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13 June 2025

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Sir/Madam

ELANI WATERS OWNERS ASSOCIATION : AMENDMENT OF THE ARCHITECTURAL DESIGN GUIDELINES

Your application received on 19 February 2025, on behalf of the Elani Waters Owners Association, refers.

By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Decision 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 of 25 March 2020), the application for the amendment of the architectural design guidelines for the Elani Water Owners Association, is approved in terms of Section 39 of the By-Law.

The following paragraphs are amended to read as follows:

- 1.2.1 Roofs: Pitch of roof 20°-45°, built of corrugated traffic green "chromedek" roof sheets, of which samples are available at the Elani Waters Office. The height of roofs may not exceed 6 meters, from finished floor surface to the ridge of a pitch of 20°-45°.
- 1.2.7 Garden fencing: Only style (paddock/ranch/glass/wood) will be allowed. Majority of material used must be wood left natural and/or painted either white or green.
- 1.2.10 Patios: Patios may be enclosed with foldaway stacker doors or outdoor fabric roller doors (black or grey) to assist homeowners protect area and keep clean.
- 2.1 SURFACE AREA OF HOUSE:
Area surface of 60m² minimum and 120m² maximum, carports and stoep excluded. See attached letter dated 12 July 1995 REF: AF681 19/4/2-52
- 2.2 DOUBLE STOREYS:
Buildings are limited to single storey, except for living space which may be provided in the roof space. The height restrictions shall be no more than 6 meters from finished floor surface to the ridge of a pitch roof of 20°-45°.

Building line: 1 meter from boundary. With neighbours and trustees written permission, building line may be moved to zero boundary on one side, if permissible in terms of the setting of the house to ensure we do not breach fire regulations. Thus example, where houses that are side by side, only one house may apply for permission to use the extra meter, leaving a 1 meter access gap. No house

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- Swartland ijonge phambili ku2040 - apho abantu beza kufezekisa amaphupho abo!

may use both sides, and where a house has given permission to a neighbour, it will have first rights to the alternate side.

The living space in the roof may be divided into rooms and dormer windows allowed.

All houses even with 20° pitch to have dormer windows maintaining the aesthetics of the estate.

2.5 SOLAR PANELS AND HEATING TUBES:

- 2.5.1 The use of roof-mounted solar panels to generate electricity is supported subject to the type and placement of the panels being approved by the Committee, prior to installation proceeding.
- 2.5.2 Solar panels must be flush mounted to the roof.
- 2.5.3 In the case of double-pitched main form roofs, the panels must be setback a minimum of 200mm from the ridge/hips, eaves, and valleys of the roof.
- 2.5.4 In the case of flat roofs, the panel must be setback a minimum of 200mm from edges.
- 2.5.5 The panels must be mounted in a neat row(s) and in the same orientation —either portrait (recommended and preferred) or landscape.
- 2.5.6 It is requested that where possible solar panels should be attached to flat roofs at the rear of the property as a first choice, second alternative is flat veranda roof on the front. We only use the pitched roof which has limited space due to dormer windows as a last resort.
- 2.5.7 Solar panels/frames may not display any stickers or advertising.
- 2.5.8 Solar panels should be charcoal or black in colour, but grey or dark blue will be permitted.
- 2.5.9 Thin aluminium-coloured frames will be permitted; however, the preferred frame colour is grey, charcoal or black. Wide aluminium-coloured panel frames will not be supported.
- 2.5.10 Roof-mounted solar heating tubes are permitted, subject to the type and placement of the tubes being approved by the Committee.
- 2.5.11 Solar heating tubes must be charcoal or black in colour.
- 2.5.12 All exposed pipes/wiring on a roof relating to solar panel or solar heating tube installations must be neatly attached to the roof and match the roof colour. All surface-mounted pipes/wiring on walls, etc. must be secured neatly and perfectly horizontally and/or vertically and if required by the Review Committee they must be concealed in uPVC conduits. All piping/wiring and conduits must be professionally primed and painted to exactly match the colour of the surface behind, to which they are affixed.

3. PROCEDURE FOR APPROVAL OF PLANS

- 3.1 All intended building operations on individual plots must be approved by the Board of Trustees of Elani Waters before being handed to the Swartland Municipality for approval.
- 3.2 The registered owner of individual plots must submit plans or drawings to the Board of Trustees of Elani Waters via the managing agent (e.g. currently Pam Golding) for approval. Such drawings will be approved if they comply with the architectural and development guidelines. The following drawings and documents must be submitted to the Board of Trustees of Elani Waters in quadruple (of which one set must be in colour) for approval before they are submitted to the Swartland Municipality.
- 3.2.5 Neighbours permission sign off where necessary.

The approval is subject to the following condition:

1. TOWN PLANNING AND BUILDING CONTROL

- a) All building work remains to subject to compliance with the National Building Regulations and Building Standards;
- b) The existing architectural design guidelines be replaced with a new document which include the approved amendments. Please label this document as Amendment June 2025.

Please provide the municipality with 2 signed hard copies of the amended document.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Building Control Officer*
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