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10 Mei 2016

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Meneer

WELGELEGEN RETIREMENT VILLAGE, WELGELEGEN ESTATE, GEORGE

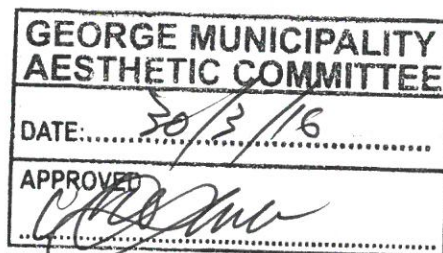
Hiermee ons aansoek vir goedkeuring van die 'Design Guidelines for Additions and Alterations to Existing properties and Ammendments to the 'Guidelines for Welgelegen Residential Development'.

Die aangehegte planne is reeds goedgekeur deur die Estetiese komitee.

Die uwe

A du Toit

SDK ARGITEKTE ING



WELGELEGEN

RETIREMENT VILLAGE

DESIGN GUIDELINES FOR ADDITIONS AND ALTERATIONS TO EXISTING PROPERTIES AND AMENDMENTS TO THE 'GUIDELINES FOR WELGELEGEN RESIDENTIAL DEVELOPMENT'.

DATE: 11 APRIL 2016

DESIGN GUIDELINES FOR ADDITIONS AND ALTERATIONS TO EXISTING PROPERTIES

INTRODUCTION:

1. Welgelegen Retirement Village was planned to create a secure and socially positive living environment. Individual houses, roads, walkways, landscaping and public open spaces are all physical elements woven together to form a harmonious whole. Therefore changes to any of these design elements have to be considered carefully.
2. The purpose of these Guidelines is to create a framework for planning and approval of any additions and alterations to existing privately owned properties in the Welgelegen Retirement Village.
3. The definition of "property" as understood in this document, relates to the whole area within the cadastral boundaries of each individual and privately owned stand. By implication this will include not only the house, but also the areas around the house up to and including the erf boundaries.
4. Home owners who wish to alter or add to the exterior envelope of their properties in any way, will need to comply with these Guidelines and prepare their planning proposals accordingly and do formal submissions to the Welgelegen Retirement Village Home Owners Association and/or Aesthetic Committee.
5. The Welgelegen Retirement Village Home Owners Association (HOA) will accept applications for additions and/or alterations from home owners in the Retirement Village and consult the Guidelines to either approve or reject these applications.
6. The HOA may amend the Guidelines at any stage and notify the home owners of such changes.

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DATE: 30/3/16
APPROVED 

7. Building plan documentation has to be approved by the HOA prior to submission for formal building plan approval at the George Municipality. Please note that it is not the responsibility of the HOA to check or comment on whether building plans meet the approval requirements specified in the national building regulations.
8. The HOA will notify home owners of the scrutiny fee to be paid on submission of an application and any supporting documentation requirements.

TOWN PLANNING

1. As a result of specific town planning restrictions, the building lines applicable to individual stands may vary.
2. A Building Envelope drawing will be prepared for each stand to illustrate the building line applicable to each cadastral boundary. The minimum distance of the garage from the internal street boundary will also be clearly indicated on the drawing.
3. The maximum coverage (total area of all roofed structures i.e. main dwelling, garages, verandas and outbuildings) will vary according to the building footprint possible within the Building Envelope restrictions. On average the maximum coverage will not exceed 50%.
4. Only single storey buildings are allowed.
5. The privacy, natural light and views of immediate neighbours may not be negatively impacted on by the proposed alterations or additions.

GARAGES

1. Houses are designed with double garages. No additional garages or carports will be permitted.

ROOFS, VERANDAS AND PERGOLAS

1. The addition of and alterations to roofs and verandas to be in keeping with the styling and detailing of the existing.
2. Roofing materials to be consistent per house.
3. Flat concrete roofs with up stands or parapet walls can be considered where additions to or alterations of the existing roof may prove not to be functional or aesthetically acceptable.
4. Pergolas to have masonry plastered and painted piers or timber construction posts and beams to match the exterior detailing of the main dwelling.



BOUNDARY FENCES AND YARD WALLS.

1. As the Retirement Village forms part of the greater Welgelegen Estate security village, no boundary fences demarcating individual properties were envisaged for the development.
2. Should some form of demarcation on any particular erf boundary be required, the following restrictions will apply:
 - Fencing will only be considered on the back third of the property. By implication no fencing will be considered from the street boundary to a point two thirds of the property depth, measured perpendicularly from the street boundary.
 - All fencing to be uniform throughout the estate and to be according to the two design options which will be prepared and made available by the HOA.
 - Drying yard walls on boundary walls may not exceed 2.1 m height.
 - No applications for the enclosure or roofing of drying yards will be entertained.

WINDOWS AND DOORS

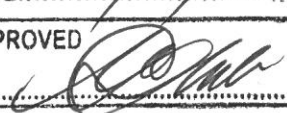
1. External doors and windows to be consistent per house in styling, proportion and finish.
2. Security gates and burglar bars may only be fitted on the inside of door and window openings. The use of internal horizontal polycarbonate burglar bars is preferred.
3. No fixed or retractable awnings may be fitted to the exterior of houses.

PAINT COLOURS

1. Paint colours to match the colour palette of the existing house.
2. Changes to the original paint colours or combination of colours, have to be approved by the HOA.

GENERAL CONDITIONS

1. The following finishes and materials to match those of the existing house:
 - Paving
 - External lighting
 - Numbering and signage
2. Laundry lines and refuse areas to be concealed from the street.

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3. No free standing storage units are allowed.
4. Swimming pools, plunge pools or jacuzzi's may be built within the building lines indicated on the Building Envelope drawing. Applications for building line relaxations for the construction of the above, will be considered by the HOA.
5. Satellite dishes and compressor units for air conditioners are to be discreetly positioned to the satisfaction of the HOA

AMENDMENTS TO THE 'GUIDELINES FOR WELGELEGEN RESIDENTIAL DEVELOPMENT' ONLY APPLICABLE TO THE RETIREMENT VILLAGE

1. The 'Welgelegen Retirement Village' house designs will be regulated under the existing approved 'Guidelines for Welgelegen Residential Development' document.

Due to the smaller footprints of these units some amendments to the 'Guidelines for Welgelegen Residential Development' are proposed.

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| Item 5 | No building lines applicable due to zoning requirements. |
| Item 6.2 | Maximum length of core structures should not exceed 15.6m without relief. |
| Item 7.6 | The plinth may be exposed to a maximum of 1.5m above natural ground level |



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