



CLEAN AUDITS SINCE 2010/11



*Ons gee gestalte aan 'n beter toekoms!  
We shape a beter future!  
Sibumba ikamva elingcono!*

Lêer verw/ File ref: 15/3/6-15/Farm\_554/03

Navrae/Enquiries:  
Mr AJ Burger

18 January 2022

Jacobuskraal Homeowners Association  
PO Box 89  
YZERFONTEIN  
7351

Attention: Ulrich Martin

E-mail: [jacobuskraalhoa@gmail.com](mailto:jacobuskraalhoa@gmail.com)  
[lubbe.johann@gmail.com](mailto:lubbe.johann@gmail.com)

**By registered mail**

Sir/ Madam

#### **AMENDMENT OF DESIGN GUIDELINES : JACOBUSKRAAL OWNERS ASSOCIATION**

Your application received by Swartland Municipality on 3 January 2022, regarding the subject refers.

**A** By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the amendment of the design guidelines for Jacobuskraal, is approved in terms of Section 39(6) of the By-Law, as follows:

1. Clause 3 - 1: External walls:  
All external walling be painted, plastered, or bagged clay or cement brick work, or Eco-Beam Sandbag/Earth bag System, or other recognised sustainable building method. Alternative building methods such as hay bales are allowed if visible finish is plastered and painted and complies with National Building Regulations.
2. Clause 4 - 5: Roofs:  
Roofs be constructed of the following materials:  
Concrete tiles, thatch, or Victorian fibre cement. Any profile galvanised steel sheets be allowed. Including powder coated Clip lock Systems within building guideline of National Building Regulations. Roofs be painted to approved paint specifications or manufacturers approved surface finish.
3. Clause 10 - 3: Coverage:  
Coverage including all buildings within the portions earmarked for residential purposes not exceed 50% of the surface area, in other words 2000m<sup>2</sup> including stoeps and all outbuildings.  
The surface area for residential purposes on each smallholding not exceed 4000m<sup>2</sup>
4. Chimneys  
Chimneys to comply with National Building Regulations.

*Rig asseblief alle korrespondensie aan:*

**Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299**

**Tel: 022 487 9400**

**Faks/Fax: 022 487 9440**

**Epos/Email: [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za)**

*Kindly address all correspondence to:*

**The Municipal Manager  
Private Bag X52  
Malmesbury 7299**

**Moorreesburg Tel: 022 433 2246**

**Darling Tel: 022 492 2237**

**Yzerfontein Tel: 022 451 2366**

5. Doors and windows

Sliding, Bi-fold, Stacker and Stable doors be permitted and that windows should fall within the guidelines of the National Building Regulations

Proportions: Window height to be greater than window width

OTHER ITEMS:

1. Containers:

No more than two containers be permitted on each property subject to: -

- a. Located within the Agricultural/residential area
- b. Being out of sight
- c. All Municipal bylaws and building regulations, as applicable to Jacobuskraal and its Architectural Guidelines, be complied with.

Please provide Swartland Municipality with 2 copies of the amended guidelines to be signed by Swartland Municipality and the Jacobuskraal Owners Association for record purposes.

Yours faithfully



**MUNICIPAL MANAGER**

per Department: Development Services

AJB/ds