

Dear Members of the DRC,

I trust you are well.

Following the recent land survey undertaken for Erf 11275, we acknowledge the findings indicating:

- An encroachment of the building beyond the prescribed building lines.
- Roof apex heights exceeding the permitted 6.5m height restriction when measured from ground level.

We would like to formally address these matters and provide motivation together with proposed remedial actions.

1. Building Line Encroachment

We acknowledge that portions of the constructed building footprint extend beyond the approved building lines, as confirmed by the survey drawing .

This deviation arose due to a setting-out error during construction, where the building was incorrectly positioned on site. This was not intentional and was unfortunately not identified early enough during the construction process.

2. Roof Height Non-Compliance

The height certificate confirms that certain roof apex points exceed the allowable 6.5m height restriction when measured from natural ground level .

The discrepancy arose due to the following:

- The 6.5m height was initially interpreted and set out from a reference level near the entrance of the stand (approximately 196.900m ASL).
- The site has a natural slope, resulting in varying ground levels across the footprint.
- As construction progressed upward along the slope, the relative height above natural ground increased, leading to exceedances at higher points.

3. Proposed Remedial Actions

We are committed to resolving the non-compliances and propose the following:

3.1 Building Line Encroachment

- Investigate the extent of encroachment and identify affected areas.
- Reduction of Built Form Dominance at Boundary - Treatment of encroaching portions to reduce visual and physical impact, such as:
 - Lower wall heights where feasible
 - Use of lightweight elements (e.g. pergolas, screens) instead of solid mass
 - Articulation of façades to break down scale
- Submit a formal relaxation application with full motivation, demonstrating minimal impact on adjacent properties , servitudes and services.



Reduction of Built Form Dominance at Boundary

3.2 Roof Height Non-Compliance

In order to address the above in a practical and compliant manner, the following is proposed:

3.2.1 Height Mitigation

Review and refine the height assessment using:

- Averaged or stepped natural ground levels across the footprint.
- Consideration of primary vs secondary roof elements.

Implement landscape adjustments where appropriate to:

- Moderate localized height differences.
- Improve the relationship between building and ground plane.

3.2.2 Formal Relaxation Request

Where minor exceedances remain after the above considerations, we request that these be evaluated in the context of:

- Site slope and topographical constraints.
- Limited visual impact.
- Overall compliance with the architectural intent of the estate.

4. Commitment

We take full responsibility for the deviations and are committed to:

- Working closely with the HOA.
- Implementing approved corrective measures promptly.
- Ensuring full compliance or obtaining formal approval where required.

5. Conclusion

We respectfully request the DRC's consideration of this motivation and our proposed path toward compliance. Our intention is to resolve the matter transparently, responsibly, and in alignment with the estate's architectural standards.

We remain available to provide any additional information, revised drawings, or visual studies required to assist in your assessment.

Thank you for your understanding and consideration.

Kind regards,

Mr. Marcel Mukwevho