



# Langebaan Country Estate

## AESTHETIC AND ENVIRONMENTAL COMMITTEE REQUIREMENTS

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Langebaan Country Estate Joint Venture

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## 1. Preamble

The LCE Aesthetic and Environmental Committee (AEC) has been established as an oversight body to ensure harmonious integration of residential design and construction within the Langebaan Country Estate.

In order to maintain aesthetics, standards, general appearance and security arrangements it is necessary that owners, builders, contractors, and their sub-contractors adhere to rules and regulations as determined by the Langebaan Country Estate Owners' Association (LCEOA) from time to time.

Strict adherence to all aspects of these rules are required and expected at all times and in all respects. Penalties as specified in the LCE policy manuals may be imposed by the LCEOA in the event of any non-compliance.

All Architects on the Panel of Approved Architects (PAA) acknowledge that they are working in an environmentally sensitive development and agree to conform to all environmental controls specified by the Developer, LCEOA and the AEC. All parties, consultants, clients, staff and visitors need to be aware of the environmental requirements.

All designs are to comply with the LCE Architectural Guidelines and LCE rules and policy manuals.

The Architect is responsible for the environmental awareness training of his employees on site. A Building Control Officer (BCO) has been appointed to oversee compliance on site.

## 2. The Aesthetic and Environmental Committee

The AEC is currently headed up by Warren Simpson of Warren Simpson & Partners with offices in Cape Town and Langebaan.

Their contact details are as follows:

Tannery Park, 1<sup>st</sup> Floor, West Block, 23 Belmont Road, Rondebosch  
Cell: +27 72 183 0485 (Warren Simpson)  
Tel: +27 21 686 7649  
Fax: +27 21 686 5606  
Email: [warren@wsap.co.za](mailto:warren@wsap.co.za)

Warren Simpson is in Langebaan on Tuesdays and Thursdays.

## 3. AEC Induction

An initial induction session is to be arranged with the AEC for each new architectural firm appointed to the panel. All AEC requirements will be explained and an overview of the architectural guidelines will be given.



All parties involved in the drafting and design of a dwelling need to attend the induction prior to commencing any appointment with new Clients or commencing any designs for dwellings on the Estate.

#### 4. AEC Approvals

AEC approvals are required to ensure compliance with the LCE Architectural Guidelines and LCE policy manuals.

In order to facilitate the process it is suggested that in order to prevent abortive work the first few designs by new Architects be submitted at:

- sketch plan stage;
- tender / costing stage; and
- prior to submission to the local authority.

The prescribed drawings that require the AEC stamp of approval are local authority drawings and where the external envelope has changed. (The Saldanha Bay Municipality (SBM) will not accept LCE plans without an AEC stamp of approval.)

#### 5. Submission Process

##### 5.1 Scrutiny Fees

The following scrutiny fees are applicable for plans submitted to the AEC:

- |                                    |   |
|------------------------------------|---|
| • Sketch plans                     | R 850.00 per house                                  |
| • Costing / tender plans           | R 850.00 per house                                  |
| • Municipal plans                  | R 3,500.00 per house                                |
| • Waiver Applications              | R 500.00 per application                            |
| • Amendments to Approved AEC Plans | R 850.00 per plan change                            |
| • Consulting Fees                  | R 1,100.00 / hour with a minimum charge of R 550.00 |

Note that any amendment to the appearance, footprint or external envelope of a house will require AEC and Municipal approval.

Scrutiny fees may be adjusted from time to time.

##### 5.2 Plan Submission

All plans together with

- a copy of the Client / Architect Agreement; and
- the AEC Scrutiny Fee (a cheque or proof of payment)

are to be submitted to the Building Control Officer (BCO) for delivery to the AEC.



Payments are to be made to:

Account name: Warren Simpson & Associates  
Bank: Standard Bank  
Account type: Current Account  
Branch No.: 0200900  
Account No.: 070 150 753  
Reference: AEC / *Stand number*

## 6. Submission Formats

### 6.1 Sketch Plans

- a. 2 hard copy sets of drawings are to be submitted in A3 or 1:100 format (1 for AEC records, and 1 for return).

Drawings are to include:

- Ground floor layouts
- First floor layouts (if applicable)
- Elevations
- Sections

### 6.2 Costing Plans

- a. 2 hard copy sets of drawings in 1:100 format (1 for AEC records and 1 for return) are to be submitted.

Drawings are to include:

- Site diagram showing driveways and a roof plan
- Ground floor layouts
- First floor layouts (if applicable)
- Elevations
- Sections

### 6.3 Municipality Plans

- a. Land Surveyor's Height Certificate.
- b. 5 hard copy sets of drawings in 1:100 format (1 for AEC records, 1 for return and 3 for Local Authority Approval) are to be submitted.

## 7. Information to be included on Local Authority Plans

### 7.1 All local authority plans must show the following information:

- The correct site cadastral layout with its building lines clearly indicated.
- The position of existing neighbouring houses and houses immediately across the street including boundary walls, yard walls and fences.
- A roof plan of the dwelling, outside living areas and driveway access.



- The site plan is to show all services, kerb lines, driveways, hard landscaped areas and yard fence / wall lines.
- Site areas, coverage calculations and hard and soft landscaping schedules
- The colour of roofs (as indicated by the AEC), walls, windows, doors and brick paved areas as well as the extent and type of wall finishes must be indicated.
- Sections must clearly indicate the natural ground line and building heights to the roof ridge. 6.5m max to single story and 8.5m to double story houses (all from average natural ground line).
- A Schedule of Finishes and Budgetary Allowances (SFBA) must be attached.
- In addition the position and type of all external lights, position of TV aerials/antennae and all external air-conditioning units/condensers are to be clearly indicated.

## 7.2 Endorsements

Each AEC approved plan is to be endorsed by the Architect as follows:

"The Contractor is not to deviate from or change any of the following as indicated on the approved plans:"

- The external envelope or colour and extent of external finishes / treatments that may affect aesthetics;
- Design, style, size and configuration of all external doors windows and gates;
- No boundary wall may exceed 2100mm above N.G.L.;
- All plumbing pipes including vent pipes other than sub-stacks are to be fully concealed;
- Landscaping (hard and soft) to comply with the LCE Landscape Guidelines Document.

## 8. **AEC Turnaround Times**

All plans (sketch, costing and municipal) will be scrutinised and returned to the BCO within 5 working days of receipt from the BCO.

The plans will be returned with notes, the AEC stamp of approval and a covering letter.

## 9. **Construction**

Construction may not commence on site without the prior approval of the plans by the AEC and local authority.

No plans will be accepted by the BCO or Contractor without the AEC stamp of approval.

The contractor is to submit a copy of the signed Building Agreement for each new house to the AEC.