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SKOON OUDITS SEDERT 2010/11



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File Ref:

Lêer verw/ File ref: 3/5/3

Enquiries:

Navrae/Enquiries:
Mr AJ Burger

24 August 2022

Grotto Bay Homeowners Association
66 Blaauwberg Road
TABLE VIEW
7441

E-mail: browmann@browmann.co.za & karien@grottobay.org

By Registered Mail

Sir/ Madam

AMENDMENT OF DESIGN GUIDELINES : GROTTO BAY OWNERS ASSOCIATION

Your application received by email on 20 June 2022 regarding the subject refers.

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 Grotto Bay, is approved in terms of Section 39(6) of the By-Law, as follows:

(Please note that the paragraphs below include the proposed amendments.)

1. Paragraph A.3.14 Boudary walls and enclosures

Timber, brick painted or plastered and painted, blocks plastered and painted, subject to approval of detailed design/specification. Paint colours are to be as for the main – or outbuilding. The height of boundary walls shall not exceed 1,8m provided that they enclose washing-line and garbage storage yard areas. Except for the above instances, the height of the side and rear boundary walls shall not exceed 1,5m provided that the requirement shall not be applicable on the erection of a boundary wall on the open space edge of a property.

All effort should be taken to minimise fencing on the open space edge of the property. A maximum height of 600mm will be permitted on the open space edge of the property.

Except as above the height of front/street boundary walls and entrance gates will not exceed 1,2m. All heights are to be measured above the mean natural ground level abutting the walls.

2. Paragraph A.3.23 Electricity Generation and Water Heating

Installation of air conditioners, pool heating systems, solar panels and wind turbines is allowed subject to HOA approval. The preferred installation location of solar panels is roof areas that are not visible from the street. If not feasible and solar panels can only be installed on the front of the elevation facing the street, then solar panels may not be placed on more than 60% of the roof facing. Secondary roof areas such as patios and hidden mono pitched roofs are not included in the calculation. Solar panels must be flush-mounted on the roof (i.e. parallel with and flat on the roof surface), shall not extend above the ridgeline of the roof and must be the same colour as the roof. No geysers or structures for the containment of water may be visible on the roof. Wind turbines should be of the domestic vertical access wind turbine variety, and should resemble an extractor or

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

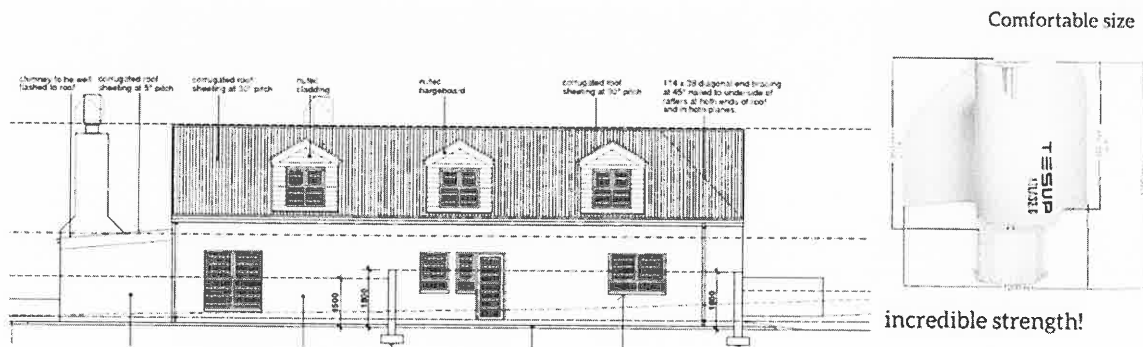
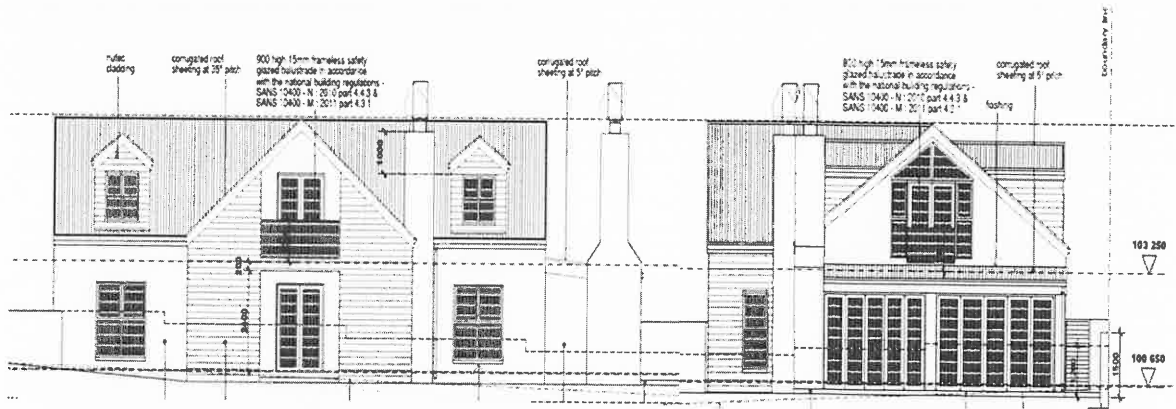
Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

The Municipal Manager
Private Bag X52
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

chimney cowl, as per drawings and diagram below. Solar panels, pool heating systems and turbines, must be annotated in detail for plan approval.



3. Paragraph B.4.2 Lighting

External lighting of the site and buildings must be low key wattage not to exceed 60W Incandescent, 800 lumens or 10W LED, and must be unobtrusive. Sensor activated, daylight or motion sensor lights should be set so that they cannot be activated from outside the particular property. This could be done by placing up/down lighting or situating the exterior lights lower to limit the distribution of the light.

4. Paragraph B.4.6 Fencing

The paragraph be removed in total.

Yours faithfully

AJB
MUNICIPALE BESTUURDER
 per Departement Ontwikkelingsdienste
 AJB/ds