



CLEAN AUDITS SINCE 2010/11



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Enquiries:
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18 January 2022

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Dear Sir/Madam

PROPOSED AMENDMENT OF THE ARCHITECTURAL DESIGN GUIDELINES FOR THE MILE 16 BEACH DEVELOPMENT, YZERFONTEIN

The amended design guidelines received by Swarthland Municipality on 14 January 2022, refers.

For easy reference comments will be made on the previous points raised.

Comments are made as follows:

1. *Please provide page numbers to the document.*

Addressed – thank you.

2. *You are referring to a Home Owners Association (HOA). Planning legislation refers to an Owners Association (OA). Please amend throughout the document.*

Not addressed – please amend.

3. *Introduction*

Paragraphs 2 to 4: The proposed guidelines exclude existing building work which departs from the proposed guidelines. Departures from the design guidelines, if historical or not, remains to be departures from the guidelines and must stay as is. No exceptions with reference to "Item 14 Boundary Walls".

Please amend the introduction to the 2014 version of the design guidelines.

(Note: The National Leisure Accommodation Zone Scheme Regulations do not exist. The zoning of the residential erven in Mile 16 is zoned Residential zone 3 in terms of Schedule 2 of the Swarthland Planning By-law.)

4. *Item 1. Building Envelope*

Paragraph 4: Please include that "... At least 2 on-site parking bays must be provided on site...". This will ensure that if a garage is converted into a habitable room, on-site parking bays are still available and vehicles are not parked in the street.

Item 1.1 Coverage: "...The percentage coverage on all plots to be increased is from 45% to 50 %..."
Please amend as proposed.

Addressed – thank you.

5. Item 2. Building lines

The proposed amendments identifies 5 different groups of erven with different building lines. This is complex as there are different building lines for the dwelling, garage and pergola/patio for each group.

The existing guidelines prescribes building lines for the dwelling, garage & store & laundry and pergola/patio. It is advised that building lines are simplified in order to prevent departures.

It is proposed that the 77 erven are divided into 2 groups – erven larger than 400m² and erven smaller than 400m². Each group will have specific building lines for that group. (Note: Erven that are already developed reflect the placement of buildings as proposed.)

Erven larger than 400m²:

Dwelling & Pergola: 4m street, 1,5m sides and 2m rear

Garage & Laundry & Store: 4m street, 0m sides and 2m rear (with the consent from the adjoining owner)

Erven smaller than 400m²:

Dwelling & Pergola: 2m street, 1m sides and 1m rear

Garage & Laundry & Store: 2m street, 0m sides and 1m rear (with the consent from the adjoining owner)

(Note: A patio is an open stoep which may encroach the building lines if not raised more than 1m above the natural ground level.

The open space corridor between erven 2376 & 2200, erven 2387 & 2230 and erven 2239 & 2388 has been relaxed to the cadastral boundaries of the erven.)

Addressed – thank you.

6. Item 8. Gables, Eaves and Guttering

"Gables" – Please remove paragraphs 5 and 6. It is not advised as uniformity is not promoted.

Addressed – thank you.

7. Item 9. Chimneys

The existing guidelines provides a sketch of what chimney styles are permitted. Please provide sketches again.

Addressed – thank you.

8. Item 14. Boundary Walls

An Environmental Authorisation for the amendment of the part 2 amendment of the Environmental Authorisation (REFERENCE NO.: E12/2/1-546-FARM 560/19: YZERFONTEIN) issued on 28 November 2003 for the approval of the resort development on portion 19 of farm 560, Yzerfontein, was issued by the Department of Environmental Affairs and Development Planning on 4 March 2021.

The amended Environmental Management Programme included the following:

"...Ensure that building/construction on erven adjacent to the corridor is placed such that the garden of each erf contributes to the open space corridor. This would entail any boundary demarcation (if any) for these erven to afford free faunal passage through e.g. a post-and-rail type fencing in lieu of a solid wall..." and...

"...The Title Deeds of the proposed new erven that abut the Public Open Space corridor must be revised to allow for the proposed boundary demarcation, in order to ensure that the gardens of these erven contribute to the ecological integrity of the POS corridor. In addition to this, the design guidelines of the additional units must be amended to uphold this..."

This aspect has not been addressed in the proposed amendment of the design guidelines. Specific reference needs to be made to 2376 & 2200, erven 2387 & 2230 and erven 2239 & 2388 which is adjoining to the open space corridor.

Page 15 – bottom of page:

Please give this paragraph a heading and do not refer to it as a note – please provide examples (sketches) of “post-and-rail type fencing” which will be permitted.

9. *Item 15. Braai Construction*

Paragraph 4: Conventional fire or braai pits must comply with building lines. Please amend.

Addressed – thank you.

10. *Item 23. Approval, Monitoring and Control*

Please include the following paragraph:

"...Upon completion of a dwelling or additional construction work that required an occupation certificate, the OA must provide Swartland Municipality with a certificate of completion to confirm that the dwelling/additions/alterations has been completed in accordance with the design guidelines..."

Addressed – thank you.

11. *General comments*

The approved design guidelines of 2014 makes reference to dormer windows, skylights, solar panels and other sketches. If these elements are to be permitted in the development, it is advise to include it into the proposed guidelines rather not to make mention of it. The principle is that if the design guidelines do not make mention of a specific element, it is excluded and is not permitted.

Not addressed.

New comments:

1. Point 3 Plan form – page 7

Reference is made to examples on page 25. The document does not have a page 25 and no examples are provided. Please address.

2. Point 4 Height restriction – page 7

Reference is made to examples on page 26. The document does not have a page 26 and no examples are provided. Please address.

Please remove the second paragraph.

Please make the necessary amendments to the design guidelines and submit two copies of the amended document.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds