



MOUNT ROYAL
GOLF & COUNTRY ESTATE

MOUNT ROYAL GOLF AND COUNTRY ESTATE
ARCHITECTURAL GUIDE

March 2020 Revision – replaces all previous versions

General Architectural Guide and Submission of Design Documentation Procedures

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Section A

1. INTRODUCTION

- 1.1 This Architectural Guide (the Guide) is constituted under the Constitution of the Mount Royal Home Owners Association. The intention of the guide is to ensure architectural coherence in the built fabric of the proposed **Mount Royal Golf & Country Estate**. The principle objectives of this coherence in architectural language, building materials and colours is to ensure that all buildings contribute to the value of each individual home owner's investment on the one hand, and to mitigate the visual impact of the development as a whole on the other.
- 1.2 This Guide is applicable to all single residential, group housing and general residential properties. Commercial properties will be subject to the town planning scheme regulation of the local authority and subject to the pre-scrutiny and written approval of the Estate Management.
- 1.3 No building or structure shall be erected without the approval of the Mount Royal Estate Management, its Architectural Review Committee (internal approval), and the local authority (Swartland Municipality).
- 1.4 The Estate Management together with the Home Owners Association shall from time to time appoint the Architectural Review Committee, which shall be overseen by a qualified architect who shall be known as the Principal Reviewing Architect (PRA). The Estate Management may at their sole discretion appoint from time to time a Supplementary Reviewing Architect (SRA).
- 1.5 In the event of the PRA being commissioned as design architects for any of the specific developments, the Estate Management will assess the PRA's design proposals. The Estate Management may at their sole discretion appoint an SRA to assist them in such an event.
- 1.6 In questions of interpretation of the Guide or in the event of matters arising from the design process, which are not addressed by the Guide, the reviewing architect (PRA or SRA) shall make a binding ruling. Minor variations that are deemed to be in the interest of the estate and compatible with the guide may be considered by the Estate Management from time to time.
- 1.7 All building plans are to be prepared and submitted by qualified and SACAP registered architects and technologists ("designers") and firms.
- 1.8 Approval of building plans by the Architectural Review Committee shall only be construed as a recommendation to the local authority (Swartland Municipality) that the design conforms to the requirements specified in the Guide. Such approval by the ARC is secondary to all statutory requirements (National Building Regulations, local Bylaws, etc.)

2. PROCEDURE

- 2.1 A letter must accompany plans submitted to the Architectural Review Committee (ARC) from the applicant certifying that the plans comply with the Guide. Example of an acceptable compliance certificate is attached as a Addendum A (Refer to **Plan Submission Procedure** document).
- 2.2 A copy of the professionals' SACAP (SA Council for the Architectural Profession) registration certificate is to be attached.
- 2.3 A complete set of municipal drawings is to be electronically submitted, which includes (but not limited to) site plan, floor plans, elevations, sections, etc.
- 2.4 The ARC may levy additional scrutiny fees at an hourly rate to the applicant in the event of the submission being incomplete or faulty.
- 2.5 Building plans may only be submitted to the local authority after approval has been granted by the ARC and by the Estate Management, which shall be accompanied by an endorsement by the ARC as well as the Estate Management. No building plans shall be approved by the relevant local authority unless they carry the above endorsements.
- 2.6 No application will be accepted without payment of the prescribed fees (see Clause 40)

- 2.7 All the requirements to be met for submission of plans for scrutiny are compiled in a checklist (Addendum B) which is to accompany the submission. Incomplete submissions will cause unnecessary delay to the process.

3. CONTACT INFORMATION:

Estate Management Representative:

Contact person: Andre Theron

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Principal Reviewing Architect:

Christine Roos (Professional Architect)

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4. ARCHITECTURAL LANGUAGE

This guide does not attempt to be excessively descriptive in terms of architectural style as such. It is more concerned with the achievement of architectural synergy and cohesion by prescribing a building **type** as opposed to a building **style**.

Coherent architectural environments, such as Dorp Street in Stellenbosch illustrate this principle, where the building **type** is that of a white, wall dominant street-facing building of no more than two or three storeys.

The building styles, however, vary from Cape Vernacular, Rural Victorian, English Country to Rural Tuscan. There is a strong sense of cohesion between the buildings. As a whole they contribute to the making of a memorable architectural experience. An experience, which is sufficiently varied in **style**, to ensure a liveliness and individuality, but equally disciplined in **type** to present as a coherent whole.

It is important to note that no style or type is inherently superior to any other style or type. It may, however, be suggested that some styles and types are more appropriate than other styles and types in specific environments. It is subsequently suitable to present the following assessment of the influencing environment of the proposed **Mount Royal Golf & Country Estate** in order to contextualise the proposed architectural language.

5. THE INFLUENCING ENVIRONMENT

The **Mount Royal Golf & Country Estate** includes the existing **Malmesbury Golf Course** on the northern edge of the rural town of Malmesbury. The N7 highway to the east and gently rolling wheat-covered hills to the north and the west border this country estate. The site slopes towards the west, with regular clear views of Table Mountain in the distance. Two seasonal streams run along the western and northern boundaries. The existing golf course is well established with mature trees and well-kept fairways and greens. The development allows for the expansion of the golf course to an 18-hole course. The town takes its name, and much of its architectural heritage, from a close association with its sister town of Malmesbury in the United Kingdom.

A healthy dialogue between the towns and the **Earl of Malmesbury** exists to this day. This connection to England, combined with the close association with and physical presence of the ancient game of Golf, establishes a base for the proposed architectural language of the development. When the afore-mentioned influences are read against the physical environment of rolling, cultivated fields and copses of trees on country streams, an architectural typology of country villages becomes almost self-evident.

6. SITE LAYOUT

The site development plan for the **Mount Royal Golf & Country Estate** is shaped around vistas to the surrounding countryside. The roads meander along contours in gentle curves. The golf course and its proposed extension form the soft landscaped internal core of the development. The site development plan promotes a rural atmosphere and suggests that buildings should further develop this theme of a flowing soft landscape, which penetrates between the buildings.

7. BUILDING TYPE (single residential)

The above-mentioned analysis of the influencing environment confirms that a rural pavilion building type, i.e. free standing buildings in a park-like landscape, is the building type to be employed in the **Mount Royal Golf & Country Estate**.

This building type is characterized by buildings, which do not necessarily line up along street edges, but orientate towards views or sunlight. The landscape flows between the buildings, thus integrating the golf course setting with private gardens and with street reserves.

The pavilion building type must be re-inforced by the regulation of the **building mass** (see Clause 10) and the limitations placed on **boundary walls** (see Clause 21).

Acceptable architectural styles within this building type for single residential erven are discussed in Clause 9.

8. BUILDING TYPE – Group Housing

The group housing sites have higher densities. The pavilion type is subsequently not suitable for use here. The group housing sites must be based on the English Mews (or the Dutch “ Woonerf ”) concept or designed and detailed in the Rural Tuscan / Provencal style (Villa Toscana), as indicated per site. Semi-detached and freestanding dwellings are designed around streets and common areas as an urban entity. All houses within a specific group-housing site must be stylistically similar. These dwellings must form a unit of stylistically attuned structures, which present as a harmonious whole.

Information regarding the design requirements for a specific group housing stand (such as Royal Toscana) is available from the Principal Reviewing Architect.

9. ARCHITECTURAL STYLES – Single residential and Group Housing

Due to the scale of the proposed development and a strong market demand for individuality, Mount Royal makes provision for homes being designed in 1 of 4 architectural styles. These styles are however disciplined by the prescribed building type, which limits the massing, colour ranges and building materials across the styles. Individuality will thus be attained through more subtle variations in stylistic elements, while cohesion is achieved through the use of colour and a common language of compatible building materials. The prescribed building type can thus be suitably adorned and articulated to represent the following architectural styles:

9.1 **Style 1 - English Country:** A cottage style, with **dominant tiled roof**, walls toned to match the roof and white or natural timber window and door frames. Bay windows and dormer windows in roofs are typical of this style.



Figure 1 – English Country



Figure 2 - English Country

9.2 **Style 2 - Rural Victorian:** A simpler, less adorned version of the Victorian Style. Timber trims, dormer windows with sheet metal roofs are typical of this style



Figure 3 - Rural Victorian



Figure 4- Rural Victorian



Figure 5- Rural Victorian

9.3 **Style 3 - Rural Tuscan or Provencal style:** Tiled roofs with overhangs. Textured, earth toned walls, natural timber window frames and a non-symmetrical massing of the building typifies this style.



Figure 6 - Tuscan



Figure 7 - Provencal

9.4 **Style 4 - Cape Vernacular Style:** A style of architecture typical to the region, typified by wall dominant architecture, windows which are taller than they are wide and dark roofs with a pitch of more than 40 degrees.



Figure 8 – Cape Vernacular



Figure 9 – Cape Vernacular



Figure 10 – Cape Vernacular

9.5 **Royal Toscana** - The vision for the Royal Toscana development is to create an unique enclave with small gardens and uniform Tuscan design as goal.

All Phase 1 Royal Toscana residences are to be designed strictly in the Rural Tuscan or Provencal style, The design is to compliment the existing garden homes in design, detailing and colours, to the satisfaction of the Principal Reviewing Architect. All residences shall be double storey.

Windows are to be larger and with cross divisions.

The designer is to obtain approved concept SDP and aesthetic design information from the Principal Reviewing Architect before commencing with design.



9.6 **Group Housing** - Each individual group housing site, comprising more than 3 dwellings shall have all individual buildings designed in one of the above styles only.

10. BUILDING MASS - Single Residential and Group Housing

- 10.1 All buildings are to be made up of a dominant building mass (core) with adjoining secondary abutments (wings). Core buildings must have a constant width (span of trusses) between 5m and 8m .
- 10.2 Secondary masses (wings) may not be less than 3.5m and not more than 5m in width (span of roof trusses or rafters). Garages are not required to meet these width limitations if they are free standing or separated from the core building by a linking wing.
- 10.3 Garages may be incorporated into the mass of the core building or may alternatively be free standing or attached to the core by means of a linking wing.
- 10.4 Granny flats are permitted provided that:
- 10.4.1 they are under the same roof as the main dwelling;
- 10.4.2 an extra parking bay is provided on the site;
- 10.4.3 provisions of the Swartland Municipality By-law relating to Municipal Land Use Planning (PG 7741 of 3 March 2017) are complied with.

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

11.1 Definitions

- 11.1.1 natural ground level, means the level of the land surface on a land unit:
- 11.1.1.1 in its unmodified state, or
- 11.1.1.2 in a state where the land has been graded with a grading machine that levels out the surface land area, provided that:
- 11.1.1.2.1 any grading of land for the purpose of development shall connect evenly with the existing levels of abutting land units;
- 11.1.1.2.2 where land is excavated, the excavated level is deemed to be the natural level of the ground;
- 11.1.1.2.3 where it is not possible to determine the natural level of the land owing to irregularities or disturbances of the land the Municipality shall determine a level, and
- 11.1.1.2.4 where the land is excavated and the excavated material is used to elongate a building site, the Municipality shall define a level.
- 11.1.2 gradient line means an imaginary line connecting the highest and lowest points of the natural ground level immediately adjoining a building.
- 11.1.3 The height of a building means the height measured as a vertical distance above a point halfway between the highest natural ground level and lowest natural ground level immediately adjoining the building, on the gradient line, which height shall not be exceeded by any part of the building. The height restriction is a horizontal line and not parallel to the gradient line.
- 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 ceiling, provided that:
- 11.1.4.1 a basement does not constitute a storey, if used for garage and/or other non habitable space – to the discretion of the ARC;
- 11.1.4.2 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
- 11.1.4.3 any storey which is higher than 3m 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;
- 11.1.5 Basement, means part of a building of where the finished floor level is at least 2m below natural ground level, or the ceiling not more than 1m above a height halfway between the highest and lowest natural ground level immediately contiguous to the building;

11.2 Applicable Height Restrictions

11.2.1 Single Residential Zoning

- 11.2.1.1 With the exception of 11.2.1.2 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 5,7m, both measured vertically from the midpoint of the gradient line.
- 11.2.1.2 The first floor / lower ground floor area may not exceed 75% of the total coverage of dwelling excluding the garage if it is separated from the main building mass OR 75% of the total coverage of the dwelling, including its garage (if the garage is an integral part of the main dwelling).
- 11.2.1.3 Buildings on erven to the north of the entrance drive, between Tetbury Hill Road and the N7 shall be allowed double storey with a roof height not exceeding 8m and a wall plate height not exceeding 3,5m, both measured vertically from the midpoint of the gradient line.
- 11.2.1.4 Single storey wings (abutments) with flat roofs or garages with flat roofs: maximum height of any portion is 4m above the midpoint

of the gradient line.

11.2.2 **Group Housing Zoning**

All group housing erven shall be allowed double storey with a roof height not exceeding 8m and a wall plate height not exceeding 5,7m, both measured vertically from the midpoint of the gradient line.

11.2.3 **General Residential Zoning**

11.2.3.1 Double storey plus loft with a wall plate at a maximum height of 7.5m, a maximum roof height of 12m both measured vertically from the midpoint of the gradient line.

11.3 **Privacy**

In the case of DOUBLE storeys, features overlooking the boundaries of neighbouring properties must be kept to a minimum, especially features overlooking existing or probable future entertainment areas of neighbouring properties. The Estate Management's decision regarding this will be final.

11.4 **Surveys**

11.4.1 Prior to commencing with the design of the buildings, the Owner shall have the stand surveyed by a professional Land Surveyor. The Owner shall provide the designer with a certified drawing indicating contours at 0.5m intervals and all site elements such as street light poles, manholes, etc.

11.4.1 The Owner shall, once foundation walls have been constructed, provide the Estate Management with confirmation from a professional Land Surveyor that the Ground Floor slab will be at the correct design height, prior to the Ground Floor surface bed being casted.

12. **BUILDING PLATFORMS**

Building platforms may be constructed along the following guideline:

12.1 As a general rule the height of the **FILL ASPECT** of a platform shall not exceed a height of 1.4 m above the natural ground level.

12.2 Where a member believes there is design merit in exceeding this height of 1.4 m, a height increase to a maximum of 2.0 m may be motivated to the ARC and supported at the sole discretion of the ARC.

12.3 Where a height increase more than 1.4m is proposed at the street front and sides of the building (and is visible from the street), as well as towards the golf course, the designer shall propose measures to minimize the impact of the additional platform height, such as, but not limited to, built-in proud planter boxes or other planted or paved terracing at a lower level, and/or proud natural stone plinth cladding. It is to the sole discretion of the ARC to waive any such measures to the elevations fronting open spaces which are not normally in the public view.

12.4 In the special case of the cut aspect of a platform exceeding 2m being approved, structural engineer approved pre-cast concrete embankment stabilizing material must be used.

13. **SETBACKS (Building lines)**

13.1 **Single Residential Erven:**

13.1.1 Setback from street boundaries of the erf = 4.5m.

13.1.2 Setback from common (lateral) boundaries = minimum 1.5m, with the sum of the side boundaries being 4m.

13.1.3 Setback from boundaries other than common or street boundaries (at zoning changes i.e. Open Space or Golf Course) = 3m.

13.1.4 Carports and or garages may be erected on one common boundary (0m building line or greater than 1m). (Note: no windows, ventilators or doors permitted in walls built on the property boundary).

13.1.5 Garages, including sideways entry garages (vehicular access doors at right angle to the roadway) must observe a 4.5m line from the street boundary.

13.2 **Group Housing Erven:**

13.2.1 Setback from street boundary = 2m for the dwelling

13.2.2 Carport and Garage setback from the common (lateral) boundaries = 0m or greater than 1m (Note: no windows, ventilators or doors permitted in walls built on the property boundary)

13.2.3 Garages including sideways entry garages (vehicular access doors at right angle to the roadway) may be erected up to a

minimum of 2m from the street boundary line.

13.2.4 Setback from boundaries other than common or street boundaries (i.e. Open Space or Golf Course) = 3m

13.2.5 Setback from a boundary abutting a servitude area = 0m.

13.3 General Residential:

13.3.1 Street Boundaries: 4.5m setback.

13.3.2 Common (side boundaries with adjoining erven): 3m

13.3.3 Setback from boundaries other than common or street boundaries (at zoning changes i.e. Open Space or Golf Course) or rear boundaries = 5m.

13.4 Consolidated Erven:

13.4.1 Refer to Clause 16.

14. COVERAGE (Area of all roofed areas)

14.1 Group Housing erven: 70%.

14.2 Single Residential erven: 50%.

14.3 General Residential: 40%

15. GROSS BUILDING AREA (including garages and outbuildings)

15.1 Group Housing dwellings: minimum area of 100 m².

15.2 Single Residential dwellings: minimum area of 160 m².

16. CONSOLIDATION OF ERVEN

16.1 Consolidation of two erven into one shall be subject to the approval by:

16.1.1 the Home Owners Association of the nature of the resulting erf, and

16.1.2 the Swartland Municipality according to the Municipal Planning By-Law.

16.2 The regulations governing a consolidated erf will be the same as those for a regular single residential erf, except for the following:

16.2.1 Setback from the rear boundary = 3m

16.2.2 Setback from common (lateral) boundaries:

16.2.2.1 Where consolidation involves erven fronting different streets - Min. 2,5m with the sum of the side boundaries being not less than 6m.

16.2.2.2 Where consolidation involves erven fronting the same street - Min. 3m with the sum of the side boundaries being not less than 7m.

16.2.2.3 No single form/façade is to be longer than 15m without setback/articulation.

16.2.3 Maximum coverage = 40%

16.2.4 Minimum building bulk (total floor area) = 300 m² (including garages and outbuildings).

17. DENSITIES: GROUP HOUSING & GENERAL RESIDENTIAL

17.1 Group Housing: 25 units per Hectare maximum density per group housing erf is permitted.

17.2 General Residential: 50 Units/Ha.

18. PARKING

18.1 Single Residential: Minimum of 2 vehicles in Garages/Carports with a further 2 spaces for visitors provided on the property.

18.2 Group Housing: Minimum of 2 vehicles located on the property per unit.

18.3 General Residential: Minimum of 1.75 bays per apartment (1.25 bays per unit and 0.25 bays per unit for visitors).

19. SERVICE AREAS

19.1 Each dwelling shall have an enclosed service yard for washing, refuse bins and or pets. This yard must be located so that its contents are not visible from the ground from any street or open space. This requirement must be read in conjunction with the guidelines for the construction of boundary walls (Clause 21). Service yard gates are to be of solid or closed boarded material.

20. PROVISION OF COMMUNAL OPEN SPACE (Group Housing & General Residential)

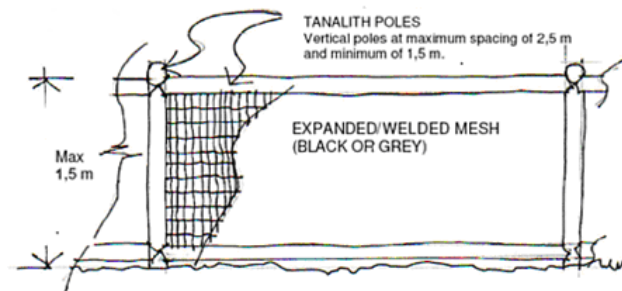
- 20.1 Mount Royal Golf and Country Estate is planned around and within an 18-hole golf course and borders on two natural buffer corridors along the seasonal streams. The residents subsequently have direct, convenient and safe access to vast open space systems.
- 20.2 The need for the provision of communal open space within individual group housing sites is subsequently less than would be the case within a conventional urban area. This guide therefore requires that group housing schemes make provision for the inclusion of communal open space as follows:
- 20.2.1 Group Housing: 25m² of soft landscaped area (Lawns, plant beddings, fountains, communal outdoor amenities such as pools) per dwelling.
- 20.2.2 General Residential: 15% of the site area shall be soft landscaped (Lawns, plant beddings, fountains, communal outdoor amenities such as pools)

21. BOUNDARY WALLS

- 21.1 **STREET BOUNDARIES** may be dealt with in one of the following ways:
- 21.1.1 Appropriate landscaping and planting in accord with the landscaping guide.
- 21.1.2 Boundary walls up to a height of 1.1 m above the adjoining ground level and constructed primarily of the same material as the core building of the dwelling and finished to match the dwelling.
- 21.1.3 At the sole discretion of the Estate Management the street boundary wall may be constructed to a height of 1,8 m, which will only be considered with good reason, such as to protect an entertainment area where the property is predominantly north entry. The solid section of the wall shall never exceed 60% of the length of such street boundary, the balance to either not exceed 1.1m height in the case of a solid wall, or not exceed a height of 1,8m in the case of palisade sections between built columns. In the case of the palisade sections the plinth height shall not exceed 600mm above the adjoining ground level. The use of setbacks and soft landscaping to reduce the impact of the solid section would be encouraged.
- 21.2 **GOLF COURSE BOUNDARIES and NATURAL OPEN SPACE BOUNDARIES** may be dealt with in one of the following ways:
- 21.2.1 Demarcated by a strip of plant bedding encroaching on to the golf course side of the erf boundary by not more than 800mm, stretching along the entire length of such a boundary fence on the golfcourse / open space side of the boundary. The strip of planting on the golf course / open space side of the property must be maintained by each individual property owner.
- 21.2.2 Landscaping (planting such as shrubs, hedges, trees) can be used if a stronger definition of the boundary is preferred. Alternatively metal or timber trelliswork up to 1,5 m above natural ground level for support of climbing hedges can be used to screen swimming pool and private garden areas (detail to be submitted to the ARC Committee for approval).
- 21.2.3 **IF ENCLOSURE IS REQUIRED** the following wall types are permitted on the golf course and open space boundaries:
- 21.2.3.1 Masonry or natural stone – to match the finish and style of the dwelling to a maximum of 1,8m high.
- 21.2.3.2 Palisade fence between masonry or natural stone piers (which match the finish and style of the dwelling) to a maximum of 1,8m high.
- 21.2.3.3 TANALITH Pole “paddock” fences to a maximum of 1,5m high, with optional expanded/welded mesh infill panels in black or grey (black Beckart Plantanet or galvanised welded mesh or similar approved) but must be according to Figure 11.
- 21.2.4 In the case of open space boundaries (not golf course boundaries), if enclosure of swimming pool or private garden areas is required, the following fence types are permitted:
- 21.2.4.1 At the discretion of the ARC Committee, a masonry or natural stone wall – to match the finish and style of the dwelling - to a maximum of 1,8m high, not exceeding 50% of the length of the open space boundary. The balance of the boundary shall be a landscaped boundary or palisade fence as herein described.
- 21.2.4.2 Steel palisade fence, to a maximum of 1,8m high, or palisade sections between masonry or natural stone piers which match the finish and style of the dwelling. The built plinth below palisade sections is not to exceed 600mm in height.
- 21.3 **SIDE BOUNDARIES and INTERNAL BOUNDARY WALLS**
- 21.3.1 Walling used to enclose or define spaces should flow from the built form in design and materials, appropriately combined with hard and soft landscaping. Linking walls (walls between the common boundaries and the dwelling shall accordingly be constructed of the same material as the main dwelling, but shall be predominantly transparent (palisade or metal/timber trellis) unless such wall screens a pool or entertainment area.
- 21.3.1.1 Should a linking wall articulate with a side boundary wall, it must be stepped down to the height of the side boundary wall at least

2m before such side boundary wall.

- 21.3.1.2 Linking walls may not be closer to either the golf course or street boundary than the dwelling.
- 21.3.2 From the street boundary to the street building line the height of the side boundary from natural ground level (see definition) shall not be greater than the height of the front boundary wall;
- 21.3.3 From the street building line to the main dwelling the maximum height of a side boundary wall shall be 1,5m. A maximum height of 1,8m may be allowed by the ARC Committee if merited.
- 21.3.4 In the case of erven directly or indirectly abutting the golf course or open spaces, any side boundary walls shall within 4,5m of the rear boundary be stepped to the height of the rear boundary fence or if there is no rear fence to 1,1 m or less.
- 21.3.5 Common boundaries (between adjoining erven) may have boundary walls as listed below but not exceeding 1.8m in height above the lowest adjoining ground level, except paddock fences which shall be a maximum of 1,5m.
 - 21.3.5.1 Masonry or natural stone – to match the finish and style of the dwelling to a maximum of 1,8m high.
 - 21.3.5.2 TANALITH picket fences to a maximum of 1,5m high.
 - 21.3.5.3 TANALITH Pole “paddock” fences (see drawing below).
 - 21.3.5.4 Hedges of trees or shrubs.



TANALITH FENCE

- 21.4 No pre-cast concrete walling of any type shall be permitted on the Estate.
- 21.5 The abovementioned are general guidelines that are subject to adjustment by the ARC Committee according to the merits of the individual applications.

22. ROOFS

Each roof must be designed exclusively in accordance with the selected architectural style. Limitations will be placed on colours and materials to ensure that the varied styles complement one-another regardless of profile. All angles of roof degrees are to be appropriate to the particular architectural style.

- 22.1 **Style 1 – English Country:**
Concrete Roof Tiles (Coverland Elite range, all colours), natural Slate or Thatch (or similar approved in writing by the Estate Management)
- 22.2 **Style 2 – Rural Victorian:**
Corrugated sheet metal in Chromadek colour finishes: Charcoal, black, light grey.
- 22.3 **Style 3 – Rural Tuscan:**
Concrete Roof Tiles (Coverland Double Roman, Cupola, all colours except greys or green), natural Slate to compliment the style (or similar approved in writing by the Estate Management)
- 22.4 **Style 4 - Cape Vernacular:**
Corrugated sheet metal in Chromadek colour finishes charcoal, black, light grey. Thatch will be allowed.
- 22.5 **General**
 - 22.5.1 “Klip-Lok” secret fix Chromadek finishes (colour to match house roof) may be used on garages and permitted flat roofs on wings (abutments) if concealed by parapets on all sides. No IBR profiled steel roofing will be permitted.
 - 22.5.2 Thatched “Lapa’s” will only be permitted where the main roof is thatch. Any pitched roofed free standing outbuilding is to be under

the same roofing as the main house.

22.5.3 Flat secondary roofs are only permitted where they appropriately complement the overall house design.

23. EXTERIOR WALL FINISHES

23.1 The contractor is to prepare 2x samples of all exterior paint colours (including undercoat and 2x layers topcoat) of at least 1x1m, in a position where it can be viewed in sun and shade simultaneously, as well as a A4 thin cardboard sample per colour for approval by the Estate Manager.

23.2 **Style 1 – English Country:**

Face Brick, Corobrik: Golden Harvest Rustic. (or similar approved in writing by the Estate Management)

or

Face Brick, Corobrik: Cape Stormberg Travertine. (or similar approved in writing by the Estate Management)

or

Plaster and Paint.

Dominant Colour Plascon ref. no.'s: Y4-B2-3 (Ivory White) or CAS-9 (Tranquil), or E14-2 (Hudson): with Accent Colour on application or similar approved in writing by the Estate Management & PRA. (On site sun & shade 700mm square swatches to be displayed for approval.)

23.3 **Style 2 – Rural Victorian:**

Face Brick, Corobrik: De Hoop Red Travertine. (or similar approved in writing by the Estate Management)

or

Face Brick, Corobrik: Tokai Red Travertine. (or similar approved in writing by the Estate Management)

or

Plaster and paint.

Dominant Colour Plascon ref. no.'s: Y4-B2-3 (Ivory White) or CAS-9 (Tranquil), or E14-2 (Hudson): with Accent Colour on application or similar approved in writing by the Estate Management & PRA. (On site sun & shade 700mm square swatches to be displayed for approval.)

23.4 **Style 3 – Rural Tuscan:**

Face Brick, Corobrik: Golden Harvest Rustic. (or similar approved in writing by the Estate Management)

or

Cementitious paint: Dominant Colour Plascon Marocca Ivory Tusk, with Accent Colour on application or similar approved in writing by the Estate Management & PRA. (On site sun & shade 700mm square swatches to be displayed for approval.)

or

Plaster & Paint: Plaster and Paint.

Dominant Colour Plascon 05-D2-3 (Twinkle Toes) or 05-D2-2 (Starburst) with Accent Colour: on application or similar approved in writing by the Estate Management & PRA. (On site sun & shade 700mm square swatches to be displayed for approval.)

23.5 **Style 4 - Cape Vernacular:**

No Face brick

Plaster and paint.

Shades of white or similar approved in writing by the Estate Management & PRA. (On site sun & shade 700mm square swatches to be displayed for approval.)

24. EXTERIOR DOORS AND WINDOWS

24.1 **Style 1 – English Country and Style 2 – Rural Victorian.**

24.1.1 Timber, stained (wood tones), or varnished, or painted white.

24.1.2 Aluminium, white, charcoal or black epoxy coated – no bronze anodized or natural anodized finishes.

24.1.3 Windows should be square or taller than wide.

24.1.3.1 Where two windows are to be coupled there should be a minimum of 340mm between the window openings.

24.1.3.2 Hi-Level Clerestory windows serving rooms in the roof may be wider than they are tall. Double volume special windows serving double volume areas are to be taller than they are wide.

24.1.4 Sliding Patio doors 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.

24.1.5 Garage doors to be timber or sectional overhead doors finished to match the doors and windows of the dwelling. Garage doors are to compliment the style and are not to be too ornate and out of context with the same.

24.2 **Style 3 – Rural Tuscan:**

24.2.1 Timber, stained (wood tones), or varnished.

24.2.2 Aluminium, charcoal, black or white epoxy coated – no bronze anodized or natural anodized finishes.

24.2.3 Windows should be square or taller than wide.

24.2.3.1 here two windows are to be coupled there should be a minimum of 340mm between the window openings.

24.2.3.2 Hi-Level Clerestory windows serving rooms in the roof may be wider than they are tall. Double volume special windows serving double volume areas are to be taller than they are wide.

24.2.4 Sliding Patio doors 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 be placed behind a stoep or patio with a depth of at least 1.5m. Timber French doors or sliding-stacking doors are preferred.

24.2.5 Garage doors to be timber or sectional overhead doors finished to match the doors and windows of the dwelling.

24.3 **Style 4 - Cape Vernacular:**

24.3.1 Timber, stained (wood tones), or varnished, or painted white and antique green.

24.3.2 Aluminium, white, charcoal or black epoxy coated – no bronze anodized or natural anodized finishes.

24.3.3 Windows should be square or taller than wide.

24.3.3.1 Where two windows are to be coupled there should be a minimum of 340mm between the window openings.

24.3.3.2 Hi-Level Clerestory windows serving rooms in the roof may be wider than they are tall. Double volume special windows serving double volume areas are to be taller than they are wide.

24.3.4 Sliding Patio doors 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 be placed behind a stoep or patio with a depth of at least 1.5m.

24.3.5 Garage doors to be timber or sectional overhead doors finished to match the doors and windows of the dwelling. Garage doors are to compliment the style and are not to be too ornate and out of context with the same.

25. **STONE CLADDING**

25.1 Only natural stone as approved by the Estate Management may be used.

26. **CHIMNEYS**

26.1 The use of stone is recommended for the construction of chimneys in Styles 1 and 3. All chimneys are to be of the closed type.

26.2 Where chimney cowls are used they are to be of the "rooster" type weather vane, or the "Jetmaster type" "Turbocowl" or equivalent approved by the Estate Management.

26.3 Chimneys to wood combustion fireplaces will be accepted on condition that such chimneys:

26.3.1 May not to exceed 250mm in diameter,

26.3.2 Colour to match that of the roof or stainless steel; and

26.3.3 May not exceed immediate roof height by more than 300mm.

27. **BASEMENTS**

27.1 Basements are allowed where the finished floor level is at least 2m below natural ground level, or the ceiling not more than 1m above a height halfway between the highest and lowest natural ground level immediately contiguous to the building.

27.2 The basement area is excluded from the gross building area calculations if such area is not a habitable area. If such area forms part of the habitable area of the residence, it shall be classified as a storey.

28. **BALUSTRADES**

28.1 Balustrades must be designed simply and elegantly. They must compliment the design of the main building.
No Pre-cast concrete balustrades are permitted.

29. AWNINGS, CARPORTS, POSTS AND PERGOLAS

- 29.1 Carports must have a flat-pitched roof hidden behind a timber fascia or parapet wall.
- 29.2 Carport supports must either be in large timber sections or brick columns. The sides may be trellised and planted with creepers. Patented prefabricated carport systems may not be used.
- 29.3 Posts and pergolas must be constructed in natural hardwood and supported on timber, brick or natural sandstone columns. If painted they should match the window and door colour.
- 29.4 Awnings, pergolas and carports to blend in with house style and must be indicated on plans when they are submitted for approval.
- 29.5 No brightly striped canvas or exposed translucent sheeting may be used.
- 29.6 Solariums / sunrooms are generally not permitted.

30. PLAN SCRUTINY, NEW DWELLINGS, ALTERATIONS AND ADDITIONS

- 30.1 **No alteration, addition, demolition, major decoration or reconstruction of or to the property, including walls and fences, may be undertaken without the prior approval of the ARC and where necessary the Swartland Municipality.**
- 30.2 Any additions, alterations or amendments to the original approved plans at any stage, as well as colour changes, are to be submitted to the ARC for approval.
- 30.3 No alteration and additions application will be accepted without payment of the prescribed fees (see Clause 40).

31. AMMENDMENTS TO THE GUIDE

- 31.1 This Guide is an integration of requirements that are laid down by:
 - 31.1.1 the ASSOCIATION, the Principal Reviewing Architect and the Swartland Municipality (SECTION A), and
 - 31.1.2 the ASSOCIATION and the Principal Reviewing Architect (SECTION B).
- 31.2 For the benefit of all homeowners, this document is and will be a living document, and will be revised, amended and updated from time to time. For the benefit of all homeowners, the rules and guides that may have been acceptable in the past may be revisited if there is reason to do so.
 - 31.2.1 Requirements for amending Section B hereof: The Architectural Committee may make changes, and/or additions to Section B. Such changes become effective once the Home Owner's Association publishes them on the Mount Royal website.
 - 31.2.2 Requirements for amending Section A hereof: Amendments to Section A in this Guide shall in addition to the above be subject to the approval of the Swartland Municipality.

Section B

32. PAVING

- 32.1 All paving visible from the street and from the ground level of adjoining properties must be one or a combination of the following:
 - 32.1.1 Brick or Broken brick in colour ranges which compliment the dwelling.
 - 32.1.2 Pre-cast cobbles and flagstones.
 - 32.1.3 Exposed aggregate concrete panels, bordered with brick or cobbles.
 - 32.1.4 Loose aggregate, bordered with brick or cobbles.
 - 32.1.5 No asphalt will be allowed.
 - 32.1.6 Concrete surfaces will not be allowed, unless covered with tiles or paving, or unless brushed exposed aggregate panels are proposed in a frame of cobbles or brick.
 - 32.1.7 Driveways must be paved up to the street kerb.

33. LANDSCAPING

33.1 A dedicated Landscaping Guide is available on the Mount Royal Website.

34. SWIMMING POOLS

34.1. Portable pools are not permitted. Jacuzzi's are to be fully screened from public view.

34.2. Pool surrounds to match general paving as per Clause 32.

34.3 Filtration systems must be so located as not to cause disturbance to neighbours and must be concealed within a pool pump room or other type of enclosure; they should not be visible from the road, golf course or adjacent properties.

34.4 Pool enclosures must comply with National Building Regulations SABS 0400/DD4 and be of simple design to match the dwelling not exceeding 1.2m in height.

34.5 Back washing must be discharged onto the property and/or stormwater system and not onto any adjoining property or open space.

35. TV ANTENNAE AND SATELLITE DISHES

Aerials and satellite dishes should be obscured within the roof or otherwise concealed where possible.

36. BURGLAR BARS

36.1 Burglar bars should be simple without ornate detail allowed.

36.2 All designs subject to review by reviewing architect.

36.3 External "basket type" burglar bars only permitted with the Tuscan (Style 3).

37. WATER AND ENERGY SAVING DEVICES

37.1 The use of water saving devices and technologies (e.g. dual flush toilets, low-flow shower heads and taps, etc.) is to be standard in all buildings.

37.2 Gardens and irrigation systems are to be designed according to best practices for water conservation.

37.3 The use of energy saving devices and technologies is to be implemented in all buildings.

37.4 Water storage tanks may not be visible from street level, as viewed from the center point of the street boundary. Where unavoidable, the tank must be screened, covered or constructed to blend in with the architectural style and design of the buildings. Approval for placement and design of water tanks are to be obtained from the ARC prior to installation.

37.5 Water tanks must be placed within building lines. Where unavoidable and tanks are placed in the building line area, all neighbours are to approve in writing prior to plan scrutiny submission.

37.6 Rainwater downpipes to tanks are to connect as directly as possible with the water tanks. The colour of such downpipes are to match that of the general gutters and downpipes.

37.7 PV panels may be installed on roofs, flush with the roof covering. The colour of any pipes, fittings and/or conduits are to be black or to match the roof colour. All associated equipment is to be suitably accommodated inside the residence or garage.

38. MISCELLANEOUS

- 38.1 Free standing tool sheds, wendy houses, animal shelters visible from the street are not permitted.
- 38.2 Audible alarm systems are not permitted.
- 38.3 Guest accommodation must be contained and integrated into the main structure of the house.
- 38.4 Air conditioning condenser units must be well concealed and not visible from the street, preferably installed at ground level and obscured.
- 38.5 At all times, caravans and boats must be housed under a pergola type structure and be screened from the street.
- 38.6 It is suggested that safety glass be used for rooms facing the golf course.
- 38.7 Solar heating panels must be placed flat against the north facing roof slope and may not have external tanks. All ducts and piping are to be the same colour as the roof. Panels are to be fixed to secondary roofs and not to primary roofs. Combined tanks and panels mounted on flat roofs are not permitted.
- 38.8 No flood lights will be permitted.
- 38.9 Sun control shall be by means of a wide overhang, shutters or planting. No clip-on aluminium or canvas awning system may be used over windows or doors. A sliding or rolling canvas system for patios and pool decks is allowed.
- 38.10 All clauses, as set out in the Guide, remain in force until final completion of the building process of a specific application, and will be enforced, whether identified or not, during the ARC review scrutiny phase.
- 38.11 No bird repellent reflectors will be allowed.
- 38.12 No reflective glass treatments or types will be allowed.

39. SIGNAGE AND CONSULTATION BOARDS

- 39.1 No signage will be permitted other than at positions designated by the Estate Management.
- 39.2 Builder's and consultant's boards are to be standardized. Detail regarding size, colour, format, font and branding are available from the Estate Management .
- 39.3 House numbers must be designed according to signage specifications obtainable from the Estate Management.
- 39.4 No for sale boards are permitted anywhere on the property other than at a centralized dedicated signage area as designated by the Estate Management.

40. NEW DWELLING, ALTERATION AND ADDITIONS PLAN SCRUTINY FEES

- 40.1 Refer to Plan Submission Procedure document, Clause 3 for applicable fees.
- 40.2 The Estate Management is mandated to amend the fees from time to time.