



MOUNT ROYAL GOLF AND COUNTRY ESTATE

ARCHITECTURAL GUIDE

April 2024 Revision – replaces all previous versions

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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 **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 a specific dwelling, the Estate Management will refer such design to the SRA to conduct the prescribed scrutiny. 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 **THIS GUIDE** is an integration of requirements that are laid down by:
- 2.1.1 the ASSOCIATION, the ARC and the Swartland Municipality (SECTION A), and
- 2.1.2 the ASSOCIATION and the ARC (SECTION B).
- 2.2 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.
- 2.3 Amendments to the Guide:
- 2.3.1 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.
- 2.3.1 Requirements for amending Section B hereof: The ARC make changes, and/or additions to Section B. Such changes become effective once the Homeowners Association publishes it on the Mount Royal website.
- 2.4 The document **Plan Submission Procedures** details the requirements and process of submitting building plans to the ARC for approval.

- 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 on behalf of the Estate Management. No building plans shall be approved by the relevant local authority unless it carries the above endorsements.
- 2.6 No deviation from the approved building plans may be made without prior approval from the ARC and the Municipality. Any deviation to the exterior of the building and site elements must be approved by the ARC prior to implementing. The ARC will advise whether a rider plan is required prior to implementation or whether small deviations may be combined in a later rider plan.
- 2.7 **Unauthorised deviations from the approved drawings will be fined. Refer to the Building Conduct Rules for fines in this regard. The ARC is not obliged to support any such work. Cost of rectification is for the owner.**
- 2.8 No exceptions to the rules will be supported by the ARC unless it is impossible to reasonably comply. In such case the designer shall address a motivation letter to the ARC. Reference to examples of existing deviations to the requirements stated in the Guide, will not be accepted as motivation for proposed infringements.
- 2.9 Any changes to the exterior of a completed residence or garden structures (such as new paint colours, enclosure of patios or balconies, new garden / boundary walls) shall be discussed with and approved in writing by the ARC prior to ordering of any materials or work commencing. The MR Management may require rectification or demolishing of any non-compliant element, for the owner's cost.

3. CONTACT INFORMATION:

Estate Management Representative:

Contact person: Willie Esterhuyse

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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, the styles contribute to the making of a memorable architectural experience, 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.

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 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.

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. Another 9 holes is constructed as part of the Phase 2 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 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”). 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 or aluminium window and door frames. Bay windows and dormer windows in roofs are typical of this style.



Figure 1 – English Country



Figure 2 – English Country



Figure 3 – English Country



Figure 4 - 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 5 - Rural Victorian



Figure 6 - Rural Victorian



Figure 7- Rural Victorian



Figure 8- Rural Victorian

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



Figure 9 - Tuscan



Figure 10 - Tuscan



Figure 11 - Tuscan

- 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 12 – Cape Vernacular



Figure 13 – Cape Vernacular



Figure 14 – Cape Vernacular

9.5 **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.**

9.6 **Royal Toscana Group Housing**

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.

Figure 15 – Royal Toscana



Figure 16 – Royal Toscana

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. As secondary mass unit, the width of a garage is not limited to 5m.
- 10.4 A single granny flat / domestic quarters (<60m²) for personal use are permitted provided that:
- 10.4.1 it is 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 or later) are complied with;
- 10.4.4 the use of the unit conforms to the Mount Royal Golf and Country Estate Constitution.

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 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;
- 11.1.5 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 11.2.1.3 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.
- 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**
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.
- 11.4 **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.
- 11.4.2 Double storey residences: Once foundation walls have been constructed and prior to the Ground Floor surface bed being casted, the Owner shall provide the Estate Management written confirmation from a professional Land Surveyor that the Ground Floor slab will be at the correct design height.

12. BUILDING PLATFORMS

- 12.2 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.
- 12.3 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.
- 12.4 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 reasonably in the public view.
- 12.5 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.
- 12.6 Cut more than 2m - Min two thirds covered with plants.

13. SETBACKS (Building lines)

- 13.1 **Single Residential Erven:**
- 13.1.2 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 with regard to the nature of the resulting erf, and
- 16.1.2 the Swartland Municipality with regard 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 front 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 front 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).
- 16.3 Group Housing stands may not be consolidated.

17. **STORMWATER**

- 17.1 Lower lying properties may not prevent the natural flow of stormwater from higher properties. Where applicable, lower lying properties are to make adequate provision for the receipt of stormwater. Measures can include drainage openings in the relevant boundary wall, a subsoil drainage pipe of adequate size, soak aways, ground level stormwater channels or other suitable methods.
- 17.2 Stormwater pipes daylighting at kerbs: pipes shall mouth into a precast or in situ concrete shoe, designed and placed to ensure a neat and robust connection. Such outlet shall have a run off surface of at least 450mm long x 60mm deep.

18. **PARKING**

- 18.1 Single Residential: Minimum of 2 vehicles in garages/carports with a further 2 parking bays* for visitors provided inside the property boundaries.
- 18.2 Group Housing: Minimum of 2 vehicle parkings located on the property per unit, of which 1 shall be a open visitors parking bay*.
- 18.3 Granny flats at single residential stands: An additional 1 guest parking fully within the stand boundaries.
- 18.4 Trailers, caravans, golf carts and boats must at all times be sufficiently screened from the street or be parked behind gates and a side boundary wall, both of at least 1.8m high.

* A parking bay is deemed to be 6m x 2.5m.

19. SERVICE AREAS

- 19.1 Each dwelling shall have a practical and enclosed service yard for washing, refuse bins, exterior services (air conditioners, gas geysers, pool pumps, etc.) and / or pet shelters. This yard must be located so that its contents are within reason not visible from ~~the ground from~~ any street or open space. The length of the yard must be short enough for the yard walls to screen the area off effectively.
- 19.2 Service yard walls shall be minimum 1.8m high above the yard paving level. This requirement must be read in conjunction with the guidelines for the construction of boundary walls (Clause 21).
- 19.3 Service yard gates are to be of solid or closely boarded material.

20. RETAINING WALLS

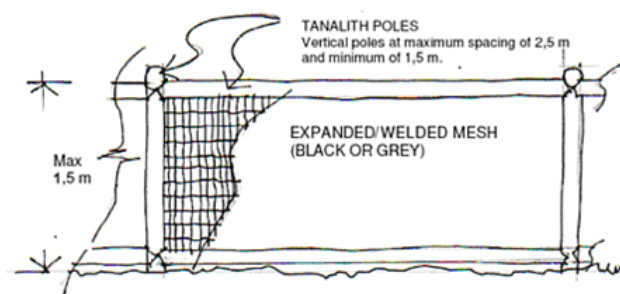
- 20.1 All planter walls and retaining walls shall be waterproofed and constructed with adequate drainage.
- 20.2 The onus of ensuring adequate waterproofing rests with the constructing property owner, regardless of towards which property the higher ground level faces. Neighbouring owners are encouraged to liaise and agree on the appropriate waterproofing method. Should it be necessary to instal a drainage soil pipe behid a retaining wall on the neighbouring property, written confirmation of such agreement shall be submitted to the ARC with the plan submission.
- 20.3 Retaining block walls higher than 1m shall be designed by the project engineer.
- 20.4 Where a cut occurs adjacent to an existing boundary wall, such wall shall be constructed as retaining wall up to 300mm above the adjacent natural or finished ground level or to a height indicated by the project engineer. The wall shall be adequately waterproofed on the side of the adjacent stand and it shall be supplied with weepholes or other adequate drainage method. The ARC has the right to request engineers confirmation of the soundness of the structure.
- 20.4 Where a fill occurs adjacent to a boundary wall, such wall shall be constructed as retaining wall down to 500mm below the adjacent natural or finished ground level. The wall shall be adequately waterproofed on the inside and it shall be supplied with suitable on site drainage.

21. BOUNDARY WALLS

21.1 GENERAL

- 21.1.1 **Due to the topography, the general guidelines regarding walls may be applied by the ARC according to the merits and practicality of the individual properties. The ruling on wall heights is to the final discretion of the ARC.**
- 21.1.2 Owners are encouraged to liaise with the owners of adjacent properties about the design and construction of planned boundary walls and stormwater reticulation. The ARC may request written agreement between owners about the height and/or construction of a boundary wall.
- 21.1.3 ARC aesthetic approval of any boundary or freestanding wall shall not be construed as such wall being in accordance with the requirements of SANS 10400 (National Building Regulations) or any other applicable law.
- 21.1.4 Taking pool safety, pets and service yards into account, owners may elect not to erect any fencing or boundary walls. All walls and fencing indicated on the approved building plans must however be completed prior to occupation.
- 21.1.5 Boundary walls that have a retaining wall component (including planter block walls) must be constructed prior to occupation.
- 21.1.6 All street, golf course and open area walls, fencing and planter boxes must be completed prior to occupation.
- 21.1.7 Boundary walls shall be constructed of the same material and finished as for the building walls, unless a unified design concept is illustrated.
- 21.1.8 The determining of a wall height shall take its effect on the adjacent property reasonably into account.
- 21.1.9 The height of a wall shall be measured from the lower natural ground level or (in the case of street, golf course or public open space boundaries) from the natural ground level on the exterior elevation. The height shall nonetheless always be a minimum of 1.2m above the higher finished ground level.
- 21.1.10 The top edge of a wall shall be stepped in increments of maximum 300mm high.
- 21.1.11 Walls may not be stepped at corners. A wall shall return at the same level for at least 1m before stepping up or down.
- 21.1.12 Boundary walls or foundations may not straddle an erf boundary.
- 21.1.13 Palisade fencing is for the purposes of this document defined as:
- a) Black plastic coated mesh fence (Clearvue or similar)
 - b) Decorative steel or aluminium fencing to suit the architectural style, painted or powdercoated in black or charcoal colour.

- 21.2 **STREET BOUNDARIES** may be dealt with in one of the following ways:
- 21.2.1 Appropriate landscaping and planting in accord with the landscaping guide.
- 21.2.2 The use of setbacks and soft landscaping to reduce the impact of the solid section would be encouraged.
- 21.2.3 Boundary walls up to a height of 1.2 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.
- 21.2.4 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.
- 21.2.5 The solid section of the wall shall never exceed 60% of the length of such street boundary, the balance to either not exceed 1.2m 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.
- 21.2.6 Any wall facing the street or that is prominently seen from the street (regardless of whether it is on the boundary or a retaining wall or not) higher than 1.4m, shall be articulated towards the public view, at a height not more than 1.4m below the top of wall or foundation wall:
- a) Step in wall width, with plaster band, brick sill or other acceptable definition;
 - b) Change in finish
 - c) Planter
- 21.3 **GOLF COURSE BOUNDARIES and NATURAL OPEN SPACE BOUNDARIES** may be dealt with in one of the following ways:
- 21.3.1 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.
- 21.3.2 Landscaping (planting such as shrubs, hedges, trees) can be used if a stronger definition of the boundary is preferred.
- 21.3.3 **IF ENCLOSURE IS REQUIRED** to screen swimming pool and entertainment areas the following wall types are permitted on the golf course and open space boundaries (to the discretion of the ARC):
- 21.3.3.1 Metal or timber trelliswork up to 1,5 m above natural ground level for support of climbing hedges.
 - 21.3.3.2 Masonry or natural stone wall – to match the finish and style of the dwelling, to a maximum of 1,2m high, measured from the exterior natural ground level.
 - 21.3.3.3 Masonry or natural stone wall – to match the finish and style of the dwelling, to a maximum of 1,8m high, measured from the exterior natural ground level. 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. (NOT to golf course boundaries)
 - 21.3.3.4 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),



TANALITH FENCE

- 21.4 **SIDE BOUNDARIES and INTERNAL BOUNDARY WALLS**
- 21.4.1 Any non-retaining boundaries facing undeveloped adjacent stands may be neatly fenced (as detailed below) or 1.5m black Clearvue or similar, planted with creepers) until the adjacent stand is developed and a joint wall is constructed.
- 21.4.1 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.
- 21.4.1.1 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.
 - 21.4.1.2 Linking walls may not be closer to either the golf course or street boundary than the dwelling.
- 21.4.2 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;
- 21.4.3 From the street building line to the main dwelling the maximum height of a side boundary wall shall be as close as possible to 1.5m,

with a minimum of 1.2m and a maximum of 1.8m, depending on the gradient of the natural ground level. A maximum height of 1,8m may be allowed by the ARC Committee if merited.

- 21.4.4 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.
- 21.4.5 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.
- 21.4.5.1 Masonry or natural stone – to match the finish and style of the dwelling to a maximum of 1,8m high.
- 21.4.5.2 TANALITH picket fences to a maximum of 1,5m high.
- 21.4.5.3 TANALITH Pole “paddock” fences.
- 21.4.5.4 Hedges of trees or shrubs.

- 21.5 Existing side walls may be elevated, with written agreement between neighbours and to the sole discretion and pre-approval of the ARC, in the following ways:
 - a) Extending an existing wall with suitably anchored, jointed and finished brick wall. Conditional to sound structural walls and compliance with SANS 10400:K.
 - b) Painted steel or timber trellis for climbing plants.
 - c) Decorative steel, uPVC or aluminium fencing to suit the architectural style, painted or powdercoated in black or charcoal colour or suitable pre approved colour.
 - d) A sturdy painted steel structure with supports at 1.5m and painted fibre cement planking inbetween, stepped on opposing sides and with 20mm horizontal gaps between planks.

- 21.6 No pre-cast concrete walling of any type shall be permitted on the Estate.

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.
Thatched “Lapa’s” will only be permitted where the main roof is thatch.
- 22.5 **Low pitched / “flat” roofs**
 - 22.5.1 Flat secondary roofs are only permitted where they appropriately complement the overall house design.
 - 22.5.2 “Klip-Lok” secret fix low pitched roofs may be used on garages and on wings (abutments) if concealed by parapets on all sides. Chromadek finished in colour to match house roof. No IBR profiled steel roofing will be permitted.
 - 22.5.3 To the discretion of the ARC, parapet walls to non street facing or non prominent elevations may be substituted with non angled solid timber or suitable detailing that creates the impression of a parapet wall and with hidden box gutters. Such roofs shall be supported by plastered masonry columns.
 - 22.5.4 Abutments and links with concrete roofs: Slabs to be waterproofed and covered with a thin layer of brown stone to prevent glare. Parapets to all sides. Drainage through fullbores with concealed or semi concealed downpipes or suitable decorative spouts. No hoppers, rainwater downpipes or ordinary pipe outlets will be accepted.

22.6 General

- 22.6.1 Any pitched roofed free standing outbuilding is to be covered with the same roofing as the main house.
- 22.6.2 Powder coated aluminium gutters and downpipes with painted fibre cement fascias to all sheet metal or tiled roofs. Colour scheme to match that of roof finish, wall paint or window frames.
- 22.6.3 Gutters shall continue uninterrupted over any parapet walls or adjacent roofs or building elements.
- 22.6.4 No translucent sheeting may be used to cover pergolas.
- 22.6.5 Adjustable aluminium louvre roofing may be used at patios, with suitable aluminium fascias to all sides and shall not overshoot any side walls.

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.

Colour as per sample colours at Management office, 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.

Colour as per sample colours at Management office, 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.

Colour as per sample colours at Management office, 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 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.
- 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 Where 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 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 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 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 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 cowl is 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 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. It must compliment the design of the main building.
- 28.2 Glass balustrades will only be accepted at the side and back of Cape Vernacular designs subject to ARC approval before installation.
- 28.3 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. (See roof note about parapets)
- 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, it must match the window or roof colour.
- 29.4 Timber pergolas: Slats shall be maximum 600mm c/c and minimum 200mm deep. Slats shall span north-south to ensure sufficient shading. Timber to be varnished or painted as per the approved paint colours.
- 29.5 Pergolas may receive retractable canvas or adjustable aluminium roof coverings in cream or charcoal colour to complement the general colour scheme.
- 29.6 Awnings, pergolas and carports to blend in with house style and must be indicated on plans when it is submitted for approval.
- 29.7 No brightly striped canvas or exposed translucent sheeting may be used.
- 29.8 Solariums / sunrooms are generally not permitted.

Section B

30. PAVING

- 30.1 All paving visible from the street and from the ground level of adjoining properties must be one or a combination of the following:
- 30.1.1 Brick or Broken brick in colour ranges which compliment the dwelling.
- 30.1.2 Pre-cast cobbles and flagstones.
- 30.1.3 Exposed aggregate concrete panels, bordered with brick or cobbles.
- 30.1.4 Loose aggregate, bordered with brick or cobbles.
- 30.1.5 No asphalt will be allowed.
- 30.1.6 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.
- 30.1.7 Driveways must be paved up to the street kerb.

31. LANDSCAPING

- 31.1 A dedicated Landscaping Guide is available on the Mount Royal Website.
- 31.1 Waterwise gardening is promoted. Gardens and irrigation systems are to be designed according to best practices for water conservation.
- 31.3 Gardens and irrigation systems are to be designed according to best practices for water conservation.

- 31.4 Single residential stands only: Gravel finish of stone smaller than 20mm will be allowed on sidewalks and street front gardens on the following conditions:
- The area is designed to be an attractive feature.
 - Vehicles may not disperse gravel onto the road surface.
 - Gravel may not be washed onto the road surface or into the stormwater system by stormwater.
 - Such gravelled area shall be attractively bordered with brick paving, cobbles or paving blocks and planted sufficiently.
 - The area shall at all times be kept in neat and weed free condition.
 - No rocks or other obstructions may be placed in the sidewalk area or in such a position that it may pose danger or hindrance to vehicles (including construction vehicles) or pedestrians.

32. SWIMMING POOLS

- 32.1. Portable pools are not permitted.
- 32.2. Jacuzzi's are to be fully screened from public view.
- 32.3. 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.
- 32.4. Pool enclosures must comply with National Building Regulations SABS 0400/DD4 and be of simple design to match the dwelling and be a minimum 1.2m in height.
- 32.5. Back washing must be discharged onto the property and/or stormwater system and **not** onto any adjoining property, open space or sewer system.

33. TV ANTENNAE AND SATELLITE DISHES

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

34. BURGLAR BARS

- 34.1. Burglar bars should be simple without ornate detail allowed.
- 34.2. All designs subject to review by ARC.
- 34.3. External "basket type" burglar bars only permitted with the Tuscan (Style 3).

35. WATER TANKS AND ENERGY SAVING DEVICES

- 35.1. Approval for placement and design of water tanks at existing residences are to be obtained from the ARC prior to purchasing and installation.
- 35.2. Water tanks must be tan, light grey or dark grey in colour, to complement the colour scheme of the dwelling. No green water tanks will be accepted.
- 35.3. 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. Should a wall height be limited by other clauses, a trellis screen for planting or painted fibre cement screen shall be added on top of the wall to ensure sufficient screening.
- 35.4. Alternatively the tank position and aesthetics may be designed as a feature integral to the architectural design of the dwelling. It shall be screened, covered and/or constructed to blend in with the architectural style and design of the buildings.

- 35.5 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. In such case, the tank walls may not be higher than the adjacent boundary wall.
- 35.6 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.

36. SOLAR AND GAS HEATING INSTALLATIONS

- 36.1 Solar panels may be installed on roofs, flush with the roof covering and, where possible, not facing the street. 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.
- 36.2 Alternatively, with ARC pre-approval, panels may be placed flush or at an angle on a concrete or low angle sheet metal roof, in a position from where it cannot be seen from the street, golf course or public space and is as unobtrusive as possible.
- 36.3 Geyser water storage tanks or combination tanks / panels may not be mounted on any roofs.
- 36.4 Designs must allow for gas geysers to be installed inside dwellings where possible.
- 36.5 If a gas geyser must be mounted on the exterior walls of a building, it shall be positioned at a low level and out of street sight. It shall have a non reflective cover.
- 36.6 No pipes visible on the exterior walls may be fitted with lagging.
- 36.7 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.

37. SERVICES

- 37.1 The specific technical and legal requirements for services are recognised. Good architectural planning and construction shall take this into account and aim to limit visibility and intrusiveness of services to the exterior of dwellings.
- 37.2 Exterior services must be placed inside the service yard, at low level and not visible from the street. As a general rule and to the discretion of the ARC, no services or any components thereof may be seen at eye level:
- 37.2.1 From the centre of the street in which the property is situated or closer to the property, and extending to the two properties on either side of it.
- 37.2.2 From 10m at the back and/or side or closer to the property, if adjacent to the golf course or public space.
- 37.3 Conduits and pipes for all services (telecoms, water, electrical, etc) shall be built into the structure of a building or into covered ducts. It may not be visible on the exterior elevations of a building.
- 37.4 Where retrofitted, such conduits and pipes shall be installed in ceiling voids or ducts or chased into walls. Designs shall proactively allow for known future installations.
- 37.5 Any service pipes and conduits visible on the exterior walls shall be painted the same colour as the adjacent wall.
- 37.6 Gas pipes on exteriors shall be fitted at low level, as neatly and unobtrusively as possible.
- 37.7 Where necessary, the following screen types may be used to screen off services:
- Painted steel / timber framework with slats (varnished or painted timber / painted fibre cement)
 - Painted steel framework with laser cut steel panels. The pattern shall be simple and designed to complement the building. Obtain pre manufacturing approval from the ARC.
- 37.8 First Floor drainage pipes shall be built into the structure of a building or into ducts covered with painted fibre cement slats or oiled / varnished timber slats. Where the finished ground level adjacent to a drainage pipe is more than 800mm below the interior finished

floor level, such drainage pipe shall be concealed in the same manner.

37.9 Any visible exterior services shall be selected to have a non reflective finish.

37.10 Air conditioning condenser units must be positioned as unobtrusively as possible and not visible from the street, preferably installed at a low level on the Ground Floor level.

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.

38.13 No flood lights will be permitted.

38.14 Aerials and satellite dishes shall, as far as possible, be placed out of street sight.

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.