



CONSECUTIVE CLEAN AUDITS



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

Lêer verw/ File ref: 15/3/3-8/17

Navrae/Enquiries:
Mr AJ Burger

7 May 2021

Mount Royal Golf and Country Estate

Attention: Andre Theron manager@mountroyalestate.co.za
Christine Roos architect@mountroyalestate.co.za

Sir/ Madam

AMENDMENT OF ARCHITECTURAL GUIDE : MOUNT ROYAL GOLF AND COUNTRY ESTATE

Your application received by email on 28 April 2021, received by Swartland Municipality on 7 May 2021 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 architectural guide of the Mount Royal Golf and Country Estate, is approved in terms of Section 39(6) of the By-Law.

The amendments to clauses 11.1.4, 11.1.4.1, 11.1.4.2, 11.2.1.1 and 24.1.4 and new clause 28 as presented in the application.

" ...

11.1 Definitions

11.1.4 Storey, means that portion of a building included between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the wall plate, provided that:

11.1.4.1 a roof, or dome which forms part of the roof, shall not constitute a separate storey unless the space within the roof or dome is designed for, or used for, human occupation, in which case it is deemed to be a storey, and

11.1.4.2 any storey which is higher than 3m (floor to ceiling) but equal to or less than 6m in height, shall, for the purpose of height measurement, be deemed to be 2 storeys, and every additional 3m in height or portion thereof, shall be deemed to be an additional storey;

11. BUILDING HEIGHT - Single Residential• Group Housing & General Residential (apartments)

11.2 Applicable Height Restrictions

11.2.1 Single Residential Zoning

Guide 11.2.1.1 With the exception of 11.2.1.3 below, buildings on all single residential erven shall be allowed two storeys with a roof height not exceeding 10m and a wall plate height not exceeding 7m, both measured vertically from the midpoint of the gradient line.

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

24. EXTERIOR DOORS AND WINDOWS (for each style)

- 24.1.4 Any exterior glass doors wider than 1.5m (whether sliding, stacking, French, or frameless) doors to main building or patios must be recessed into the exterior wall and under the eave line by at least 500mm. The eave line must continue along the plane of the exterior wall over such a sliding door opening, or the sliding patio doors be placed behind a stoep or patio with a depth of at least 1.5m.

28. BALUSTRADES

- 28.1 Balustrades be designed simply and elegantly to compliment the design of the main building. No Pre-cast concrete balustrades are permitted.
- 28.2 Glass balustrades only be accepted at the side and back of Cape Vernacular designs, subject to ARC approval before installation..."

Yours faithfully


MUNISIPALE BESTUURDER
per Departement Ontwikkelingsdienste
AJB/ds