



CONSECUTIVE CLEAN AUDITS



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Lêer verw/ File ref: 15/3/3-15/Farm_560/04

Navrae/Enquiries:
Mr AJ Burger

2 March 2021

Yzerfontein Heights Home Owners Association
PO Box 204
YZERFONTEIN
7351

By Registered Mail

Attention: Manuel de Villiers manuel@zyzerfonteinheights.co.za

Sir

AMENDMENT OF DESIGN GUIDELINES : YZERFONTEIN HEIGHTS – RESIDENTIAL ZONE 2

Your application received by email on 15 February 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 design guidelines for the Yzerfontein Heights development – Residential zone 2, Yzerfontein, is approved in terms of Section 39(6) of the By-Law.

Section 5: Architectural Elements: Chimneys are amended as follows:

Chimneys

Chimneys be allowed to protrude above the 8m building line.
Chimneys be simple geometric shapes. No ornate details.
Cladding to chimneys be approved by the development's architect.
Cladding to be from natural material (no fake stone etc).
Clapboarding be allowed.
Cowls are permitted provided the design is approved by the development architect.

Section 5: Architectural Elements: Roofs are amended as follows:

Roofs

Major element of the roofs be symmetrical about their ridges.
Roof overhangs shall not exceed 600mm.
Major roof pitches shall not exceed 45 degrees.
Verandah roof pitches be between 1-10 degrees.
Skylights are allowed.

Yours faithfully


MUNISIPALE BESTUURDER
per Departement Ontwikkelingsdienste

AJB/ds

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