



# DENNIS MOSS PARTNERSHIP

Architects • Urban & Regional Planners • Environmental Planners  
Landscape Architects • Urban Designers

## DIGTEBY ESTATE STELLENBOSCH SPECIAL PROVISIONS FOR ERVEN 83 & 47 - 55

### ANNEXURE TO APPROVED URBAN DESIGN, ARCHITECTURE AND LANDSCAPE ARCHITECTURE DESIGN FRAMEWORK FOR ERVEN IN PORTION A, DATED 12 SEPTEMBER 2007, REV. A

30 August 2012

**This annexure specifically refers to Section II, Building Design Guidelines, Chapter 4 – Town Planning Controls and Guidelines, of the approved design framework**

The following parameters will apply to erven 83 & 47 – 55:

#### 4.1 ZONING

Erven 83 & 47 – 55 is zoned Residential Zone I, in terms of the Section 8 Scheme Regulations. The primary use of which is to allow for single residential housing purposes (refer site development plan, drawing S3486/UD001, rev 5, dated 7 April 2008 attached).

#### 4.2 SIZE OF DWELLING

The same parameters as per the approved Design Framework document, dated 12 September 2007, Rev. A, shall apply. Refer to par. 4.2 of the Design Framework.

##### 4.2.1 COVERAGE

Maximum of 60% of erf size shall be used for residential dwelling purposes. This factor shall include garages and outbuildings. Coverage is calculated as the total building area under roof.

#### 4.3 BUILDING LINES

##### 4.3.1 Erf 83

- i) Street Building line – Core Building: 2.0m
- ii) Street Building line – Garage: 4.0m
- iii) Pergola in front of garage to be used as screening element for garage doors:



17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA  
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • email: [info@dmp.co.za](mailto:info@dmp.co.za) • website: [www.dmp.co.za](http://www.dmp.co.za)

Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07  
Directors: DF Moss, URP (SA) BA M (URP) M SAPI • GC de Klerk, URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MArch, CIA  
SW vd Merwe, Pr Sci Nat, NHD (Nature Conservation) SACNASP • JMH Lackay, Pr S Arch, T MArch • PJ Niemann, Pr Arch, B Arch (UFS) MArch, CIA

2.0m from street boundary.

- iv) Rear Building line: 2.0m
- v) Northern Building line: 2.0m
- vi) Southern Building line: 1.5m
- vii) A zero building line will be allowed to position the garage and/or carport on the southern boundary with the condition that the core building and any one of the outbuilding/s may not be placed closer than 1,5m from the southern boundary onto which the garage and/or carport sits.
- viii) No Relaxation allowed on Northern Building line

#### 4.3.2 Erf 47 – 55

- i) Street Building line – Core Building: 2.0m
- ii) Street Building line – Garage: 4.0m
- iii) Pergola in front of garage to be used as screening element for garage doors:  
2.0m from street boundary.
  
- iv) Rear Building line: 2.0m
- v) Northern & Southern Building lines: 1.5m
- vi) The following guidelines shall apply to side building lines:
  - The combined total of the two side building lines may not be less than 3,0m. Placing the main dwelling/core building or any one of the outbuilding/s, with the exception of the garage and/or carport, closer than 1,5m from any one of the two side boundaries will not be allowed.
  
  - A zero building line will be allowed for placing the garage and/or carport on one of the two side boundaries with the condition that the opposite side building line will then not be less than 1,5m and that the core building and any one of the outbuilding/s may not be placed closer than 1,5m from the side boundary onto which the garage and/or carport sits.