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Dear Mam

**APPLICATION FOR DEPARTURE AND APPROVAL OF ARCHITECTURAL GUIDELINES: ERF 34880  
PAARL (BEAUMONT LIFESTYLE ESTATE)**

Your land use application dated August 2024, refers.

1. You are herewith notified that **approval has been granted** in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018 for a departure from the land use restrictions applicable to the Beaumont Lifestyle Estate development located on Erf 34880 Paarl, as follows:
  - Relaxation of the internal street building lines applicable to residential dwellings for erven measuring 251m<sup>2</sup>-500m<sup>2</sup> from 2m to 1.5m, and for erven measuring larger than 500m<sup>2</sup>, from 4.5m to 1.5m; and
  - Relaxation of the height of garages located within the internal street and common building lines from 4m to 5.2m.
2. You are further notified that **approval has been granted** for the Architectural Guidelines of the Beaumont Lifestyle Estate development, attached hereto as **"Annexure A"**.
3. The reasons for the above decision are as follows:
  - The building line relaxations will allow for the execution of the development, without affecting the area surrounding the development; and

- As no properties within the development have been transferred, or any dwellings constructed, no party within the development's rights can be negatively affected by the proposal at present.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority, in terms of Section 79(3) of the Drakenstein By-law on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from the date of the registration of the letter. **The approval mentioned in Paragraph 1 is therefore suspended until further notice.**

Yours faithfully



**H. STRIJDOM**  
**MANAGER: LAND DEVELOPMENT MANAGEMENT**



## **ARCHITECTURAL DESIGN GUIDELINES FOR ALTERATIONS AND ADDITIONS**

AUGUST 2024 | REVISION 0

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## 1. INTRODUCTION TO THE GUIDELINES

The purpose of the Architectural Design Guidelines is to guide future development within Beaumont Health and Lifestyle Estate in order to achieve a desired level of architectural excellence and environmental sustainability within the estate. The application of these design guidelines are intended to provide home owners with a framework within which properties can be designed and constructed, whilst at the same time protecting the integrity and homogeneity of the architectural language of the estate, and by extension the surrounding context.

## 2. DESIGN PHILOSOPHY

The architectural language of the estate has been identified as being sympathetic to the scale and building forms inherent to the Cape vernacular architectural style, which consists primarily of simple rectangular shapes, with pitched roofs and expressed end gables, and secondary elements comprised of flat- or lean-to roofs. Light coloured walls are contrasted with dark roofs and windows.

All future alterations and additions need to be in line with this design philosophy and arbitrary departures are specifically excluded.

## 3. ARCHITECTURAL DESIGN GUIDELINES

### 3.1. BUILDING LINES

- 3.1.1. Street boundary line for Main Building is 1.5m
- 3.1.2. Street boundary line for Garage is 0.0m
- 3.1.3. Street boundary line for Carports, providing there is no gates or access control, is 0.0m.
- 3.1.4. Lateral building lines for Main Building is 1.5m
- 3.1.5. Lateral Building line for garages is 0.0m
- 3.1.6. Rear boundary line for Main Building is 1.5m
- 3.1.7. Rear & Lateral boundary building line on external boundaries is 3.0m
- 3.1.8. Street building lines on public streets for erven 251sqm to 500sqm is 2,0m and erven >500sqm is 4,5m
- 3.1.9. Side & Back Boundary of Swimming Pool is 1.0m



3.1.10. Some of these boundaries may not apply on erven with unusual angled boundaries.

### 3.2. BUILDING HEIGHTS

3.2.1. No structure, including chimneys, may exceed 6.0m above the corresponding natural ground level (NGL).

3.2.2. The NGL is the average natural ground level as determined by a professional land surveyor. A Height Certificate may be required by the local authority.

3.2.3. Height of 5.2m allowed for garages located within the internal street and common boundary building lines.

### 3.3. PLAN SHAPES

3.3.1. Plan shapes must be formed from primary shapes and secondary shapes.

3.3.2. Primary shapes will have double pitched hipped roofs.

3.3.3. Secondary shapes to have flat concrete roofs.

### 3.4. EXTERNAL WALLS

	Specific exclusions	General inclusions
<b>Materials</b>	<ul style="list-style-type: none"> <li>Plaster effects and ornate mouldings other than existing</li> <li>Facebrick, unplastered walls and bagged brickwork externally</li> <li>Plaster bands around windows</li> </ul>	<ul style="list-style-type: none"> <li>Smooth plastered and painted to match existing</li> <li>Bagged and painted brickwork with raked joints.</li> </ul>
<b>Colour</b>	<ul style="list-style-type: none"> <li>Accent colours</li> </ul>	<ul style="list-style-type: none"> <li>To match existing</li> </ul>
<b>Forms and elements</b>	<ul style="list-style-type: none"> <li>Decorative mouldings</li> <li>Pre-cast concrete columns</li> </ul>	<ul style="list-style-type: none"> <li>Gable end with Nutec building plank cladding to match existing.</li> </ul>



- 3.4.1. Large expanses of unbroken external walling should be avoided. Care should be taken regarding the scale and proportion of every facade. Wall planes should be broken up by the creation of plain facades and feature walls.
- 3.4.2. All exterior walls are to be minimum 280mm cavity walls.
- 3.4.3. Exterior walls are to be smooth plastered and painted. All exterior paint will be of a high quality and applied by the contractor to a standard such that the paint manufacturer will issue a minimum of a 5-year product warranty.
- 3.4.4. Plaster detail to window/door head and sill to match existing.
- 3.4.5. Decorative pre-cast concrete columns on exterior facades will not be allowed.
- 3.4.6. Bagged and painted brickwork wall finishes to garage fronts and returns only.
- 3.4.7. Plaster effects and ornate mouldings to the exterior walls will not be allowed.
- 3.4.8. Wall tiles, metal wall cladding, and off-shutter concrete as an exterior wall finish will not be not allowed.

### 3.5. ROOFS

	Specific exclusions	General inclusions
<b>Materials</b>	<ul style="list-style-type: none"> <li>Any material other than Coverland Elite Flair Black roof tiles.</li> <li>Polycarbonate or any transparent roof sheeting</li> </ul>	<ul style="list-style-type: none"> <li>Pitched roofs: Coverland Elite Flair Black roof tiles.</li> <li>Concrete flat roofs.</li> </ul>
<b>Roof pitch</b>		<ul style="list-style-type: none"> <li>30° roof pitch to all double pitched roofs</li> <li></li> </ul>



<b>Roof colour</b>		<ul style="list-style-type: none"> <li>• Black colour to match existing roofs</li> </ul>
<b>Roof windows and skylights</b>	<ul style="list-style-type: none"> <li>• Dormer windows</li> <li>• Dome or light well type skylights</li> <li>• Material other than aluminium</li> </ul>	<ul style="list-style-type: none"> <li>• Fixed/openable rectangular shaped roof windows or skylights installed in same line or pitch as the roof</li> <li>• Aluminium</li> <li>• Colour to match roofs</li> </ul>

- 3.5.1. Main pitched roof overhang to be 300mm measured to the line of the fascia.
- 3.5.2. All dwellings are to have gutters and downpipes which must be seamless, pre-formed and pre-finished.
- 3.5.3. Gutters are to match the colour of aluminium doors and windows (charcoal)
- 3.5.4. Downpipes are to match the colour of the backing wall.
- 3.5.5. Fascia boards are to be painted charcoal to match the colour of the gutter (charcoal).

### 3.6. WINDOWS AND EXTERNAL DOORS

	<b>Specific exclusions</b>	<b>General inclusions</b>
<b>Materials</b>	<ul style="list-style-type: none"> <li>• Tinted reflective glass</li> <li>• Timber or any material other than aluminium</li> </ul>	<ul style="list-style-type: none"> <li>• Aluminium to match existing</li> </ul>
<b>Colour</b>		<ul style="list-style-type: none"> <li>• Charcoal to match existing</li> </ul>
<b>Forms and elements</b>	<ul style="list-style-type: none"> <li>• Horizontally proportioned windows</li> <li>• Sash windows</li> </ul>	<ul style="list-style-type: none"> <li>• Vertically proportioned windows and doors to match existing</li> <li>• Top hung or sliding windows</li> <li>• Sliding/stack doors</li> </ul>



		• Palace sliding doors
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- 3.6.1. Window frames must be powder coated aluminium in a charcoal in accordance with the estate approved colour scheme.
- 3.6.2. Windows must have a proportion where the height is greater than the width.
- 3.6.3. Only top-hung modular windows are allowed.
- 3.6.4. The following window types and finishes are not allowed :
  - (a) Winblok, or similar concrete framed style windows.
  - (b) Glass bricks.
  - (c) Timber windows.
  - (d) Classic sash windows or cottage pane windows.
  - (e) Uncoated aluminium frames.
  - (f) Reflective films on glazing.
- 3.6.5. All curtains must be lined, and linings are to be white. Unlined curtains and linings in other colours will not be permitted.
- 3.6.6. Homeowners are asked to take cognisance of the recommended exterior colour palettes when selecting to install fitted blinds. White is recommended, but in general, blinds in the same shades/tones as the exterior colour palette of the dwelling will work well too.
- 3.6.7. Stick-on decals and privacy films are not allowed on glazed areas, but obscured glazing is permitted for areas that require privacy.
- 3.6.8. No coloured/tinted glazing is permitted.
- 3.6.9. Single doors, double doors, sliding doors and folding doors are all permitted.
- 3.6.10. Doors and frames to match. The following materials are allowed:
  - (a) Panelled aluminium, powder coated in a colour to match the windows.
  - (b) Glazed aluminium, powder coated in a colour to match the windows.
- 3.6.11. No elaborate or ornate doors will be allowed.



3.6.12. Garage doors must be aluzink, with a horizontally slatted/segmented design. Colour to match the door/window colour.

### 3.7. BURGLAR BARS AND SECURITY GATES

	Specific exclusions	General inclusions
<b>Materials</b>	<ul style="list-style-type: none"> <li>Wrought iron</li> </ul>	<ul style="list-style-type: none"> <li>Clear bars</li> <li>Epoxy or powder coated steel</li> <li>Rectilinear designs</li> <li>Security shutters</li> </ul>
<b>Colour</b>		<ul style="list-style-type: none"> <li>White</li> </ul>
<b>Forms and elements</b>	<ul style="list-style-type: none"> <li>Ornate or over elaborate designs</li> <li>Externally installed</li> <li>Consertina-type sliding security gates ('Trellidor')</li> </ul>	<ul style="list-style-type: none"> <li>Internal installations for windows</li> </ul>

3.7.1. No externally fitted burglar bars, Trellidor-style or Spanish-style burglar bars are allowed. Owners are however permitted to install these on the interior of the dwelling

3.7.2. Homeowners are encouraged to use clear acrylic burglar bars but will be allowed to install traditional interior fitted metal burglar bars if preferred.

3.7.3. Metal burglar bars must be of a minimalist design that is effective. Burglar bars of a heavy design will not be permitted. If uncertain, you can check the design of your burglar bars with the HOA Estate Architect.

3.7.4. Metal burglar bars must be white.

### 3.8. PATIOS AND ENCLOSING OF PATIOS

	Specific exclusions	General inclusions
<b>Materials</b>		<ul style="list-style-type: none"> <li>As per roofs, walls, windows and doors above.</li> </ul>



<b>Colour</b>		<ul style="list-style-type: none"> <li>As per roofs, walls, windows and doors above.</li> </ul>
<b>Forms and elements</b>		<ul style="list-style-type: none"> <li>Within footprint of existing covered patio or building lines of the property.</li> </ul>

- 3.8.1. Open patios are to be situated, where possible, on the private sides of the building, and internal to the erf.
- 3.8.2. Stoeps may be covered with flat concrete roofs with 390x390mm brick supporting columns.
- 3.8.3. No pre-cast concrete columns, or pre-cast concrete pipe sections combined to form columns, will be allowed.

### 3.9. PERGOLAS

	<b>Specific exclusions</b>	<b>General inclusions</b>
<b>Materials</b>	<ul style="list-style-type: none"> <li>Decorative wrought iron or cast iron</li> <li>Gum poles</li> <li>Natural hardwood.</li> <li>Treated SA Pine</li> </ul>	<ul style="list-style-type: none"> <li>Aluminium sections</li> </ul>
<b>Colour</b>	<ul style="list-style-type: none"> <li>Varnished</li> </ul>	<ul style="list-style-type: none"> <li>Charcoal powder coated aluminium</li> </ul>
<b>Forms and elements</b>	<ul style="list-style-type: none"> <li>Decorative rafter ends</li> </ul>	<ul style="list-style-type: none"> <li>Square rafter ends with end caps.</li> </ul>

- 3.9.1. Patios may be covered with a aluminium pergola.
- 3.9.2. No shade cloth coverings on pergolas will be allowed.

### 3.10. AWNINGS

	<b>Specific exclusions</b>	<b>General inclusions</b>
<b>Materials</b>	<ul style="list-style-type: none"> <li>Canvas type awnings</li> </ul>	<ul style="list-style-type: none"> <li>Aluminium louvre type roof 'hidden' within</li> </ul>



	<ul style="list-style-type: none"> <li>Any awnings over external doors and windows.</li> </ul>	perimeter of plastered and painted beam. <ul style="list-style-type: none"> <li>Aluminium</li> </ul>
<b>Colour</b>		<ul style="list-style-type: none"> <li>Charcoal</li> </ul>
<b>Forms and elements</b>		<ul style="list-style-type: none"> <li>Operational louvre type roof.</li> </ul>

### 3.11. GENERAL BRAAIS, CHIMNEYS, AND FLUES

- 3.11.1. Chimneys must be a modern design with straight lines.
- 3.11.2. Chimneys are to be constructed of brickwork, to be plastered and painted.
- 3.11.3. All chimneys, including that of the external braai, must be of a similar design.
- 3.11.4. The proportions of the braais and chimneys, as depicted in the final drawings, must be constructed as such.
- 3.11.5. Galvanised and powder coated (black) turbo cowls will be allowed. Cowls must be indicated on the architectural plans.
- 3.11.6. Flues for woodburning fireplaces are to be black.

### 3.12. BOUNDARY WALLS AND FENCES

- 3.12.1. The general aim is to provide a formal distinction between public and private realms, but to avoid a high-walled environment within the estate.  
Perimeter boundary walls may be constructed around the full perimeter of the erf, however a street building line setback of 5.0m applies for boundary walls.
- 3.12.2. Boundary wall height as measured from NGL to be no more than 1.2m.
- 3.12.3. Boundary walls and fences around pools as measured from NGL to be no less than 1.2m
- 3.12.4. Drying yard wall height as measured from NGL to be 1.80m



- 3.12.5. Boundary walls to be constructed of clay bricks. No cement brick or block walls will be allowed.
- 3.12.6. No vibracrete/pre-cast concrete/modular/palisade wall systems will be allowed.
- 3.12.7. Boundary walls are to be painted the same shade as the exterior building walls.
- 3.12.8. Owners are strongly encouraged to grow hedges or creeper plants to create future privacy.
- 3.12.9. Shrub plantings for the purposes of privacy can be 1.80m high as measured from the NGL.
- 3.12.10. No electric fencing (excluding the electric fencing installed on the perimeter of the estate, if any) will be allowed.

### 3.13. CARPORTS

	Specific exclusions	General inclusions
<b>Location</b>		<ul style="list-style-type: none"> <li>• Driveways within the property boundary lines.</li> </ul>
<b>Materials</b>	<ul style="list-style-type: none"> <li>• Steel</li> <li>• Gum poles</li> <li>• Shade netting</li> <li>• Timber</li> </ul>	<ul style="list-style-type: none"> <li>• Aluminium</li> </ul>
<b>Roof design &amp; pitch</b>		<ul style="list-style-type: none"> <li>• 3 degree with concealed aluminium gutter at low end.</li> </ul>
<b>Colour</b>	<ul style="list-style-type: none"> <li>• Accent colour</li> </ul>	<ul style="list-style-type: none"> <li>• charcoal</li> </ul>
<b>Forms and elements</b>		

- 3.13.1. Carports must be attached to a primary shape. No freestanding carports are permitted.
- 3.13.2. The following roofing materials for carports are allowed:
  - (a) Lean-to and flat roofs, with the gutter situated away from the street.
- 3.13.3. No shade cloth covering will be allowed.



- 3.13.4. No system carports or prefabricated aluminium & shade cloth structures will be permitted.
- 3.13.5. Owners are encouraged to plant trees that can provide additional shading to parking and driveway areas, if required.

#### 3.14. DRIVEWAYS

- 3.14.1. With regards to paved areas, it is the general view to minimize the use of hard surfaces. In light of this, owners are permitted a paving coverage of up to 20% of the erf size.
- 3.14.2. For units with single garages, driveways are not permitted to be wider than 3.50m wide.
- 3.14.3. For units with double garages, driveways are not permitted to be wider than 6.50m wide.
- 3.14.4. Driveways are to be constructed of grey cement pavers/cobblestones to match the estate specification.

#### 3.15. SHEDS AND WENDY HOUSES

- 3.15.1. Wendy houses, prefabricated storage sheds, and chicken coups are not allowed.
- 3.15.2. Any other structure of a permanent or semi-permanent nature, which is not included on the approved plans, will not be permitted.

#### 3.16. SWIMMING POOLS

	Specific exclusions	General inclusions
<b>Location</b>		<ul style="list-style-type: none"> <li>Within 1.0m from the boundary line and surrounded by a wall or fence with minimum height of 1.2m – to comply with municipal regulations</li> </ul>
<b>Materials</b>	<ul style="list-style-type: none"> <li>Rock pools</li> </ul>	<ul style="list-style-type: none"> <li>Gunite</li> <li>Fibreglass</li> </ul>



<b>Shape</b>	<ul style="list-style-type: none"> <li>Kidney or curved shape</li> <li>Portapools</li> </ul>	<ul style="list-style-type: none"> <li>Rectangular</li> </ul>
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### 3.17. AERIALS, SATELITE DISHES AND OTHER RECEIVERS

	<b>Specific exclusions</b>	<b>General inclusions</b>
<b>Location</b>	<ul style="list-style-type: none"> <li>Wires and conduits externally mounted on walls.</li> </ul>	<ul style="list-style-type: none"> <li>External mounting to be as inconspicuous as possible</li> </ul>
<b>Colour</b>		<ul style="list-style-type: none"> <li>White or same colour as walls</li> </ul>
<b>Forms and elements</b>	<ul style="list-style-type: none"> <li>No specialised satellites/receivers installed without prior approval</li> </ul>	

3.17.1. Satellite dishes and television aerials are to be placed below the line of the eaves.

### 3.18. AIR-CONDITIONERS

	<b>Specific exclusions</b>	<b>General inclusions</b>
<b>Locations</b>	<ul style="list-style-type: none"> <li>Aircon condensers visible from street without any screening element.</li> </ul>	<ul style="list-style-type: none"> <li>External mountings as inconspicuous as possible</li> <li>Any aircon condensers visible from the road must be screened with a horizontally slatted screen constructed from a steel sub-frame and fibre cement planks.</li> </ul>

### 3.19. WATER STORAGE TANKS

	<b>Specific exclusions</b>	<b>General inclusions</b>
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<b>Location</b>	<ul style="list-style-type: none"> <li>Facing the street</li> </ul>	<ul style="list-style-type: none"> <li>Within existing drying yards</li> <li>Screened with a steel structure horizontally clad with fibre cement building planks to match existing.</li> </ul>
<b>Colour</b>		<ul style="list-style-type: none"> <li>'Winter Grass' colour by Jo-Jo tanks or similar approved. (sand colour)</li> </ul>
<b>Forms and elements</b>	<ul style="list-style-type: none"> <li>Corrugated steel tanks</li> </ul>	<ul style="list-style-type: none"> <li>Round vertical tanks</li> </ul>

### 3.20. OTHER

- 3.20.1. No sewer lines may be visible on the exterior of any of the buildings. Two-way vent valves are excluded from this requirement.
- 3.20.2. The street numbers of dwellings contribute to the overall aesthetic of the estate. All numbers to match the existing in font, size and colour.
- 3.20.3. Washing lines, refuse bins and gas installations/peripherals must be screened by a 1800mm high wall in the drying yard.
- 3.20.4. All outdoor lighting is to be indicated on the plan and must be specified. Lighting must match the existing lights and the effects of light pollution must be considered in both the quality and placement of external lights.
- 3.20.5. No bird reflectors will be allowed.
- 3.20.6. All other building elements not included above to match existing. Special permission to be obtained for any elements, products or materials not included above, or with no similar existing examples.

## 4. ENERGY CONSERVATION AND SUSTAINABILITY

Beaumont Health and Lifestyle Estate encourages Owners and their appointed Architectural Professionals to take reduced energy consumption and sustainability into active consideration in the design of the house and to satisfy and/or exceed the South African National Standard (SANS) regulations in regards to SANS 10400-XA



and SANS 204. All energy saving elements and technologies must be indicated on the plans and elevations that are submitted for approval to the appointed HOA Architectural Professional.

#### 4.1. WATER HEATING

- 4.1.1. Water heating shall be in terms of SANS10400 and the relevant by-laws implemented by the local authority (SBM).
- 4.1.2. At least 50% of the total water heating of a residential unit must be achieved by alternative means, such as solar power, heat pumps, or liquid petroleum gas (LPG).
- 4.1.3. Solar-heated water cylinders are allowed, but solar panels are to be installed in accordance with the relevant guidelines.
- 4.1.4. Outdoor LPG-fuelled water heaters are allowed but must be positioned as close as possible to draw off points.
- 4.1.5. Water heaters, gas bottles and peripherals must be screened and not visible from neighbouring properties. All LPG gas installations shall be in accordance with SANS 10087, including any relevant by-laws implemented by the local authority (SBM).
- 4.1.6. No external exposed hot water cylinders (HWC) will be permitted. HWC's are to be mounted in roof spaces as close as possible to draw off points. Where possible, the rationalisation of the reticulation should allow for the switching off from a supply to a sector if it is to be used infrequently.
- 4.1.7. The installation of a timer switch (or other similar energy management systems) on the all HWC's electrical supply is recommended in order to conserve energy.
- 4.1.8. HWC blankets of a proprietary brand and lagging of exposed hot water supply pipes are to be installed in accordance with SANS requirements.

#### 4.2. WATER CONSERVATION



- 4.2.1. Owners and their appointed Architectural Professionals are encouraged to reduce water consumption by specifying dual flush cisterns and low flow showerheads.
  - 4.2.2. Beaumont Health and Lifestyle Estate encourages the use of water-efficient washing machines and dishwashers
- 4.3. **WATER HARVESTING**
  - 4.3.1. Harvesting of water by channelling rainwater from the roof through gutters and downpipes into a water tank is permitted and encouraged. A Jo-Jo tank or similar type water tank may be used. The water tank must be in a position where it is not visible from the road (like a drying yard) or if it is visible, it must be concealed by a screen or vertical garden that ties in with the garden landscaping.
  - 4.3.2. The appointed HOA architect must approve the position of the water tank or the screening method to be used to visually obscure the tank from the road.
  - 4.3.3. No private boreholes will be allowed in the estate
  - 4.3.4. Beaumont Health and Lifestyle 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. Waste water from the kitchen sink, dishwasher, and WC's must not be re-used.
- 4.4. **ENERGY HARVESTING**
  - 4.4.1. Early consideration of solar panels will facilitate their incorporation and integration to minimise the visual impact from surrounding properties. Should solar collector panels be installed, they are to be positioned on the most appropriate roof slopes.
  - 4.4.2. Solar panels are only allowed on the main double pitch of a roof, in line with the slope of the roof. No solar panels are allowed on any secondary roofs. No solar panels are allowed on frames with a different slope than the roof.



4.4.3. No wind turbines are allowed in the estate.

#### 4.5. ENERGY CONSERVATION

- 4.5.1. The use of liquid petroleum gas (LPG) is recommended for cooking and space heating appliances. All LPG gas installations shall be in terms of SANS10087 and the relevant by-laws implemented by the local authority (SBM).
- 4.5.2. Energy efficient light bulbs (CFL's and LED's) are to be used wherever possible.
- 4.5.3. High energy consumption items, such as under-floor or under-tile heating is strongly discouraged. Forms of thermal control in design are preferred and encouraged.
- 4.5.4. Should there be ducting required, or external pipes as part of the air-conditioning system, this must be incorporated into the design of the house, and not added on as an afterthought. All air-conditioner condenser units must be installed below 1200mm from natural ground level to reduce visibility from the street.

### 5. LANDSCAPING

#### 5.1. HARD LANDSCAPING DESIGN GUIDELINES

	Specific exclusions	General inclusions
<b>Material</b>	<ul style="list-style-type: none"><li>• Clay brick pavers</li><li>• Round or patterned stepping stones</li></ul>	<ul style="list-style-type: none"><li>• Cement bond pavers with cobble border detail</li><li>• Square or rectangular cement stepping stones – colour: grey, charcoal or brown</li><li>• Brown stone chip (Worcester stone)</li></ul>



## 5.2. SOFT LANDSCAPING DESIGN GUIDELINES

	Specific exclusions	General inclusions
<b>Material</b>	<ul style="list-style-type: none"><li>• Palm Trees</li><li>• Alien trees and shrubs</li></ul>	<ul style="list-style-type: none"><li>• Indigenous trees and shrubs</li><li>• Water wise trees and shrubs</li><li>• Bark or wood chip mulch</li></ul>

## 6. PROCEDURAL GUIDELINES

### 6.1. THE ROLE OF THE BEAUMONT HEALTH AND LIFESTYLE ESTATE HOME OWNERS ASSOCIATION AND ESTATE ARCHITECT

- 6.1.1. It is a municipal requirement that building plans for dwellings within a residential residential estate must be approved and stamped by the Home Owners Association prior to submission of building plans to the municipality.
- 6.1.2. The Estate Architect will be appointed to act on behalf of the Home Owners Association (HOA) to judge the architectural merits of every house alteration and addition design submission received, in line with the Architectural Guidelines set forth in this document, and reserves the right to refuse a design or proposed amendments to a design.
- 6.1.3. Any structure erected on an erf within the complex must comply with the Design Guidelines. The responsibility for compliance lies with the Owner of the property.
- 6.1.4. No deviations from plans approved by the appointed HOA Architectural Professional will be permitted. Any deviations must be submitted for scrutiny and approved by the appointed HOA Architectural Professional in writing.



- 6.1.5. Should there be any matters not covered in the Design Guidelines, and in the event of a difference of interpretation, the appointed Estate Architect shall make a ruling, which shall be binding.
  - 6.1.6. The HOA reserves the right to amend the Design Guidelines, as stipulated in this document, as the need arises (without retroactive effect) for architectural and aesthetic items, without the approval of the local authority. This provides the reconsideration of areas and subjects not covered in the current guidelines, or to amend or clarify certain areas or subjects previously proven problematic. In the event of amendments, the guidelines applicable shall be those in force at the time of submission of plans to the appointed Estate Architect.
  - 6.1.7. The responsibility of compliance with the South African Building Regulations rests entirely on the appointed Architectural Professional who executes the design and submission of drawings on behalf of the Owner of the property.
- 6.2. PROCEDURE FOR APPROVAL OF PROPOSED ALTERATIONS AND ADDITIONS
- 6.2.1. Building plan for the alterations and additions to be prepared by a SACAP registered professional.
  - 6.2.2. All plans must be scrutinised by the appointed Estate Architect prior to submission to the local authority for approval. A plan scrutiny fee is payable by the Owner of an Erf when the plans are submitted for approval, to the HOA, in respect of this service.



## ARCHITECH

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6.2.3. Architectural scrutiny fee must be fully paid prior to approval of the plans.

Alterations and additions	=	To be provided
Swimming Pool	=	To be provided

6.2.4. After obtaining plan approval from the HOA, the design must be submitted to the local authority (Drakenstein Municipality) for approval, prior to the commencement of construction.

6.3. NATIONAL BUILDING REGULATIONS, SABS 0400 AND LOCAL AUTHORITY REGULATIONS

6.3.1. The Architectural Design Guidelines do not take precedence over the National Building Regulations and are only supplementary to it. In the event that any requirements of the Architectural Design Guidelines are deemed to be contrary or in conflict with the National Building regulations or Local Authority requirements then the National Building regulations and Local Authority requirements shall take precedence over the design guidelines and shall prevail.