2. CONSTRUCTION

Much of the energy efficiencies in a dwelling can be achieved by a good passive climate design response and specification of insulating elements. The Darling Green Country Estate encourages home owners and professional architects/professional senior architectural technologists to take reduced energy consumption and sustainability into consideration in the design and construction of the house and to exceed the mandatory South African National Standard (SANS) 10400-XA Regulations.

8.2.2 BUILDING ENVELOPE

Insulation of the surface bed and walls of the dwelling is encouraged, but not compulsory, unless required by the above mentioned regulations. Ceiling space must be insulated. Thermal insulated glazing is recommended for heat control/reduction.

8.2.3 ENVIRONMENTAL MANAGEMENT PLAN & CONSTRUCTION WASTE MANAGEMENT PLAN

Any construction work that takes place on the Darling Green Country Estate, must adhere to the Environmental Management Plan and Waste Management Plan as provided by the MOA. The purpose of these plans is to monitor the environmental impacts associated with construction activities, and to mitigate negative impacts. It is important that appropriate environmental management practices are followed during a house's construction, with the overall aim of reducing waste going to a landfill. Construction waste generated might include joinery items, ceiling installations, walling and flooring tiles, packaging and offcuts. South Africa has a growing number of recycling service providers that can assist project teams to dispose of their construction waste without having to send it to the municipal landfill. Furthermore, certain manufacturers are in the position to take back construction waste to recycle and reuse. Soil pollution under or around dwellings of whatever nature will be strictly forbidden to any depth.

8.2.4 PASSIVE DESIGN

A house must offer human comfort through all seasons, in terms of natural air flow, natural lighting and thermal comfort, to name a few aspects. Passive design elements are part of the building envelope and control the temperature of the building, reducing the need for additional heating or cooling devices. Insulation, orientation, shading, cross-ventilation, overhangs and thermal massing are all examples of passive design elements that can be incorporated in the house design. These aspects were also

employed in the historic Swartland building styles due to the geographic area's climate. Incorporating the principles of historic styles from a climate control point of view is encouraged.

8.2.5 FITTINGS & FIXTURES

CFL / LED (energy saving) lighting to be used throughout the dwelling. Energy saving appliances (Green Star Ratings) should be installed. Appliances have an energy efficiency label that can be used as guideline. All incoming water mains must be fitted with a non-return valve to ensure reverse or cross contamination of the water is not possible. Hot water piping to have as short runs as possible. Similarly wastewater from stables or any other operations will be treated to avoid soil pollution. Lagging to all hot water piping to reduce heat loss. Lagging to all cold-water piping to reduce heat gain. Motion detection switching (can be integrated with security sensors). Daylight sensors to external lights with override. Light pollution to be minimized by careful placement of outside lighting and choice of fittings. Flood lights will not be allowed on site.

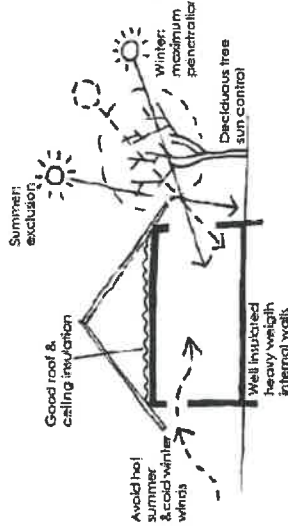


Diagram of passive solar heating element



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Rafael Rabin

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8.3 WATER MANAGEMENT

8.3.1 BOREHOLES

Private boreholes are only allowed on Type 3 and Type 4 stands. Any other boreholes will be done by the MOA and the water made available for irrigation purposes to the residents at an agreed upon rate.

8.3.2 WATER EFFICIENCY

Water efficient appliances must be used, such as washing machines and dishwashers. The installation of sanitary fixtures which allow the residents to use less water but are still effective, for example water efficient shower heads, mixers and toilets contribute to the overall water efficiency of a house.

8.3.3 GREY WATER USAGE

The estate encourages the safe and hygienic use of grey water for garden irrigation or flushing of WC's. Grey water is the recycling of bath, shower, hand basin and laundry water. Wastewater ('black' water) from the kitchen sink, dishwasher and WC's must not be reused. The HOA must approve the system that will be used for grey water recycling.

8.3.4 POOL

Rational design suggests not to use rim flow pool due to heat and water losses. A pool cover is required to minimise heat loss and water evaporation. A swimming pool backwash collection system for the return of backwash water to the pool is recommended to reduce water loss and wastage. Dark colours to capture and retain heat is recommended to reduce need for additional heating. Pool heating must be solar or other non-resistance heating. A timer on the pool pump is recommended. The most environmentally friendly pool system utilizes a reed filtration system to maintain water quality.

8.3.5 RAINWATER HARVESTING

It is encouraged that all buildings should harvest rainwater for reuse, with minimum 5,000 litre tanks, but recommended 10,000 litre tanks or more.

Rainwater can be used for some household purposes: irrigation, refilling pools, flushing toilets, car washing, etc. It is not recommended to use rainwater for potable purposes even with registered filtration systems. Rooftop rainwater harvesting is an inexpensive and effective method - by channeling rainwater from the roof through gutters and downpipes into a water tank. A JoJo tank, corrugated iron or brick built tank may be used. The water tank must be located in a position where it is not visible from the road, such as a courtyard and partially buried, or if it is visible, it must be concealed by a screen or vertical garden/planters that tie in with the garden landscaping. The ARC must approve the screen method to be used. The ARC must approve the system that will be used for rainwater harvesting and any other methods other than a water tank that are used to store rainwater.



JoJo tank and a corrugated iron tank



Ralph Robin

Mike Bay

ARC

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8.3.6 WATER & GARDEN

Balcony / terrace gardens are encouraged to replace lost 'garden' area and to dissipate 'heat island' effect of buildings - world standard is at least 10% of building should be covered with vegetation (window boxes, planted balconies / terraces, wall creepers)

Underground drip-feed irrigation is recommended to reduce water wastage Set flow rate on showers etc. to minimum

8.4 BEHAVIOUR MODIFICATION

Replace what you displace

Minimise waste & recycle

Reduce energy use by switching off lights when rooms not in use and 'ghost' energy users such as appliances left on standby Geyser set at maximum 60degrees

8.5 OTHER REQUIREMENTS

- Timers to be installed on all electrical hot water cylinders
- Insulation / lagging of all Hot Water Cylinders & pipes (SANS 10400 XA2)
- Indoor lighting also should not create light pollution beyond the individual property
- WCs are required to be fitted with a Multi-flush system
- Recycling is required, colour coded bins are recommended
- Stormwater infiltration must be promoted through minimising hard paved areas and the use of porous paving surfaces, where paving is required

8.6 WIND TURBINES

No wind turbines are allowed on the Estate. Only the Utility Company may generate and sell electricity within the Estate. Owners will be allowed to use Solar evacuated tube geysers and solar devices for pool heating.



8.7 SOLAR WATER HEATERS

It is mandatory by National Building Regulations to have a form of solar water heating device. This can be done using a suitable evacuated tube or flat plate collector. All geysers tanks should be inside the building and not on top of the roof. If a solar water heater is not used, a gas geyser is permitted. Conventional electrical cylinder geysers are not permitted.

8.8 Battery back up system

Lead acid batteries require special ventilation and maintenance therefore Lithium Ion is the recommended technology for home storage due to 10-year life span and safety and high energy density. All safety regulations to be adhered to in location and use. All buildings will require certificates of electrical compliance.

8.9 USE OF LP GAS

The use of gas is recommended for cooking and space heating appliances. Electric stoves use a huge amount of electricity. Gas to comply with National Building Regulations.

Ralph Rabie

8.10 AIR-CONDITIONING

Whilst not encouraged, some homeowners may choose to have air-conditioners installed. Should there be ducting, or external pipes required as part of the air-conditioning system, this must be incorporated into the design of the house, and not added on as an afterthought and not visible. High efficiency inverter technology is preferred. External units must be screened.

8.11 MECHANICAL VENTILATION

Whilst not encouraged, some houses may require mechanical ventilation for certain areas such as bathrooms. Should there be ducting, or gas/other pipes required as part of the mechanical ventilation system, this must be incorporated into the design of the house not added on as an afterthought.

All energy saving elements and technologies must be indicated on the plans and elevations that are submitted for approval to the ARC.

8.12 CHIMNEYS

All flues and chimneys must be clearly indicated on the plans, sections and elevations and are subject to approval by the ARC.

8.13 HEAT PUMPS & OTHER SERVICES

All services such as heat pumps must be indicated on the plans, sections and elevations that are submitted for approval to the ARC. Heat pumps to be screened to a design to the satisfaction of the ARC.

8.13 UTILITY ROOM / AREA

Each dwelling must be designed with a designated 'utility' room / area, covered and enclosed, where the necessary equipment can be installed for the management of the water systems (e.g. grey water recycling system and/or electrical storage). The position / location of this utility area must be designated on the plans for submission to the ARC.

9. ERVEN CATEGORIES & GENERAL REGULATIONS

9.1 SIZES OF ERVEN

The Darling Green Country Estate is divided into erven that fall into four categories:

- Type 1 Stands: Approximately 875m²
- Type 2 Stands: Approximately 1 250m²
- Type 3 Stands: Approximately 5 000m²
- Type 4 Stands: Approximately 1ha/10 000m²

The Guidelines apply to all erven on the estate. The development encourages contemporary architecture that responds to the natural landscape and is a modern interpretation of representative of the architectural styles of the surrounding areas.

9.2 MINIMUM SIZE OF A HOUSE

The minimum size of a house to be designed including covered patios and outbuildings (garages):

- Type 1 Stands: 100m²
- Type 2 Stands: 100m²
- Type 3 Stands: 150m²
- Type 4 Stands: 150m²

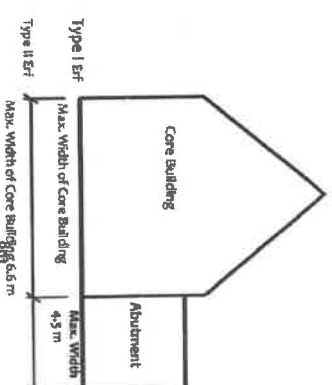


Figure 6: Diagrammatic section showing maximum width allowed for abutments for Type I and Type II erven

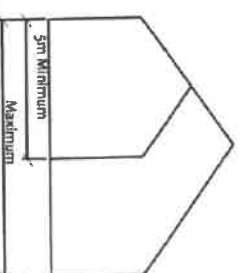


Figure 4: Building width: Core Buildings Type I erf.

10. BUILT FORM

The intention is to create contemporary houses that fit into the traditional and natural context of Darling. Traditional styles should be looked at for inspiration but should not be copied directly. Buildings must be contemporary in its style, responsive to the environment and designed using materials used in local buildings.

10.1 PLAN FORM

- i. Core buildings must have a double pitched roof.
- ii. Rectangular sections of the core buildings must be built perpendicular to each other.

Major plan form elements (double pitched roofs) are connected by minor form elements (verandahs & lean-to's, concrete roofs, pergolas). Differentiating vertical and horizontal planes through the

use of materials, colour and texture as well as additive elements such as verandahs, balconies and pergolas are encouraged to create articulate elevations. All secondary built forms to be orthogonal to the major forms. Rectangular sections of the core buildings must be built perpendicular to each other. Landscape elements are not restricted geometrically.

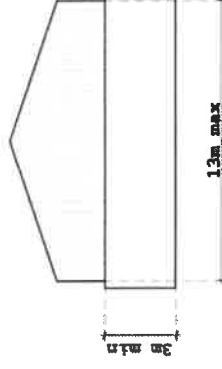
10.2 WIDTH & HEIGHT OF BUILDINGS

The width of any rectangular section of the building will be limited to 8m. The roof space may be utilized for loft spaces. The height of all buildings / structures may not exceed 8m measured parallel from the grade line to the wall plate and 10,5m measured from the grade line to the highest point of the roof.

10.3 BARNs

Barns can be constructed with;

- a) masonry walls and timber trusses.
- b) Steel portal frame structures clad in metal sheeting with min 3m high masonry walls
- c) Alternative construction methods such as LSF and CLT is acceptable if the end result confirms to architectural guidelines.



The profile of steel side cladding must be the same as the profile of the roof sheeting. The profile of the roof sheeting and side cladding must comply with par. 21.3.

The mas and the scale of the barn must be designed according to human scale. Large, brutalist, structures that dominates the landscape will not be permitted. The maximum width of the portal frame is 13m. The design of the barn is subject to the approval of the ARC.

Ralph Rabie

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TITLE SITE DEVELOPMENT PLAN 5
ERF 4403, DARLING

PHYSICAL ADDRESS GOWLING GREEN ESTATE

NOTE
ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEYING

COMPILED BY 24 DUBOIS & VONDER
TOWN PLANNERS
PROFESSIONAL SURVEYORS
14 RABBIT STREET, MARGARITA
16 021 427481
Fax 022 877841
Email: info@24dubois.co.za

DATE FEBRUARY 2022

AUTHORITY SWARTLAND MUNICIPALITY

REF DARY121632/L3

KEY:

- Relevant erf boundary
- Residential Zone 1
- Residential Zone 5
- Business Zone 2
- General Residential Zone 2: Town housing
- Open Space Zone 2: Private open space
- Transport Zone 2: Private road

SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Ondergetekende toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8229 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2022/05/05
DATUM/DATE

Amoyana
MUNISIPALE BESOUWER
MUNICIPAL MANAGER

4m Service Servitude

- Members Access 430ha**
- Picnic Spots
 - MTB Routes (World Sport Design)
 - Trail Run
 - Horse Trails

4m Service Servitude

- Members Access**
- Darling Club
 - Darling College / School

Darling - Malmesbury Road

Entrance to Site

SCALE:

0 50 100 150 200m

Darling Green
ESTATE

Rajesh Rastie

Pollel

[Signature]

Darling Green
ESTATE

12. ZONING REGULATIONS

12.1 RESIDENTIAL ZONE 1 (Type 1 & 2 stands)

Residential Zone 1:

Type 1 Stands: Approximately 875m²

Type 2 Stands: Approximately 1 250m²

12.1.1 Coverage

- The maximum coverage for erven with a net area of less than or equal to 1,000m² is 50%, and
- The maximum coverage for erven with a net area larger than 1,000m² is 500m², subject to the condition that if the municipality is convinced that there will not be any substantial negative impact, the coverage of 500m² for a land unit with an area larger than 1,000m² may be increased, provided that such coverage does not exceed 40%.

12.1.2 Building lines

- i) Street building line is determined as follows;
where the average depth of the land unit,
 - a) Does not exceed 20m, the street building line is 3m; or
 - b) Exceeds 20m and the street building line is a public road, the street building line is 4m.
- ii) Side building line is 1.5m
- iii) Rear building line is 2m.
 - The boundary line of erven that share a boundary with the ring road (the road that runs along the perimeter of the estate) will be regarded as a rear boundary.
 - Erfs 1,2, and 3 (as stated on the zoning map above) that share a boundary with Conservation Drive will be regarded as a rear boundary.

12.1.3 Second dwelling / Double dwelling house

A second dwelling / double dwelling house is permissible in this zone subject to the provisions as contained under Par 13, General regulations below as well as the approval of the OA.

12.2 RESIDENTIAL ZONE 5 (Type 3 & 4 stands)

Residential Zone 5: - Rural Residential (Equestrian):

Type 3 Stands: Approximately 5000m²

Type 4 Stands: Approximately 1ha / 10 000m²
Erf 4403 included

12.2.1 Land use provisions

Development of properties zoned Residential Zone 5 as indicated on the approved site development plan (refer to Par. 11), must be consistent with the provisions contained in this design guideline.

The following building types are permitted:

- i. Barns
- ii. Stables
- iii. Shelters on Pastures

12.2.2 Coverage

The maximum coverage is 40%

12.2.3 Building Lines

All perimeters = 6m

12.2.4 Second dwelling / Double dwelling house

A second dwelling / double dwelling house is permissible in this zone subject to the provisions as contained under Par 13, General regulations below as well as the approval of the OA.


Ralph Rabie




13. GENERAL REGULATIONS

13.1. No subdivision or consolidation of erven are allowed, without the prior written consent of the Developer during the development period or MOA thereafter.

13.2. Construction work on an erf must start within three years of the erf being transferred. If no construction work has commenced within three years, a penalty will be applied which will be a double levy.

Construction of the dwelling must be completed within 12 months of commencement of construction, or a penalty will be applied which will be a double levy. The MOA will consider the construction complete when the dwelling is signed off by the MOA as meeting all the completion requirements and occupancy certificate by the Municipality.

13.3. A list of approved contractors will be provided by the MOA for any private house construction projects. Any contractors that property Owners wish to use that are not on the list, will have to be vetted by the OA and approved, before being allowed to commence with any construction work in the estate. A "pavement deposit" will be required by any contractor prior to commencing any site works.

13.4 SECOND DWELLING / DOUBLE DWELLING HOUSE (DDH)

Second dwelling is defined as another dwelling unit which may, be erected on a land unit where a dwelling is also permitted and such second dwelling may be a separate structure or attached to an outbuilding or may be contained in the same structure as the dwelling; provided that:

1. the second dwelling shall remain on the same land unit as the dwelling; and

2. the second dwelling shall comply with the requirements specified below;
 - a) A second dwelling unit, of which the floor area does not exceed 60m², shall be regarded as an additional use right and not as a consent use;
 - b) The following provisions apply to a second dwelling / double dwelling houses;

1. Total floor space of a second dwelling unit shall not exceed 120m², while the total floor space of a dwelling unit in a double dwelling is not subject to this restriction;

- ii. A second dwelling unit shall be constructed in an architectural style, with external materials, finishes and colours, compatible to the main dwelling;

- iii. The second dwelling unit shall not exceed one storey in height;

- iv. Both dwelling units in a double dwelling shall be designed to give the appearance of a single large dwelling, and both units may have a ground storey or one unit may be on the ground storey and one on the storey above;

- v. Coverage, including all buildings shall be at most 50%;

- vi. At least one additional parking bay shall be provided on the land unit, and

- vii. It is required that the municipality's relevant municipal services department certify that capacity is available on the services network in the area in which such second dwelling or double dwelling is proposed;

Additional to the above:

- viii. The second dwelling / double dwelling house must be smaller than the main house.

Rafael Rabie

[Signature]

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13.5 Site Access

- a) Vehicle access is limited to one combined carriageway (vehicle entrance/exit) per site per public street or road abutting the site;
- b) Notwithstanding (a) above, where the total length of any street boundary of a site exceeds 30m in length, one additional carriageway crossing is allowed, provided that the carriageway crossings are not closer than 15m to each other.

13.6 PARKING

Each property, except for the developments on erf 4592 and 4403, must allow for a minimum of two visitors' parking bays located entirely on the property (not fully or partly on the verge)

13.7 LANDSCAPING

The OA requires all erven must be kept free of alien invasive vegetation at all times and it remains the property Owner's responsibility to maintain the erf on an ongoing basis. Only indigenous plants are allowed (see list of permissible plants) The OA reserves the right to landscape any empty erf to the property Owners' account should the Owner not fulfill their obligations in this regard.

13.8. Keeping of animals

- a) No animals may be kept for business purposes on a land unit in the residential zones;
- b) Poultry, rabbits and other small animals may be raised for domestic, non-commercial use in residential areas.
- c) No person may keep on any land unit in the residential zones, cattle, sheep, goats, pigs, birds, indigenous mammals or wild animals, without the permission of the municipality as well as the OA, notwithstanding whether such animals are kept for commercial or domestic purposes.

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Ralph Rabie

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14. SITE LAYOUT



DARLING GREEN
Country Estate

Edgar Rabe

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Karoo Style

15. TRADITIONAL ARCHITECTURAL STYLES

The following traditional styles have been identified as inspiration for the contemporary architectural designs:

- Historic Cape Winelands Architecture
- Karoo Architecture
- Swartland Architecture

There is a nostalgic atmosphere to KAROO ARCHITECTURE with verandahs covered with curved corrugated iron roofs, framed by steel, concrete or timber columns. Tall sash windows between timber shutters, broekie lace fretwork and cross & bible doors are characteristics of this style. These houses were usually built as single storeys with an external staircase leading to a loft space accessed at an external gable door.

Elements that can be taken from the traditional style and reused in contemporary buildings are high ceilings, pleasing vertical proportions and natural materials and white walls topped by a dark colour roof

CAPE WINELANDS ARCHITECTURE provokes images of luxurious living in a manor house and historical life in Cape Town.

Beautiful ornate gables, well-proportioned windows with shutters and open porches in front of the entrance façade are characteristics of this style. Together with the manor house style, the ancillary agricultural and industrial buildings also found on historic wine farms arranged in a typical "werf" layout also applies. The traditional simpler barn house or shed fall into this category.



Cape Winelands

Ralph Rabie

Mr. Berg



Malherbe Rust Architects



Simon Muccullagh



Javie Fagan

EXAMPLES OF CONTEMPORARY APPLICATIONS

16. APPLYING TRADITIONAL ARCHITECTURAL STYLES

DO

- Use pleasing vertical proportions for window & door openings
- Use natural materials in combination with white rendered walls.
- Create elegant, simplistic, yet modern houses i.e. not ornate or "decorated"
- Create welcoming facades offering opportunities for interaction with passers-by eg. Steep facing the road etc.
- Keep scale in mind. Building is an assembly of smaller structures.
- Keep roof pitch in mind as one of the major references to the vernacular architecture.
- Certain elements of the traditional styles are not allowed:

DON'T

- Add on ornamental elements such as brookie lace as an afterthought or direct copy of historic styles.
 - Use ornamental gables
 - Create replicas of existing styled buildings
 - Hide houses behind high walls and fences
 - Create works of pastiche or kitsch architecture
 - Directly mimic styles
- Use textured plaster ('Spanish style') etc.
- The aim is not to copy the traditional architectural styles, but rather to interpret it in new ways and to use it to inspire contemporary versions of the style.
- The designs on the estate can evoke nostalgia, without reverting to Pastiche or being kitsch. The overall intent of the guidelines is to create a village with identifiable own character adding tangible value as result. The principles of traditional styles are to be applied i.e. walls with "punctured" fenestration / patio doors, corner windows are foreign to historic styles and will not be allowed.



Slee & Co Architects



Haldane Martin



Simon Muccullagh

17. COLOUR PALETTE

ESTATE COLOURS enforced by OA

Buildings are to be simple in form with a limited material and colour selection.

The following WEATHERPRUFE paint colours are approved. The colours can be matched by other paint suppliers on approval of the OA.

Main Wall Colours	
Darling Grey	- No Code
Champane	- No Code
Yzer	- No Code
Toffee Cream	- 8892-1
Savignon	- 8893-1
Perron Grey	- 8781-1
Kleine Post	- 8772-1
Darling Lager	- 8773-1
Langfontein	- 8780-1

Feature Wall Colours	
Savignon	- 8893-1
Darling Ale	- 8894-1
Dusty Olive	- 8774-1
Toffee	- 8782-1



LIGHT | MONOCHROME

= white & light grey (walls) + greyscale (roofs, feature elements)



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18. WALLS

ESTATE COLOURS enforced by OA



LIGHT | MONOCHROME

GENERAL WALLS:

- Walls to be smooth plastered and painted white
- Face brick walls or stonewalls are allowed, but must be whitewashed.
- Alternative construction methods such as ISF and CLT is acceptable as long as the end result confirms to architectural guidelines.

FEATURE WALLS:

- The following materials are allowed on the visible facade walls, but only as feature walls that are limited to 15% of the visible facade:
- Stone cladding
 - Off shutter concrete
 - Metal cladding (Minimal and to ARC's approval)
 - Paint in dark feature greyscale WEATHERPROOF colours
 - Timber cladding
 - Minimal accent colours by approval of OA



NOT PERMITTED:

Metal cladding over entire facade



PERMITTED:

Painted/ bagged brick walls in white/ light colour.



PERMITTED: White painted walls



NOT PERMITTED: Stone cladding over more than 15% of facade



NOT PERMITTED:

Dark paint over more than 15% of facade



PERMITTED: Painted walls in colour that is light compared to roof colour.

Calvin Kibbie

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19. FEATURE ELEMENTS

COLOUR PALETTE

ESTATE COLOURS enforced by OA
ROOFS, WINDOW SHUTTERS & FRAMES, BALUSTRADES & OTHER



MONOCHROME

= greyscale (concrete, metal sheeting, paint colours)

The colours of feature elements are limited to the monochrome palette. Certain feature elements of different colours or materials might be approved by the ARC, on a discretionary basis. By keeping the roof colours and feature element colours in the same monochrome tones, it gives the estate a uniform appearance and contemporary style and adds aesthetic value.

20. WINDOWS

- Any type of window frame is permitted.
 - Timber frames can be kept natural colour.
 - Aluminium frames must fit in with the estate's colour palette.
- No winlock type windows allowed
- No reflective glass allowed, or film that creates 'mirror' reflection
 - E-rated glass and double glazing to be considered by home owners due to climatic benefits offered.

20.1 BURGULAR BARS:

- No external burglar bars will be permitted
- No external type "Trellidor" will be permitted Internal Burglar Bar designed to be Plain (not ornate) and to be submitted to OA approval.

20.2 EXTERNAL WINDOW SHUTTERS: Shutters are not required, but if they are provided, it must be done in accordance to following guidelines:

- Traditional sliding or hinged window shutters from timber or aluminium are allowed.
- Shutters must be natural timber or painted in a colour that fits within the estate's approved colour palette
- Shutters are allowed to be painted white or the traditional dark green, the colour code must be approved by the OA
- Shutters are not allowed to be painted in any bright, shocking colours
- No 'faux' shutters will be permitted, shutters must be functional



Examples of shutters that are permitted

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21. ROOFS

Roof forms, materials and colour are important elements of the buildings that give the Estate a visual sense of uniformity. In order for Darling Green Country Estate to maintain a sense of the traditional farm style appearance, the approach to roof designs is to keep the roof forms simple and unadorned. All roofs to be dark monochrome colours as per the Feature Elements colour palette.

21.1 MAJOR ROOF FORMS

- To be double pitched. 17,5° to 45°;
(traditional styles pitch of between 24° and 45° will be preferred for main building element roofs.)
- All double-pitched roofs must be symmetrical at the gable ends.

LEAN-TO ROOF

- Lean-to roof with a gradient of 5° (if roof cover profile allows it) to 40°.
- Roofing material that is visible from the street must be the same as that used for the main roof of the house.

Parapet gables are allowed on major forms.

Gable ends bargeboards can be constructed using the following materials:

- Timber boarding (only up to 15% of visible facade) / 'Nu-tec boards (no textures)
 - Masonry to match the walls of the house
- Bargeboards or walls from below are recommended on gable ends and lean-to's.

- No hipped roofs are permitted.
- No A frame Roofs are permitted.
- No Butterfly Roofs are permitted.
- No overhang eaves over 300mm are permitted.

21.2 MINOR ROOF FORMS

- Verandah's max. depth: 6,5m
- Lean-to's max. depth: 6,5m [headwall to eaves]
- Flat concrete roofs permitted only with parapets.
- The use of pergolas is encouraged, to cover porches and to connect double pitched roofs.
- Shading devices such as pergolas are required over large North / West facing glazed areas (over 4m2)



PERMITTED: Unadorned gable



PERMITTED: Dark Roof cladding. White fascia boards & pergola.



PERMITTED: Dark Roof cladding. Fascia & bargeboards match roof Colour. Clipped eaves.



NOT PERMITTED: Ornamental gable.

21. ROOFS

21.3 MATERIALS & COLOURS FOR DOUBLE PITCHED ROOFS

On a particular erf, the same roof material is to be used for all visible pitched roofs. All double pitched roofs to be a dark monochrome colour from the Feature Elements colour palette in this Manual.

The following materials may be utilised:

- Diamondek, klip-lok, brownbuilt and corrugated metal sheeting.
- Modern Elite profile concrete roof tiles

Colours to match the Feature Elements palette. Concrete roof tiles colour can be Farmhouse Gray and Rustic Black. It must conform to the contemporary feel of the estate.

The following materials may not be utilised:

- Metal roof tiles
- Visible translucent sheeting is not permitted
- Thatch roofs are not allowed

21.4 MATERIALS & COLOURS FOR ROOFS

- Flat concrete roofs to be planted or covered with stone chips.
- Fascias, barge boards to match roof colours.
- Downpipes to match wall colour
- Gutters to match roof colour.
- Eaves without gutters are allowed if building is provided with a concrete apron.



Corrugated



BrownBuilt™



22. ROOF WINDOWS



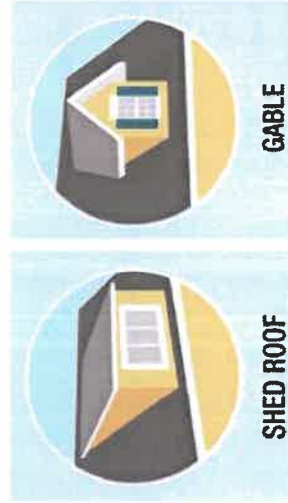
NOT PERMITTED:
Roof window at irregular angle



NOT PERMITTED:
Dormer window with curved roof



- Co-planar roof-windows are allowed. Finishes and colours of frames are to match roof colour.
- Dormer windows with gable roofs are accepted.
- Long dormers with shed roofs type are acceptable as long as a substantial portion [min. 1 meter width] of the main roof remains at gable ends.
- Dormer windows with hipped roofs over will not be allowed.
- Dormer windows with shed roofs over will not be allowed.



PERMITTED:

NOT PERMITTED:

Examples of Permitted Roof Sheetting

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Ralph Rabie
Ralph Rabie



NOT PERMITTED:
Decorative balustrade



23. BALCONIES & BALUSTRADES

Open balconies & Juliet balconies are permitted. Lines must be rectilinear – not curved or ornate.



PERMITTED:
Elegant & modern balustrade



NOT PERMITTED:
Decorative balustrade

PERMITTED:
Infinity glass
balustrade

24. GARAGES & CARPORTS

Freestanding carports are permitted;

- No shade netting on steel structures is permitted;
- Timber or steel structures are allowed with the ARC's approval.
- Brick column structure is permitted. Roof must match material of house roof;
- Garages, outbuildings and carports are to complement with the main building in the manner of vernacular agricultural estates, by means of courtyards and boundary walls creating a "verf" collection of buildings with a cohesive character;
- Garages and carports are to be hidden behind the main buildings or to the side and should not form the main focus point upon arrival of a residence, especially on type 3 and 4 stands. This rule is not applicable to group housing.



PERMITTED: Brick columns with roof



NOT PERMITTED:
Shade Netting on steel structure

25. STOEPS & VERANDAHS (COVERED STOEPS)

25.1 Front Stoeps and Verandahs

A verandah can be uncovered or covered by a pergola, lean-to roof or double pitched roof. The roof structure of the verandahs may be exposed or a ceiling may be provided. Roof material must be the same as that used for the roof of the core building of the house.

- Private stoeps may be covered with a lean-to roof with a gradient of 5° (if roof cover profile allows it) to 40°, or a double pitched roof.
 - The roof structure of private verandahs may be exposed, or a ceiling may be provided. Roofing material must be the same as that used for the main roof of the house.
 - A pergola may be constructed on a private stoep, and a canvas or shade cloth covering of natural or grey colour may be used.
 - Private stoeps may be covered with flat concrete roofs behind parapets.
 - Private stoeps and verandahs may be enclosed with sliding and stacking doors.
 - Canvas or similar roller shutters may be used to obtain privacy.
- The colour of these shutters must match that of the external wall.
- No reflective material may be used.

25.3 STOEPS / VERANDAHS / PERGOLA COLUMNS:

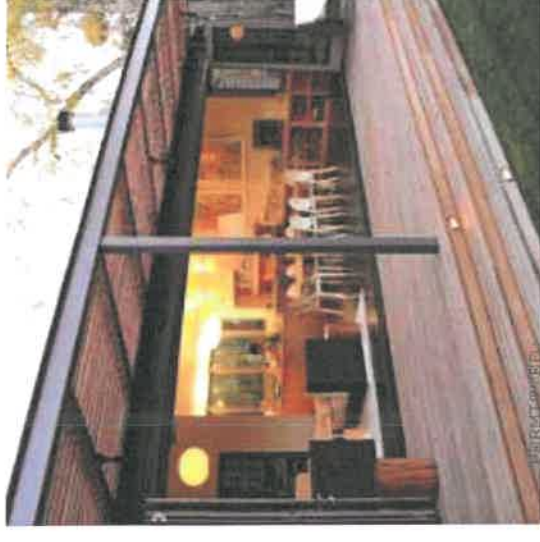
- Columns to verandas and pergolas may be either cylindrical or square and may be paired members.
- Pergolas of timber or steel may be used.

Cantilever Pergolas are allowed.

- If pre-cast concrete columns are used, no copies of the Greek or Roman orders are permitted. The shaft of the column must be tapered and have a smooth surface and may not be fluted.
- The top or capital of the column must be simple and not ornamented.
- No Victorian cast iron posts or "broekie lace" detail will be allowed.
- No pre-cast concrete pipe sections combined to form columns will be allowed.



NOT PERMITTED:
Broekielace & ornamentation



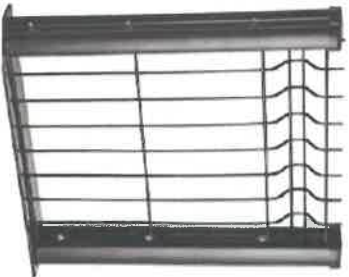
Contemporary Stoep

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Ralph Rabie



PERMITTED: Paddock fence



PERMITTED: ClearVu/ Betafenc



NOT PERMITTED: Artificial plants

26. BOUNDARIES: WALLS, FENCES & PALISADES

It is not obligatory to have boundary walls around erven. Landscaping can be used to define boundaries. The main purpose of walls within the Darling Green Country Estate is to define rear space and to keep pets inside. It is the Owners' duty to provide sufficient walls to confine domestic animals to their erven. Neighbours should endeavour to achieve an agreement on walls where they share a boundary.

Type 1 and 2 stands can have solid walls between erven on the shared boundary with a maximum height of 1,8m high up to the edge/extremity of the houses. 1,2m high "werf" walls are permitted to the front and sides of front garden areas.

Fencing must allow for an open feeling and visibility is encouraged, to create a friendly, neighbourly environment.

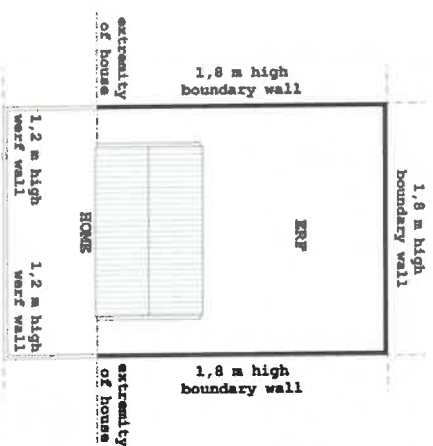
Type 3 and 4 stands can have wall/fence with a maximum height of 2m. Only a percentage of the total boundary wall/fence can be solid. Solid wall/fence are to provide privacy around kitchen yards and service spaces

Type 3 stands: only 10% may be solid.

Type 4 stands: only 5% may be solid

MATERIALS

- The use of low-level paddock fencing from white PVC, white or natural painted timber is encouraged
- ClearVu/Betafence type fencing with large apertures are permitted
- No Vibracrete is permitted.
- No spikes & razorwire fencing is permitted.
- No artificial plants on top or as part of a hedge is permitted.
- No wire mesh or diamond mesh fence is permitted.



NOT PERMITTED: Spikes



NOT PERMITTED: Vibracrete fence



NOT PERMITTED: Wire mesh & razor wire

Robert Rabie

Robert Rabie

27. DRIVEWAYS

In order to keep the overall appearance of the estate in line with the Farm Living approach, Homeowners are encouraged to use grass blocks, gravel and peach pips for driveways and parking areas on erven.



Homeowners who prefer a more formalised appearance, are allowed to use coarse exposed aggregate paving in specified colours for general driveway and parking areas.



CEL Paving products:
Coarse exposed
aggregate paving

28. SIGNAGE

28.1 PUBLIC WAYFINDING

SIGNAGE Enforced by OA
Way-finding signage and bollards are provided and maintained by the OA in public spaces.



TOTEMPOLE

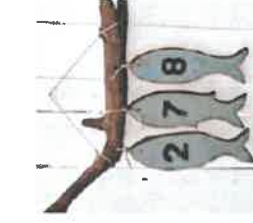


FINGERBOARD

All public way-finding signage must be in line with requirements of the Swartland Municipality by-laws

28.2 HOUSE NUMBERS

The street numbers of dwellings on an Erf contributes to the overall aesthetic of the estate. For this reason, the numbers must also be approved by the OA. No backlighting of numbers is permitted and no fluorescent lighting is permitted



Examples of numbers that are not permitted



Ralph Rabie



Examples of numbers that are permitted. Signage on a built wall segment at the entrance to the property will also be favourably considered.

29.1

LANDSCAPING

GUIDELINES

Enforced by OA

29.1.1 LANDSCAPE PLAN

Each Homeowner must submit a clear (1:100 – 1:250) landscaping plan to the ARC for approval, with the following requirements:

- Site boundaries and existing servitudes;
- Name and position of abutting streets;
- Existing and proposed contours at minimum 1m intervals;
- Ground levels, finished floor levels and top of wall levels;
- Building footprint, basement footprint and roof overhangs;
- Entrances and windows on ground floor;
- Location of proposed trees and vegetation, with botanical names, sizes and densities of shrubs and ground covers – all species to conform to the approved plant list in this document;
- All landscaping in structured planters on balconies, roofs, etc.;
- Proposed hard surfaces, driveways, parking areas and pedestrian paths, specify material and colour;
- Irrigation intent, type, water source and specification;
- Location of underground services;
- Storm water detention ponds with intended storm water flow paths and treatment facilities, detail around specific wetland vegetation types.

After approval from the ARC, the landscape plan must be submitted to the Local Municipality as part of the Site Development Plan submission.



29.1.2 LANDSCAPE CHARACTER

These guidelines act as a regulatory document for the OA to ensure that a uniform landscape quality and character is maintained throughout the whole development. The landscape designs should be kept as water wise as possible, and enhance the natural character of the site in terms of vegetation. The Darling area consists of a large diversity of vegetation that includes the wildflower reserves of Waylands and Oudepost. The wildflowers of the area create a colourful attraction during springtime and the dark grey "Renosterbos" shrubs add a unique appearance to the natural landscape.

29.1.3 GENERAL REQUIREMENTS

- Utilisation of natural and locally sourced materials.
- To minimize maintenance and water usage.
- The landscaped environment must enhance the built environment.
- It is recommended that proper soil preparation is carried out:
Before planting, a 150mm thick layer of compost should be forked into ground. A 50mm thick coarse compost layer should be spread over all planted beds to prevent moisture loss.
- All trees planted need to be double staked.



29.2 LANDSCAPING GUIDELINES

Enforced by OA

The landscaping is to be kept natural, with defined courtyard spaces and lawn kept within the specified percentages for each site:

Type 1: 875m² stands - max. 10% courtyard spaces and lawn

Type 2: 1250m² stands - max. 10% courtyard spaces and lawn

Type 3: 5000m² stands - max. 5% courtyard spaces and lawn

Type 4: 1ha / 10 000m² stands
- max. 5% courtyard spaces and lawn

The growing of orchards and vegetable gardens as part of the landscaping is encouraged.

No tunnels and steel structures for agriculture is allowed on Erven.

No synthetic grass is permitted.



Ralph Rabie

Ralph Rabie

Ralph Rabie

Enforced by OA

Acacia karoo (Soetdoring/Sweet Thorn)

RESTIOS & GRASSES

Aristida juncea mms
Chondropetalum (Elegia) tectorum (Thatching reed)
Juncus kraussii (Dune slack rush)
Thamnochortus insignis
Thamnochortus specigenus (Dune weed)

SHRUBS/STRIKES

Adenostoma (Boege/Bucht) All species
Adenandra uniflora (Kommelje/reeswater/China flower)
Agapanthus spp
Agapanthus praecox
Anchusa capensis (Kaapse vergeet-my-nie/le/Cape forget me not)
Albizia spp
Antiodontea scabrosa
Arctostaphylos spp (Cape marigold)
Arctostaphylos spp
Athanasia parviflora (Kouterbos/Coulter bush)
Asparagus densiflorus (Emerald fern)
Asparagus capensis (Kardoring)
Barleria obtusa (Bosvoort/le/Bush violet)
Barleria repens (Roses)
Bauhinia galepinii (Trots van die Kaap/Pride-of-DeKaap)
Brachycarpea juncea (Bergvooi of Blouet/Wild stock)
Burchellia bubalina (Wildegranaat/Wild pomegranate)
Bulbinella floribunda
Carissa macrocarpa (Grootoem-noem/Large num-num)
Carissa bispinosa (Noem-noem/Num-num)
Carissa edulis (Kleinnoem-noem)
Carpanthea pomerialana (Velkousie)
Carportulus spp (Hottotrys/Hottentot fig)
Chamaenitae floribunda (Piemplemie)
Cliffortia spp
Cypripedium alternifolius (Umbrella sage)
Chrysanthemoides monilifera (Bietou/Bush-tick berry)
Chrysanthemoides incana
Clivia nobilis
Coleonema pulchellum (Confettos/Confetti bush)
Coleonema alba
Conocissia pugioniformis (Gansies/Snotwortel/Varkissie)
Cotula turbinata (Gansies/Bachelor's buttons)
Crotalaria capensis (Kaapse klipperpeul/Cape rattlesnake)
Crocotaria spp
Dietes grandiflora (Wild iris)
Dietes bicolor (Yellow wild iris)
Dietes carnea (Duinegousdbom/Seegousdbom)
Dimorphotheca sinuata

Dorotheanthus bellidiformis (Bokbaaiwygie)

Uroanthemum bicolor	Wild Rosemary
Ericophialus africanus	
Erica spp	
Euclea capensis	
Euclea racemosa	
Euclea undulata	
Euryops pectinatus	virginicus (Heuningmagniet)
Felecia spp	(Bloumagniet/ Wilde aster)
Freesia alba	(Wild freesia)
Gazania rigens	(Trailing gazania)
Gazania rigida	(Rooi gousblom)
Gasteria spp	
Geranium incanum	(Carpet geranium)
Grewia occidentalis	(Kruisbessie/Croo-berry)
Halleria elliptica	(Midenuchaia/Wild tuchisia)
Hedera spp	
Helichrysum petiolare	(Curry Bush)
Helichrysum argyrophyllum	
Hellinantha membranacea	(Knop Bessie)
Hemizgia obereyerii	(Saile)
Hypericum revolutum	(Kerriebos/Curry Bush)
Hypochaeris aristata	(Purple Ribbon Bush)
Indigofera incana	(Pienk Lewentjie)
Indigofera incana	(Sliver Lewentjie)
Kriphofia praecox	(Red-hot Poker)
Leonotis leonurus	(Wild Dagga)
Leucadendron spp	
Leucospermum spp	
Lebeckia cystioides	(Wild Broom)
Lycium tetrandum	(cinerum) (Kraeldoring)
Mackaya bella	
Metastasia murcata	(Blombos)
Myrica cordifolia	
Nylandtia spinose	(Skipadessie/ Tortoise berry)
Osteospermum spp	
Passerina vulgaris	(Sandgannabos)
Pelargonium capitatum	
Pelargonium cucullatum	
Pelargonium bestinum	
Pelargonium gibbosum	
Penzia grandiflora	(Stinkkruid/Matricaria)
Plectranthus spp	
Plectranthus ecklonii	
Plectranthus fruticosus	
Pumbeago auriculata	(Sisselbos/Cape leadwort)
Podalyria calyptrata	(Egjiebos)
Polygala myrtifolia	

Portulacacae (Spekboom/Elephant

- Protea spp
- Rhus spp
- Rhus crenata
- Sarssevertia spp (Mother in law's tongue)
- Rhus glauca
- Rhus laevigata
- Salvia aurea
- Salvia Africana lutea
- Salvia dolomiticca
- Salvia chamaeleagnaea
- Senecio elegans (Strandblommeŋie)
- Senecio halimifolius (Tabakbos)
- Sparrax tricolor
- Sterilizia reginae
- Sutera grandiflora (Wildefloks/ Wild phlox)
- Sutherlandia frutescens (Karkerkbosisel/cancer bush)
- Tarconanthus camphoratus (Wild camphor)
- Tecoma capensis (Cape honeysuckle)
- Thunbergia succulent (Wildesalie/ Wild sage)
- Thamnochortus insignis (Dune reed)
- Thamnochortus specigerus
- Tetragonia fruticosa
- Trichosperma stipularis (Phyllis) (Hondegesigie)
- Tulbaghia violacea (Wildekroffte/Wild garlic)
- Watsonia spp
- Wachendorfia thyrsiflora
- Wachendorfia paniculata (Rookkano)
- Zygophyllum morysana (Slaabos)

Bougainvillea spp

Passiflora (Granadilla)
Jasminum multipartitum
Podanea ricasoliana (Port St
Johns Creeper)
Vitis spp (Ornamental vine)
Thunbergia alata (Blackeyed
Susan)
Senecio tamoides (Canary
creeper)
Pelargonium peltatum

Stenotaphrum secundatum (Buffalo grass)

Cynodon dactylon (Kaapse Kweek)

31. HORSEMANAGEMENT

Enforced by OA

Horse keeping is a wonderful and enriching hobby. But be aware that not all residents of the village have the same enthusiasm for horses as you do. It is therefore important that horse keeping fits harmoniously into the village and that emissions from the horses are kept to a minimum.

Darling Green Country Estate therefore attaches great importance to a high quality of life for all residents and a well-kept appearance of the stables as well as sheds. The regulations for the design of the pastures and stables as well as the horse management can be found below.

Darling Green Country Estate horse register/ Identification of each horse
Darling Green maintains a horse register in which all horses kept at the estate are registered. In order to ensure unequivocal identification, all horses kept at Darling Green must be microchipped.

Furthermore, the horses must have current influenza and herpes vaccinations.

Moving your horse to Darling Green Country Estate
The Darling Green Country Estate Home Owners Association board has a person responsible for equine matters. Latest two days before you plan to move you horse to Darling Green Country Estate you have to hand in a copy of the passport (description page, microchip + vaccination rapport) to the board.

On first entry to Darling Green Country Estate, each horse will be checked and allocated an individual head number which must be visibly attached to the bridle on each out ride. Owner of horses found outside the owners' property without their assigned head number will be fined ZAR 2500.

31.1. Pasture fences

The fencing of the horse pastures must be in conformity with the horses and fit harmoniously into the overall appearance of the estate. Pasture fencing must not exceed a maximum height of 160 cm from the ground.

This means that permitted are:

- A) Wooden fencing with wooden poles and wooden slats or round wooden logs as cross-bracing. All wooden elements must be of uniform colour. The colours brown, green and white are permitted.
- B) White synthetic slats
- C) Combinations of wooden poles and plastic strips.

Electrification of the willows is only permitted as a supplement to one of the aforementioned fencing variants.

Not Permitted are:

Any type of wire bridle

31.2. Barns

To keep emissions of mice, rats or other pests as low as possible, horse feed, roughage and bedding for the stables must be stored in a closed barn.

Possible dimensions and design variants of the barn are regulated in the building manual. See par 10.2.



Ralph Rabie

32.3. Stables

Permitted only on properties zoned Residential Zone 5 (please refer to the approved site development plan under Par. 11).

Permitted is the construction of classic stone build barn stable with single boxes for each horse and adjoining night run paddocks for each horse or a solid wood stable.

Optionally, there is also the possibility of erecting solid wooden stables closed on three sides.

The sizes and dimensions of the stables are to be in accordance with the regulations of the building manual. (See par 10.2.)

31.4. Shelters on the pastures

Shelters that provide protection from the weather for the horses on the pastures must be made of uniform solid wood elements.

31.5. Horse manure managing

A dung heap is to be created for the horse manure, the location of which is to be chosen in such a way that the odour nuisance for neighbouring properties is avoided.

In order to prevent the deposition of fly eggs on the horse manure and to reduce odour formation to a minimum, the use of micro-organisms sprayed on the manure is recommended.

The horse pastures are to be cleared of manure regularly, but at least once a week, to ensure a clean appearance of the estate.

Horse manure is collected from Darling Green Country Estate once a month at a fixed time. The estate management organises this collection. Horse owners are obliged to have their horses' manure removed during these disposal tours. Failure to do so will result in a fine of R5000, or R10,000 in the case of a repeat offence.

31.6. Health management

In addition to horse-friendly husbandry and feeding, preventive health care plays an important role in maintaining the horse's health and performance. Horses rarely live in constant stalls anymore, but leave the stable for rides, training or tournaments and usually meet other horses. This challenges the immune system and increases the probability of coming into contact with new pathogens. People can also carry pathogens from one stable to the next.

Regular vaccinations offer protection for your horse and thus for the other horses in the estate against infectious diseases.

All horses at Darling Green Country Estate must therefore be vaccinated regularly against influenza and herpes.

Whether they have their horses additionally vaccinated against AHS, Nile fever or tetanus is up to the horse owners.

Proof of vaccination must be submitted to the Darling Green Country Estate Homeowners Association' Board's Horse Officer without being requested to do so.

No livery/no riding lessons

With consideration for the estate residents and to keep the emission low: the rental of stables on Darling Green Country Estate is not permitted.

temporary boarding of other people's horses is also not permitted.

it is not allowed to offer riding lessons

Additional service

In order to make it as easy and convenient as possible for horse owners to vaccinate their horses on a regular basis, the Darling Green Country Estate Homeowners Association' Board's Horse Officer organises quarterly vaccination appointments on site at Darling Green Country Estate with a local Vet.

Robert Rabie

[Signature]

32. DOG/CAT MANAGEMENT

Enforced by OA

The keeping of any animals to comply with the requirements of the public nuisance by-law.

The maximum number of dogs/cats per household:

Type 1 Erven - 2 Dogs/Cats

Type 2 Erven - 2 Dogs/Cats

Type 3 Erven - 4 Dogs/Cats

Type 4 Erven - 8 Dogs/Cats

Commercial dog breeding is prohibited within the estate.

Dogs/Cats exceeding the legal limit must be removed from the estate. Exceptions will not be granted.

It is important to ensure that the dogs, which are kept outside of a home, do not disturb the peace in the estate by constant barking.

All dogs/cats that are kept on stands in the estate must be marked with a microchip. The microchip number must be reported to the Darling Green Country Estate Owner Association on the form "Dog Registration Darling Green Country Estate " together with a photo of the dog when moving into the estate or no later than 10' days after the dog's purchase.

Each dog owner will receive a registration number for his dog after registering with Darling Green Country Estate Owner Association. The dog owner is obliged to keep his dog on a leash at all times within the estate. The identification number assigned to the dog must always be clearly visible on the leash of the dog.

Dog owners' are obliged to collect faeces of their dogs/cats that are deposited on the common property. All dog are to be inoculated for Rabies. Darling Green Country Estate Owner Association has the right to request roof of such inoculation. Offenses are punishable by the Darling Green Country Estate Owner Association. If a dog owner does not comply with the above obligations, he will be fined by the Darling Green Country Estate Owner Association. If dogs are not registered within 10 days of occupation or purchase of a dog, the dog owner will be banned from keeping dogs in the estate. All dog owners must have liability insurance covering any personal injury or property damage that their dogs may cause to third parties.



Ralph Rabie



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33. EXTERNAL LIGHTING

Enforced by OA

All external lighting on an Erf is only to be done on approval by OA. External lighting should compliment the architecture and enhance the façade of a house, rather than overpower it. Lighting of garden features should be done minimally to limit light pollution. Maximum height of light fittings externally will be 1m above finished ground level security 'floodlights' are not permitted



Permitted bollard lighting

Permitted minimal wall/ facade lighting



34. INTERIORS

Enforced by OA

Although interiors are not specifically dictated by the architectural guidelines, it is advised that the interiors will be as aesthetically pleasing and in the same style as the exteriors of the houses. There should be a natural transition between internal and external spaces, taking into account the South African climate and lifestyle.



35.1 PLAN

APPROVAL PROCESS

A scrutiny fee calculated with a m² rate on covered spaces is payable to the ARC by a home owner in advance of plan submission. This fee is to cover the cost of the plan approval process. Should resubmission be required, an additional fee will be payable. All submissions must be done by a architect that is preapproved by the ARC and MOA. A professional architect or professional senior architectural technologist, registered with the South African Council for Architectural Professionals, can be considered to be added to this list.

The Darling Green Country Estate ARC will be represented by François Nortjé and François van den Berg of Osmond Lange Architects;

STAGE 1

The Home owner shall submit a sketch plan and a site development plan in PDF format ("Stage 1 plans") to the ARC for its approval. The Stage 1 plans must indicate:

1. Placing of Buildings, height, FAR, parking and coverage calculations;
2. Open spaces and landscape development plan;
3. Entrances to and exits from the Erf;
4. Accesses to Buildings, parking area;
5. Building restriction areas, servitudes, building lines, elevation treatment of the building and structures;
6. The position, height, material and finish of the boundary fence/ wall, refuse areas, gates, fences and carports;
7. Schematic stormwater management and disposal designed by a professional registered engineer;
8. Landscaping zones;
9. Site plan and floor plans;
10. Schematic sections with heights indicated;
11. External roadways, parking, fencing and landscaping;
12. 3D images of the proposed facility; and
13. Table indicating maximum bulk allowed versus actual bulk area and the total parking bays provided vs bays required.

STAGE 2

The Home owner shall submit detailed design drawings to the ARC for its approval comprising:

1. One set of PDF SDPs indicating:

- 1.1 Placing of buildings, height, FAR, parking and coverage calculations;
- 1.2 Open spaces and landscape development plan;
- 1.3 Entrances to and exits from the Erf;
- 1.4 Accesses to Building and parking area;
- 1.5 Building restricted areas, servitudes, building lines and elevation treatment of building;
- 1.6 The position, height, material and finish of the boundary wall, refuse areas, gates, fences and carports;
- 1.7 Stormwater management layout;
- 1.8 Landscaping/hard surface (paved/tarred areas) zones;

2. One set of PDF Building plans indicating:

1. Site plan, floor plans and roof plan;
2. Elevations detailing the external finishes and façades;
3. Typical sections;
4. External roadways, parking, fencing and landscaping;
5. Building signage (colour copy);
6. Lighting; mechanical plant masts and antennae;
7. 3D images of the proposed facility;
8. Landscape drawings and plant lists;
9. Electrical and mechanical drawings and specifications;
10. Boarding plan indicating the fencing of the construction/development envelope with poles and a diamond mesh fence with 80% black shade cloth no lower than 1.8m secured thereto. All gates must be lockable.

Approved plans will be digitally stamped by the ARC as per sample below.



Date
EASTNETICAL APPROVED
ON BEHALF OF DARLING GREEN ESTATE
PROPERTY OWNERS ASSOCIATION

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35.2 PLAN APPROVAL PROCESS

STAGE 3

Approval by the ARC does not warrant approval by the local authority as it is only an aesthetic approval and compliance with design guidelines approval. The building plans as approved by the ARC must be submitted to the local authority for approval thereof. No construction may commence before the approval of local authority is granted.

CERTIFICATE OF FINAL APPROVAL

1. After inspection of the completed development including installation of landscaping, signage and lighting, approved by the ARC, a certificate of "Final Approval" will be issued. Any deviation from plans that have been approved at any stage of the design review procedure must be submitted for approval by the ARC. No works related to deviations from approved plans may be actioned until the necessary approval of the ARC has been obtained.

2. Any stop order on work in progress issued by the ARC to cease building operations on a particular aspect of the building pending further review, is to be complied with immediately. Any unauthorised deviation, or work undertaken in defiance of the ARC's request can, at the discretion of the ARC, be demolished at the Member's expense and made good as approved.

3. Failure to build in accordance with the approved plans or repeated refusal to deal with issues raised by the ARC will result in the Certificate of Final Development Approval being withheld. Attention is drawn to the fact that the Certificate of Final Development Approval noted above and issued by the ARC is a prerequisite for obtaining a certificate of occupancy from the Local Authority. Such Certificate of Final Development Approval (where occupancy is sought prior to final completion of the development) may be issued subject to conditions and is binding.

Rafael Rabie

[Signature]
[Signature]

36.1 CONSTRUCTION PROCESSES AND CONTRACTS

Each Home owner shall ensure that the appointed building contractor is made aware of these rules as well as the guidelines set out herein and complies with these.

This manual in its entirety shall be deemed to form part of any building contract concluded between Home owner(s) and the Owner(s)' contractor. Neither the ARC, nor the OA shall be liable for any losses sustained by the Home owner as a result thereof.

Any contravention of the Rules or this Manual whether by the Home owner or the Owner's contractor, including but not limited to rules relating to security and access, will entitle the ARC to suspend building work on the Erf and the OA to deny the Owner's contractor access to the Estate.

37.1.1 APPOINTING A CONTRACTOR

The Home owner(s) shall ensure that all appointed contractors are registered with MBSA and other applicable registration bodies.

37.1.2 BUILDING TIME LIMITS

Construction must commence within 3 years from date of transfer of the Erf into the Owner's name, failing which penalty levies shall be payable.

37.1.3 INFRINGEMENTS

Any building works, which are constructed in contravention of or which infringe upon the guidelines set out herein and are constructed other than in accordance with the plans approved by the ARC shall be demolished and removed, on written notice by the ARC and at the Owner's expense.

37.1.4 SITE INSPECTIONS

1. The ARC may inspect the works at any stage during construction and may request any reasonable alterations and/or additions to ensure that the guidelines provided in this Architectural Guidelines Manual are implemented.
 2. No deviations from the approved plans will be permitted. in the event of any deviations to the approved plans, it is the Owner's responsibility to resubmit drawings to the ARC and Swartland Municipality for scrutiny and approval, prior to proceeding with construction.
 3. The ARC may institute a Stop Order if there is non compliance with these Guidelines and the approved Building Plans
- An interim inspection will be issued by the ARC at wall plate level to confirm that the building is build as per the approved drawings.
- ### 37.1.5 SITE REGULATIONS [CONTRACTOR'S ENTRANCES]
1. All building work/materials pertaining to the Erf must be contained within the Erf construction zone and hoarding must be in place.
 2. The Erf must be accessed off designated roadways only.
 3. The appearance and management of the construction Erf will be reviewed by the OA from time to time and must be kept neat and tidy. All material and deliveries must be stored within the hoarding fences.
 4. The contractor is responsible for all his sub-contractors as well as any damage caused by his own employees, sub-contractors employed by him or delivery vehicles delivering materials to the Erf and is liable to pay for any damage including damage to kerbs, roads, plants, irrigation systems and private property. Should the contractor fail to pay for damage caused on the presentation of the first invoice, the responsibility will fall onto the owner to make such payment.
 5. The ARC will have sole discretion as to the nature, extent and value of any damage caused and the identification of the vehicles and persons responsible for such damage.
 6. The cost of repair of any damage caused by the Owner or his contractor or subcontractors to any Erf owned or controlled by the OA will be borne by the Owner.
 7. The contractor will at all times adhere to all applicable laws as well as health and safety regulations.
 8. The contractor is responsible for security of the building site during the construction period.



Ralph Rabie

36.2 CONSTRUCTION PROCESSES AND CONTRACTS

37.2.1 REFUSE DISPOSAL

1. The contractor shall provide facilities for rubbish disposal and ensure that the workers use the facility provided. No rubbish may be burnt or buried on the erf and should be removed weekly.
2. Contractors shall ensure special care in their handling, disposal and cleaning up operations, with particular note to paint, tile grout, tile adhesive, cement and Rhinolite, chemicals, oil and fuel, etc. Special preventative controls must be taken on erven which are adjacent to wet land areas to avoid spillage, in accordance with the EMP.
3. Construction-related sediment and waste must be managed to prevent its introduction into the bulk stormwater system during construction activities. The Owner must insist on a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP for the project is the contractor's plan that stipulates how potential pollutants will be intercepted before it reaches the bulk stormwater system.
4. All waste must be managed effectively to the satisfaction of the EMP and the ARC.
5. Recycling of recyclable material must take place.

37.2.2 BEST MANAGEMENT PRACTICE (BMP)

1. All principal contractors must have material and waste BMP in place which includes the work of any sub- contractors on-site. The BMPs to manage materials and waste include: Debris and trash management; Chemical management; and Concrete washouts.
3. BMPs that help reduce soil erosion are the measures and techniques used to retain soil in place. Erosion controls reduce the amount of soil removed and transported by stormwater runoff. Preventing erosion is the most effective method-and normally the most cost effective-to reduce soil loss from a tract of land. The BMPs to reduce soil erosion include: vegetation, mulching, erosion control blankets and dam checks.

BMPs to Reduce Sediment Loss: Since soil is highly mobile once disturbed, it is important to plan for soil loss. BMPs that help reduce sediment loss are temporary structures or devices that capture soil transported by wind or water through settlement, filtration, or chemical treatment of the runoff. They are often used to trap sediment before it leaves the erf. All construction activities will require areas in which soil is disturbed, and so BMPs that reduce soil erosion should not be the only line of defense. Regardless of which BMPs are used to reduce sediment loss, all should be designed and installed to allow the safe overflow or by-pass of excessive runoff.

37.2.3 FACILITIES FOR WORKERS

The contractor shall provide approved appropriate ablution facilities for persons on site. Toilets and changing facilities shall be suitably positioned, screened and kept hygienic. These facilities are to be positioned within the Erf boundaries.

37.2.4 OFF-LOADING OF MATERIALS

Materials delivered from incorporation into the works may not encroach onto adjacent Erven, pavement or roadways or onto green spaces. Where any supplier fails 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 spilled into the road.

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37. SUBMISSION REQUIREMENTS

A scrutiny fee calculated with a m² rate on covered spaces is payable to the Architectural Review Committee. After the submission is received, the ARC will require 5 days to complete the scrutiny. The reply, with relevant comments for correction will be issued with the scrutiny invoice. Approval of the corrected submission will only be issued once proof of payment is received.

38.1 The design is scrutinised against the Estate Design Guideline, using the drawings and information provided.

- 1.Site positioning
- 2.External works
- 3.Fencing and gates
- 4.Building form
- 5.Building height
- 6.Out buildings relation
- 7.Reference to vernacular forms (Karoo, Cape Winelands / Agriculture)
- 8.Roof type
- 9.Door and windows
- 10.Finishes and colours
- 11.Decorations if any
- 12.Services

38.2 INFORMATION REQUIRED BY THE ARCHITECTURAL REVIEW COMMITTEE FOR THE SCRUTINY OF PROPOSED DESIGNS

SITE PLAN

- Full extent of erf indicating position of all buildings
- Building areas
- Coverage and FAR
- Erf number, erf dimensions
- North point
- Dimensions of buildings to erf boundaries
- Dimensions between buildings
- Entrance to site
- Fence and gate specification (Material, height and design)
- Landscaping vs hard surfaces. Hard surface finishes. •Service areas like laundry yard and refuse area

FLOOR PLANS

- Wall construction
- Basic dimensions
- Room names / description

ELEVATIONS

- Building height
- Wall finish and colour
- Roof pitch
- Roof material and colour
- Any electrical and mechanical services

PERSPECTIVES

- Colour perspective are preferred but not required

Ralph Rabe

Ralph Rabe

[Signature]

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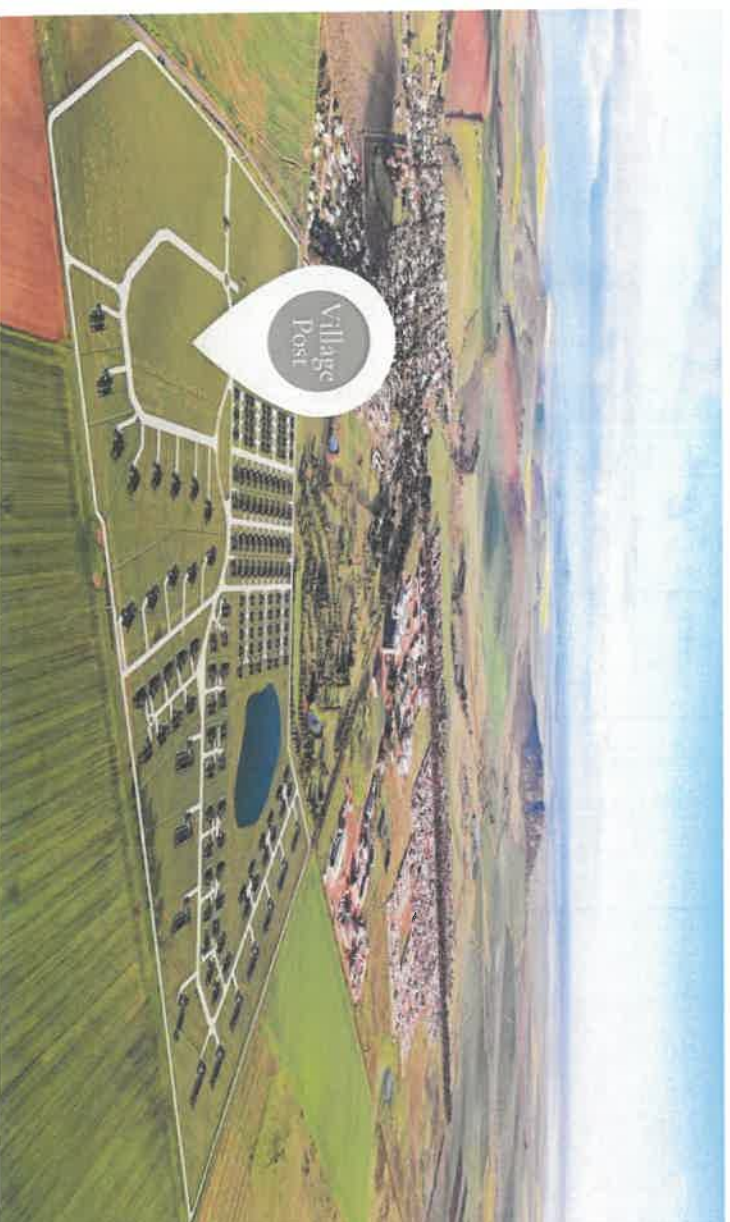


Annexure A

A1. DARLING GREEN VILLAGE POST

The primary objective of this annexure is to provide comprehensive guidance for the design of the Village Post Town Housing Design on ERF 4417. This will ensure that the architectural design aligns with the local architectural standards and regulations set forth by the Darling Green Country Estate.

The Village Post is a town housing scheme within the Darling Green Country Estate, as indicated in the image below.



[Signature]
Rajesh Rastogi

TABLE OF CONTENTS

A1.	<u>DARLING GREEN VILLAGE POST</u>
A2.	<u>DEFINITIONS</u>
A3.	<u>ZONE REGULATION</u>
A4.	<u>SUSTAINABLE & ENERGY EFFICIENT DESIGN</u>
A5.	<u>TRADITIONAL ARCHITECTURAL STYLES</u>
A6.	<u>APPLYING TRADITIONAL ARCHITECTURAL STYLES</u>
A7.	<u>COLOUR PALETTE</u>
A8.	<u>WALLS</u>
A9.	<u>FEATURE ELEMENTS COLOUR PALETTE</u>
A10.	<u>WINDOWS</u>
A11.	<u>ROOFS</u>
A12.	<u>ROOF WINDOWS</u>
A13.	<u>BALCONIES AND BALUSTRADES</u>
A14.	<u>GARAGES AND CARPORTS</u>
A15.	<u>STOEPS AND VERANDAHS</u>
A16.	<u>BOUNDARIES: WALLS, FENCES AND PALISADES</u>
A17.	<u>DRIVEWAYS</u>
A18.	<u>SIGNAGE</u>
A19.	<u>LANDSCAPING GUIDELINES</u>
A20.	<u>LANDSCAPING- PLANT LIST</u>
A21.	<u>DOG/CAT MANAGEMENT</u>
A22.	<u>EXTERNAL LIGHTING</u>
A23.	<u>INTERIORS</u>
A24.	<u>PLAN APPROVAL PROCESS</u>
A25.	<u>CONSTRUCTION PROCESS & CONTRACTS</u>
A26.	<u>SUBMISSION REQUIREMENTS</u>



A2. DEFINITIONS

In this Architectural Guidelines Manual and unless inconsistent with the context, the following words and expressions shall have the meanings hereby assigned to them:

"ARC" means the Architectural Review Committee acting on behalf of the Master Owners Association (MOA) or Trustee Committee.

The Darling Green Country Estate ARC will be represented by Osmond Lange Architects. All reviews will be done by a registered professional architect.

"Architect" means Osmond Lange Architects and Planners, or failing them, any other person registered with the South African Council for the Architectural Profession;

"Building Line" means an imaginary line on an Erf, which defines a distance from a specified cadastral line, within which the erection of buildings and structures are prohibited, except with the necessary Local Authority approval;

"Building", "dwelling" or "house" means the buildings, structures and/or other improvements constructed, or to be constructed on the Erfen;

"Design Guidelines" and "Manual" means this design guideline document including the annexures;

"Erf" means any erf forming part of the Estate and "Erfen" shall mean the plural thereof;

"Estate" means the Darling Green Country Estate, located on Erf 4401 and 4403 Darling;

"FAR" means Floor Area Ratio - the maximum permissible floor area of building in relation to the extent of or area of an Erf;

"Grade line" means an imaginary line connecting the highest and the lowest natural levels of ground immediately contiguous to a building.

"Height" of a building means the maximum height allowed as per the zoning scheme regulations;

"Home Occupation" means the practicing of an occupation or trade, or the conducting of an enterprise from a dwelling unit by one or more occupants of the dwelling unit and his or their assistants, provided that the dominant use of the dwelling unit concerned shall remain for the living accommodation of a single family.

"Local Authority" means the Swartland Municipality.

"Owner" and "Homeowner" means a registered owner of an Erf, or a Section or Unit or the holder of a Life Right in the Estate.

"MOA" means the Master Owners Association of Darling Green Country Estate Owners' constituted in terms of the Constitution;

"OA" means the Owners Association of Darling Green Country Estate Owners' constituted in terms of the Constitution, a Sub-Association of the MOA; "Landscaping" means the placement of plants, water features, paving, street furniture and other soft and hard elements, for the purposes of enhancing aesthetic appeal, environmental management, amenity and the value of the property.

"Rules" means rules, as approved from time to time by the MOA as set out in the MOA Constitution that apply to the management of the Darling Green Country Estate and the conduct of the owners, tenants, and their employees, servants, contractors, suppliers and visitors;

"Setback" means a line on property delimiting the area measured from the centre line of a road, within which no building or other structure, including a boundary fence, may be constructed.

"Town house" means a dwelling unit forming part of a town housing scheme.

"Town housing and town housing scheme" means a housing development which is a row or group of linked or attached dwelling units, designed, and built as a harmonious architectural entity, of which every dwelling unit has a ground floor.

"Town housing site" means a land unit or more than one land unit on which a town housing scheme has been erected or is to be erected.

"VPOA" means the Village Post Owners Association of Darling Green Country Estate Owners' constituted in terms of the Constitution, a Sub-Association of the MOA;

Rajot Rabie

MRB

DR

DR

A3. ZONE REGULATIONS

General Residential Zone 2: Town Housing

A3.1 Coverage:

- The maximum coverage is 50%.

A3.2 Building Lines:

- Street building lines shall be 2m to ensure safe parking and traffic circulation.
- Rear building lines are one meter.
- Side building lines are one meter while the other side boundary with a garage is permitted to be zero meters.

~~Where a town housing site abuts another zone, the side and rear building lines shall be 2m.~~

A3.3 Parking and access:

- At least 2 parking bays (1,75 bays per unit and 0,25 bays per unit for visitors) are required per town house which can be accommodated within the garages.

A3.4 Home occupation:

Home occupation is only permitted with the written permission of the VPOA as well as consent use, with special permission by the Municipality subject to the provisions of the applicable Municipal By-Law.

A3.5 Land Use:

Only one town house is permitted per stand.
Therefore, no second dwelling / double dwelling house is permitted within the Village Post Development.



DARLING GREEN
Country Estate

page iii

A4. SUSTAINABLE & ENERGY EFFICIENT DESIGN

- (i) As determined in Par. 8 of the Darling Green Country Estate design guidelines.
- (ii) Solar Water Heaters are acceptable as determined in Par. 8.7 of the Darling Green Country Estate design guidelines.

A5. TRADITIONAL ARCHITECTURAL STYLES

- (i) As determined in Par. 15 of the Darling Green Country Estate design guidelines.
- (ii) Cape Winelands Architecture is to be implemented throughout the Village Post Development.
- (iii) Enforced by VPOA

A6. APPLYING TRADITIONAL ARCHITECTURAL STYLES

- (i) As determined in Par. 16 of the Darling Green Country Estate design guidelines.
- (ii) All town houses must have their primary gable facing the street boundary to ensure a cohesive and visual appealing streetscape.
- (iii) Enforced by VPOA

A7. COLOUR PALETTE

- (i) As determined in Par. 17 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA

A8. WALLS

- (i) As determined in Par. 18 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA

A9. FEATURE ELEMENTS COLOUR PALETTE

- (i) As determined in Par. 19 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA

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A10. WINDOWS

- (i) As determined in Par. 20 of the Darling Green Country Estate design guidelines.
- (ii) A feature element in the gable, in the form of a window, a ventilator, or a niche must form part of the primary gable design.
- (iii) At least one window on the street gable must have an external window shutter as determined in par 20.2 of the Darling Green Country Estate design guidelines.

A11. ROOFS

- (i) As determined in Par. 21 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA
- (iii) Lean to roofs can be of a different material from the main roof if it is concealed from the street with a parapet wall.
- (iv) Colour of all roofs must be similar.
- (v) IFR profile roof sheeting is allowed if it is concealed from the street with a parapet wall.
- (vi) Shading devices are not required over Northern / Western facing glazed areas >4m² if the glazing is compliant with SANS 10400 XA.

A12. ROOF WINDOWS

- (i) As determined in Par. 22 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA

A13. BALCONIES & BALUSTRADES

- (i) As determined in Par. 23 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA

A14. GARAGES & CARPORTS

- (i) As determined in Par. 24 of the Darling Green Country Estate design guidelines.
- (ii) Garages are allowed on the street elevation due to the limitations of the erf sizes.

A15. STEPS & VERANDAS

- (i) As determined in Par. 25 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA

A16. BOUNDARIES: WALLS, FENCES & PALISADES

- (i) As determined in Par. 26 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA
- (iii) Conditions for type 1 and 2 stands are to be implemented.
- (iv) The top 600mm of the boundary wall must be a slatted screen at areas that are not used as a service or drying yard. The design of the slatted screen must be approved by the ARC.
- (v) Side and back boundary walls can be constructed at a maximum height of 2,1m up until the extremity of the dwelling, to accommodate a site that has a significant fall.

A17. DRIVEWAYS

- (i) As determined in Par. 27 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA

A18. SIGNAGE

- (i) As determined in Par. 28 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA

A19. LANDSCAPING GUIDELINES

- (i) As determined in Par. 29 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA
- (iii) The homeowner must submit a landscaping plan prior to any additions or alterations to landscaping.

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A20. LANDSCAPING - PLANT LIST

- (i) As determined in Par. 19 and 30 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA

A21. DOG/CAT MANAGEMENT

- (i) As determined in Par. 32 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA
- (iii) Conditions for type 1 2 stands are to be implemented.
- (iv)

A22. EXTERNAL LIGHTING

- (i) As determined in Par. 33 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA
- (iii) External lights are only permitted to shine downwards.
- (iv) Lights illuminating external steps may be installed at a maximum height of 500 mm from the stair pitch line.

A23. INTERIORS

- (i) As determined in Par. 34 of the Darling Green Country Estate design guidelines.
- (ii) Enforced by VPOA

A24. PLAN APPROVAL PROCESS

- (i) As determined in Par. 35 of the Darling Green Country Estate design guidelines.
- (ii) ARC fee is to be implemented as per written agreements with owners association.

A25. CONSTRUCTION PROCESSES & CONTRACTS

- (i) As determined in Par. 36 of the Darling Green Country Estate design guidelines.

A26. SUBMISSION REQUIREMENTS

- (i) As determined in Par. 37 of the Darling Green Country Estate design guidelines.

Ralph Rabie

[Signature]

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