



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-15/Farm\_560/19

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8 December 2021

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Dear Sir/Madam

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

The proposed amendments to existing design guidelines – Revised Design Manual August 2014 – approved by Swartland Municipality on 15 October 2014, has been evaluated. Please note that comments will only be made on points which is not agreed upon.

Comments are made as follows:

1. Please provide page numbers to the document.
2. You are referring to a Home Owners Association (HOA). Planning legislation refers to an Owners Association (OA). Please amend throughout the document.
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".

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.

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.

Rig asseblief alle korrespondensie aan:

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Kindly address all correspondence to:

The Municipal Manager  
Private Bag X52  
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

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 400m<sup>2</sup> and erven smaller than 400m<sup>2</sup>. 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 400m<sup>2</sup>:

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 400m<sup>2</sup>:

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.)

6. Item 8. Gables, Eaves and Guttering

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

7. Item 9. Chimneys

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

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.

9. Item 15. Braai Construction

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

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..."*

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.

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