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Enquiries:
Mr AJ Burger

7 February 2022

Geringer Architects
2 Alma Road
Kenridge
DURBANVILLE
7550

Email: Martin.Geringer@falsebay.org.za

By Registered Mail

Sir/ Madam

PROPOSED AMENDMENT : ARCHITECTURAL DESIGN GUIDELINES FOR THE MILE 16 BEACH ESTATE, YZERFONTEIN

Your application dated 20 October 2021, received by Swartland Municipality on 4 November 2021, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the amendment of the architectural design guidelines for the Mile 16 Beach Estate, Yzerfontein, is approved in terms of Section 39(6) of the By-Law.

Please note that the approved architectural design guidelines replaces the existing guidelines.

Please provide Swartland Municipality with 2 copies with the amended guidelines to be signed by Swartland Municipality and the Mile 16 Beach Estate Owners Association for record purposes.

Yours faithfully


MUNICIPAL MANAGER
per Department: Development Services

AJB/ds

MILE 16

PRIVATE BEACH ESTATE

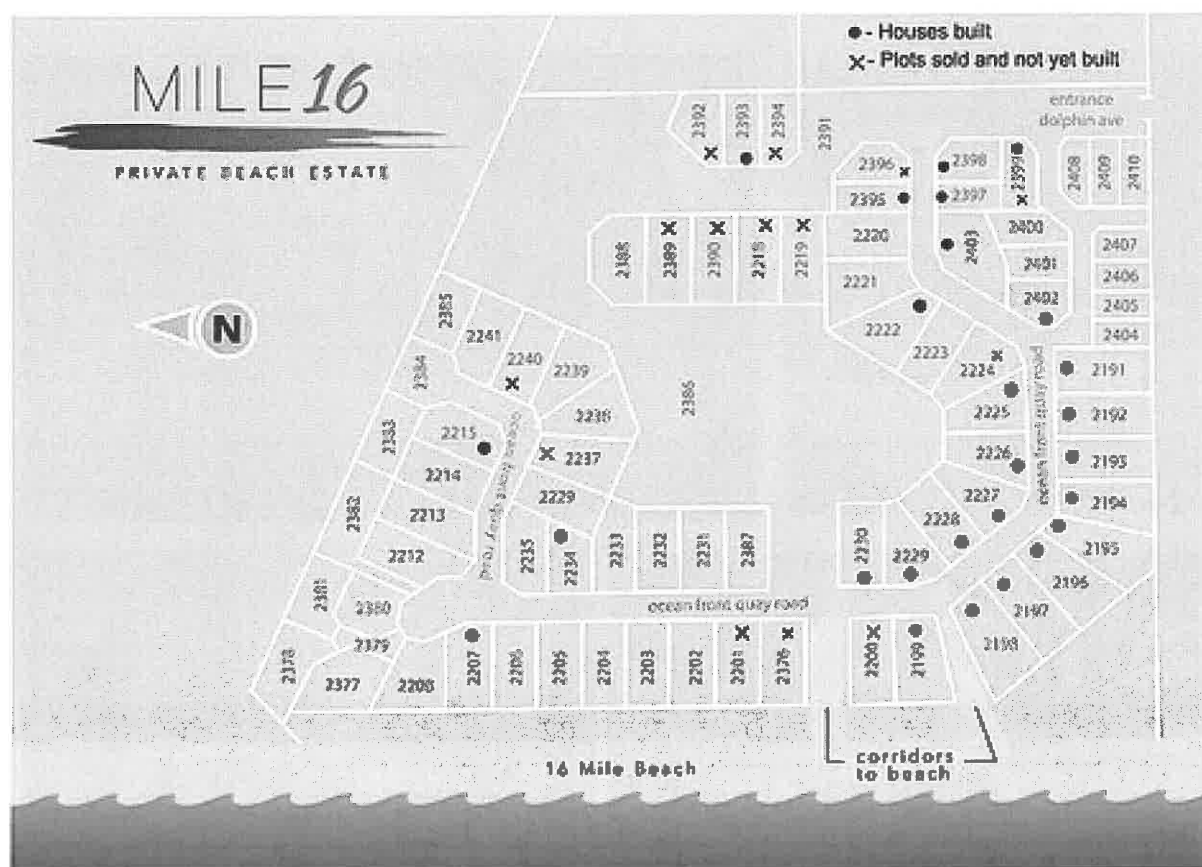
Design Guidelines



MILE 16

PRIVATE BEACH ESTATE

Site Layout



MILE 16

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MILE 16

PRIVATE BEACH ESTATE

1. Introduction:

1.1 Aim of the Document:

The aim of this document is to inform homeowners and architects of the building design guidelines and controls for the 16 Mile Beach Estate. It also stipulates the procedure to be followed in order to obtain the necessary approvals from the Owner's Association for all buildings and structures to be erected, prior to municipal submission.

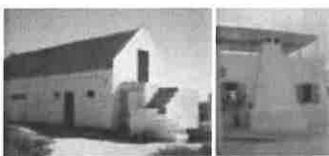
The design manual will allow for a variety of house forms, whilst creating an identifiable overall character for the Mile 16 Beach Estate.

1.2 Architectural Character:

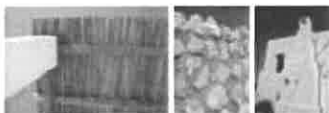
The intention is to develop a unique and cohesive Architectural character for Mile 16 Beach Estate, portraying an appropriate response to the sensitive West Coast environment.

A contemporary response to the traditional West Coast architectural elements such as the roof form, pergolas and proportions of windows and doors is encouraged. The use of shutters and outside stairs to attic spaces and roof terraces are part of this unique character and should be included in the design of the houses where possible.

The traditional West Coast typology is depicted by the following architectural elements:



Steep barn-like roof pitch and roof terraces on the flat roofs



Robust plastered walls, natural stone walls and lattice for texture and variety



Smaller punctured windows with window shutters as response to the harsh climate



External Staircases are used to access roof terraces or attic rooms



A stone-like colour palette to compliment the natural landscape and unique character of the area

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1. BUILDING ENVELOPE

One dwelling and one outbuilding will be permitted per erf. The coverage which will be deemed the footprint under roof, will include covered verandas, stoeps and patios, and cover a maximum of 50% of the erf area, with a bulk factor of 0.9 of the erf area.

The minimum area of the residence to be 80m², excluding the garage which may be detached from the residence.

No "Wendy House" wooden structures will be permitted.

Built garages may be converted into living or bedroom areas forming part of the existing residence layout, providing they meet the requirements of the Fire Department in terms of safety distances from erf boundaries, health - and ventilation requirements and the minimum 2.4m average finished floor to ceiling height as required for habitable room accommodation. Garage doors may be replaced with aluminium sliding doors, once again providing they meet the fire requirements in terms of distances from erf boundaries. If the distance from the Sliding Door is less than 1 m away from the adjoining erf boundary, then a 2.1 m high Fire Wall, 1 m in length, must to be constructed on the erf boundary.

If a Garage is converted into Living Space, then additional provision for two on site parking bays must be made on the erf, to maintain adequate parking on site.

Building geometries should be mainly square and linear forms, with a strong geometric character. Geometries that cause intricate and impractical roofs with joints and valleys should be avoided. The design geometry of roof shapes that may cause structural challenges may be queried by the design Architect and may cause a call for changes in the design in favor of more practical and functional solutions.

1.1 COVERAGE:

The Maximum Percentage Coverage on all plots is 50%.

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2. BUILDING LINES

For ease of application, the 77 erven in the Estate is divided into two groups: Erven larger than 400m², and erven smaller than 400m².

Note: Erven that is already developed, reflect positions of buildings as proposed.

2.1: 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)

2.2 Erven smaller than 400m²:

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

Garage & Laundry & Store: 2m street, 0m sides and 1 m 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 1 m above the natural ground level.

2.3 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.

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3. PLANFORM

Only Square & rectangular shapes are permitted.

Buildings to be perpendicular to the specific site delineation.



Figure 3.1 Orientation

Building Proportions

Major Forms must be either be a rectangular form or L-shaped.

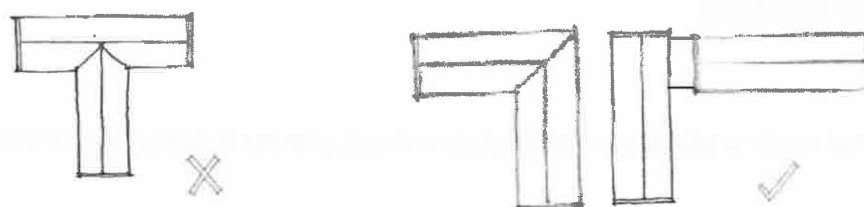


Figure 3.2 Major forms

4. HEIGHT RESTRICTION:

To be 9.0m above the MEAN SITE LEVEL (MSL) of the footprint of the structure to the apex of the roof.

It is further recommended that the core building width be limited to 6m in width, with a maximum of 40 degree roof pitch, to avoid large mass building forms. The approval of design forms will remain to the discretion of the scrutiny Architect.

(SEE 'ANNEXURE A' FOR THE DETERMINING OF THE MEAN SITE LEVEL) (MSL)

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5. COLOUR

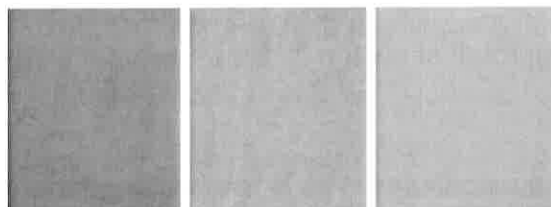
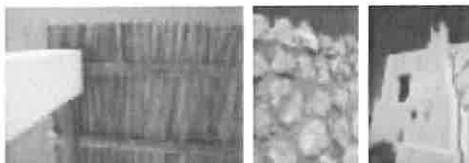
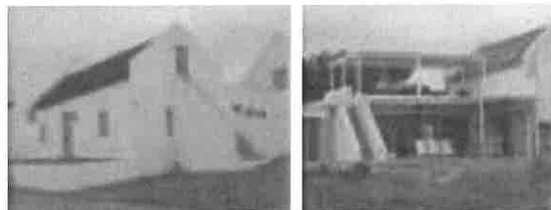
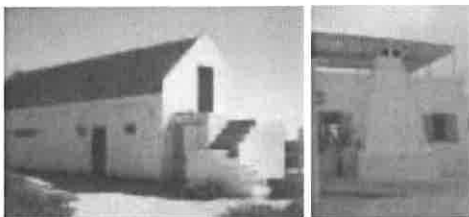
Walls to be painted white, soft pastel beige or colours approved by OA.

Timber doors to be oiled / varnished or painted white, grey or charcoal.

Aluminium windows, sliding or stacking doors to be white, bronzed anodized, charcoal or natural anodized aluminium.

6. WALL FINISHES

External brick walls to be vertically brushed, plaster finished and PVA painted.



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7. ROOFING

STRUCTURE

Core buildings:

Double pitched, symmetrical roofs are advised, with the roof pitch at 30 – 40 degree pitch. Combination of flat roofs behind parapet walls are acceptable, to combine with the pitched roof to form a more modern aesthetic. Flat roofs can also form minor, linking elements between major roof forms, and can be concrete roof slabs. Concrete roof slabs must be screeded to falls, with torch-on waterproofing application, finished with stone chip. Fulbore type rainwater outlets to be provided as per manufacturer's specification, and with well placed rainwater heads and down pipes, or outlets protruding at least 100mm from external façades to avoid staining.

Services such as drainage pipes, electrical or other reticulation to be concealed within service ducts and not be exposed on external wall facades.

Garages, outbuildings, undercover verandas, stoeps, patios and covered walkways:

Single pitch roofs with sheet metal finish ranging between 3 – 5 degrees can be used to form 'afdak' verandah type roofs over walkways, patios and other external extended areas from main roof forms. These roofs could also be concrete roofs as extended linking elements as dealt with under the core building roof types.

Tanalith treated gum poles posts and rafters with posts clad with SA pine to form a square feature in keeping with "Awnings and Pergolas" specification, will be permitted.

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ROOF FINISHES

Core buildings:

Use sheet metal roof sheets to the following specification:

- IBR or Corrugated profile zinkalum roof sheets, 0.55mm thickness, with 'COLORPLUS' or 'CHROMADEK' finish, colour **White, Gray or Charcoal**.
- Charcoal, Gray or White coloured cement roof tiles.

Flat roof:

- IBR or Corrugated profile zinkalum roof sheets, 0.55mm thickness, with 'COLORPLUS' or 'CHROMADEK' finish, colour **White, Gray or Charcoal**.
- The roof finish could be hidden behind parapet walls to create a more modern geometry.
- Concrete flat roofs is also acceptable, using the specification detailed under the core buildings section.
- Walkways and Verandas could also be covered in tanalith treated gum poles, or West Coast type 'latte' supported on timber columns.
- Clear corrugated profile "polycarbonate" sheeting secured over tanalith treated wooden 'latte' is also acceptable.

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8. GABLES, EAVES AND GUTTERING

GABLES

Gable walls with plain parapets not higher than 300mm above roof covering permitted.

250mm wide eaves overhang finished with metal barge board covering secured over Nutec fibre cement barge boards.

Plain cement verge tiles secured over Nutec barge boards.

Thin vertical slit, or louvered vent or similar form of recess in plaster to every gable wall.

EAVES

Eaves overhang to have a projection of 250mm.

Exposed eaves permitted.

GUTTERING

Guttering is essential as per municipal regulations.

Continuously extruded Victorian profile aluminium guttering, secured to 'Nutec' fascia boards, fitted with 75mm diameter PVC rainwater downpipes.

'D' shaped profile PVC guttering secured to Nutec fascia boards fitted with 75mm diameter PVC rainwater downpipes.

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9. CHIMNEYS

Plastered and PVA painted masonry walls, a minimum distance of 1m above roof finish. Chimney detail to allow for Architectural creativity and will be evaluated by the scrutiny Architect and the hoa, and specific examples are not to be used as exclusion of individual styles. Chimneys to form feature elements in home designs, and to be functional as well as aesthetical additions to the house designs.

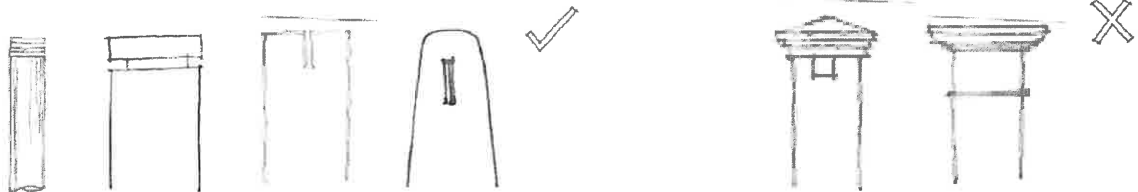


Fig. 9.1: Chimneys

10. WINDOWS, DOORS, SHUTTERS

Windows:

Timber and aluminium is permitted.

Doors:

Timber and aluminium is permitted.

- Timber to be varnished or painted white, gray or charcoal.
- Aluminium to be bronzed or naturally anodized, or powder coated in white, charcoal or gray.

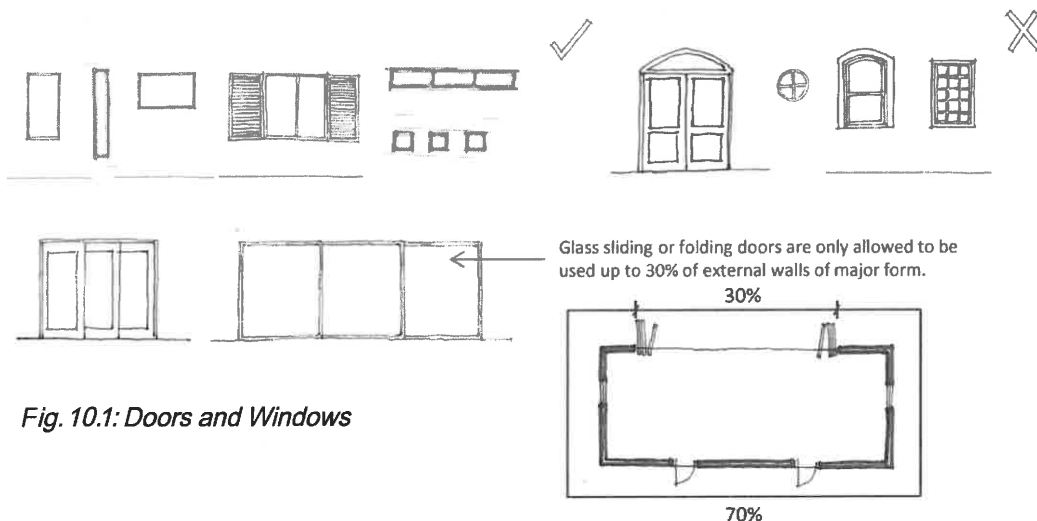


Fig. 10.1: Doors and Windows

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Aluminium stack and sliding doors are allowed behind undercover patios'.

Shutters:

Framed & Louvered Shutters are to be functional.

a. Timber to be varnished or painted white, charcoal or grey.

Aluminium to be bronzed or naturally anodized or powder coated in white, charcoal or grey..

b. Aluminium 'stack' shutter doors to enclose open veranda's and braai patio's will be permitted.

11. GLAZING

Clear glass to all doors and windows, except bathrooms. Pacific or Arctic frosted range. No reflective or mirror type glass coatings will be allowed.

All glass to conform to SANS10400 Part XA fenestration calculations and Architects are to include the fenestration calculations on their submission drawings to council.

12. VERANDAS AND PERGOLAS

Masonry columns to be plastered and PVA painted.

Timber, metal or aluminium posts to be square sections and rectangular to other elements.

Tanalith treated poles will be permitted on condition that the uprights are to be squared off with tanalith SA Pine boarding in order to create rectangular features.

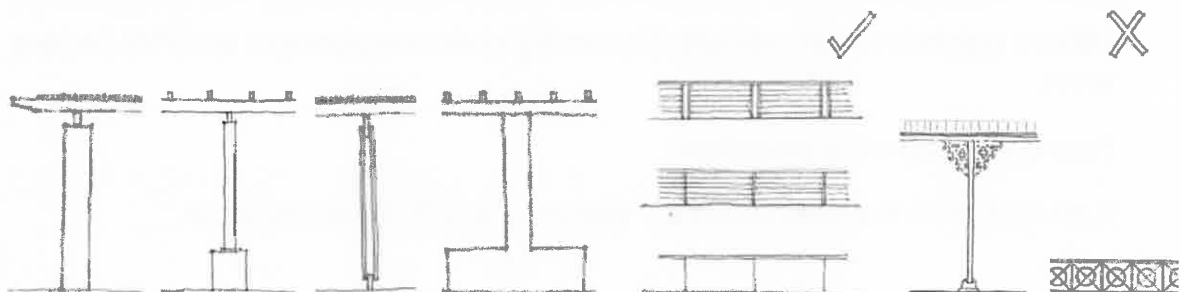


Fig. 12.1: Detailing of Balustrades, Verandas and Pergolas:

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13. BALUSTRADES

Timber, metal or aluminium are to be square sections to uprights and square or rectangular to other elements.

Colour:

Timber to be varnished or painted white, charcoal or grey.

Metal to be epoxy coated or painted white, charcoal or grey. Aluminium to be bronzed anodized or epoxy coated white, charcoal or grey.

A larger array of balustrading material will be permitted, such as powder coated or painted steel, or glass balustrades to the scrutiny architect's discretion.

14. BOUNDARY WALLS

No wire or precast concrete wall is permitted.

No electric fencing, barbed wire or razor spikes are permitted.

Only plastered and PVA painted masonry walls permitted.

FRONT WALL

400mm high brick dwarf wall with 700mm high columns plastered and PVA painted white.

The option of no front wall will be permitted.

REAR WALL

Facing onto greenbelt:

400mm high brick dwarf wall with 700mm high columns plastered and PVA painted white.

Facing onto adjoining properties:

1,8m high brick wall and columns – plastered and PVA painted white.

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SIDE WALLS

Forming court yard:

1,8m high brick wall including columns – plastered and PVA painted.

Include 1,8m high x 900mm wide slatted meranti yard gate – white or wood seal painted.

1.8m High plastered walls will be permitted to screen off pools from street boundaries in order to comply with NBR codes for pool safety.

Adjoining properties:

1,8m high brick wall and columns, plastered and PVA painted for a distance to ensure privacy between neighbours, thereafter, the choice to reduce the height for the remaining distance to the road or rear boundary to match the height of the rear and front wall.

Temporary Walls:

Temporary wooden “latte” palisade fencing secured on top of dwarf walls will be permitted to provide privacy between vacant properties until adjoining residence is constructed then to be completed as above specification.

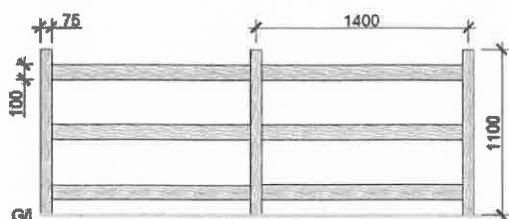
14.1 Open Space Corridor:

For erven adjoining the Open Space Corridor: (Erf 2376 & 2200, 2387 & 2230,

and 2239 & 2388), the following must be applied:

Due to the amended Environmental Management Programme, issued by the Department of Environmental Affairs and Development Planning on 4 March 2021:

The boundary demarcation (if any) adjoining the Open Corridor for these erven must afford a free faunal passage through, e.g. a post-and-rail type fencing in lieu of a solid wall, in order to ensure that the gardens of these erven contribute to the ecological integrity of the POS corridor.



Typical Sketches: typical post and rail type fencing

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15. BRAAI CONSTRUCTION

The structure may be free standing from the core building and not exceed a height of 3,6m to match the form and shape of the chimney that may be included in the core building.

When included in the design of the core building the chimney stack must protrude a minimum of 1m above the roof covering.

All brick walls to be plastered and PVA painted.

Conventional fire or braai pits will be permitted to be constructed, and must comply with building lines.

16. SWIMMING POOLS

No porta pool, above ground level will be permitted.

Pools may be constructed of masonry or concrete, and finished with fiberglass, gunite or tiles.

Pool overflow and backwash pipes to be directed into existing sewer system.

Pools may be constructed up to a distance of 1m from adjoining boundary lines.

Pool pumps to be concealed behind plastered and PVA painted brick walls fitted with hinged lid.

17. DRIVEWAYS AND PAVING

Driveways to be laid with ROK bricks, in herringbone pattern to match Ocean Quay Drive.

Pathways, patios, stoeps, verandas and court yard areas may be paved with pavers of owners' choice but may not exceed a total of 15% of the remaining area calculated by subtracting the core structure and garage area from the site area.

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18. OUTBUILDINGS

In terms of this development only the garage, store and laundry will be classified as an outbuilding with the total of these not to exceed 50m².

19. Services and General Items:

19.1. Satellite Dishes, TV Aerials and other Aerials:

- Satellite dishes and TV aerials are allowed but must be inconspicuous.
- No other aerials are allowed.

19.2. Service Pipes

- Sewer and vent pipes are to be connected in vertical ducting within the wall plane of the building, i.e no external or wall mounted pipes will be permitted.

19.3. Air-Conditioning

- Air-conditioning condenser units to be installed at ground level, and screened within a 1,2m high plastered brick wall or timber screen to design.

19.4. Clothes Lines and Bin Stores

- Clothes lines and refuse bins must be screened by a 1,8m wall or concealed within a service court.

19.5. Burglar Bars

- Burglar bars must be rectilinear; no decorative forms will be permitted.

20. AESTHETICS

It is important to note that much time and effort is spent with the choice of materials and the architectural design of the residence. Residents are encouraged to adhere to the Architectural guidelines and Building Control Measures at all times and be sensitive to the aesthetical appearance and maintenance of their homes.

Structures or fittings, such as satellite dishes and solar panels attached to the building therefore require to be positioned in such a manner and in the case of solar panels to follow the slope of the roof as to not negatively influence the aesthetics of the residence.

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21. LANDSCAPING

Great care shall be exercised to retain the natural vegetation at Mile 16 with site clearing restricted to an area of 2m and 4m wider than the footprint of the building.

Only indigenous vegetation and buffalo grass will be permitted to be planted.

With the assistance of "BEWAREA" vegetation removed when clearing must be potted and set aside for re-use.

22. PLAN SUBMISSION

Building plans are to be compiled and submitted by a person registered in terms of SACAP plans to be submitted to the Owner's Association, the on-site architect and delegated scrutiny architect for their approval before submission to the Swartland Municipality.

The working drawing must include all the relevant information required for approval by the Swartland Municipality.

All Architectural and municipal fees will be for the applicant's account.

23. APPROVAL, MONITORING AND CONTROL

No site works may commence until Building Plans has been approved by the Swartland Municipality and tabled and recorded accordingly by the OA.

Construction will be monitored on a regular basis in order to be in compliance with the

- ☐ Approved building plans
- ☐ Constitution and
- ☐ OA Regulations and conduct rules.

No deviation may be carried out without prior consent or planning permission – failure of which will result in immediate cease-works order.

If no work commences within 1 year from the date of approval of plans, the approval will lapse, but may be renewed before the expiry date at the Swartland Municipality subject to their renewal policy and fees.

No building is allowed to be occupied before the issuing of a Occupancy Certificate according to Section 14(4) of the National Building Regulations 1977, Act 103 of 1977.

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Note:

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

24. CONSTRUCTION REGULATIONS

The contractor shall keep the building site free from accumulation of rubble, rubbish and building refuse caused by construction methods and if possible accumulate all materials and rubbish in demarcated areas.

The building site must be enclosed with safety fencing covered with green shade cloth.

All plant, materials and equipment to be removed from the site upon completion of the works.

All building contractors shall make adequate and proper provision for their employees for sanitary facilities and eating areas.

Only chemical toilets will be allowed in predetermined positions.

Construction activities will be confined to weekdays, Monday to Fridays, from 08:00 – 18:00 hrs.

No construction activities will be permitted on Saturdays, Sundays or Public holidays.

An extension of time beyond these hours will however be permitted for the preparation of the first floor concrete slab construction and/or the pouring of the concrete thereof, including the pouring of continuous foundations or ground floor slabs as the need may arise.

Contractors are encouraged to comply and partake in the re-cycling efforts instituted at Mile 16.

MILE 16

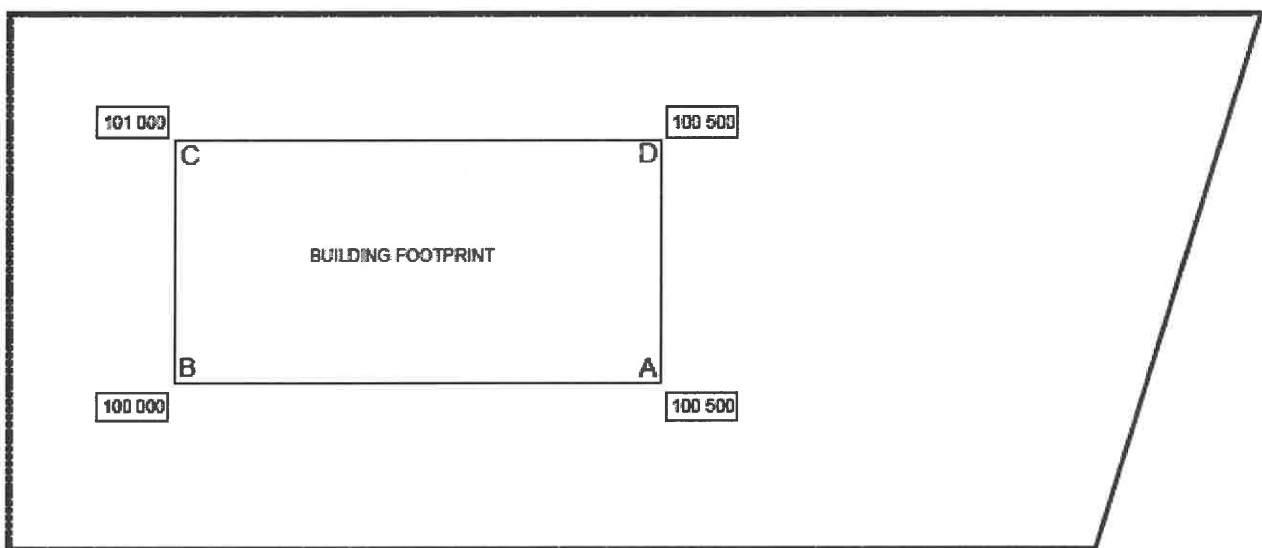
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Annexure A: Determining the Mean Site Level.

DETERMINING OF HEIGHT STRUCTURE:

Definition: 'Height' means in relation to a building or portion thereof; the height of the highest point of such building or portion above the mean level of the ground abutting the elevational plane of such building or portion:

Illustrative diagram:



SITE PLAN

A building with plan shape ABCD with corresponding ground levels abutting the corners as indicated:

A = 100 500 above MSL

B = 100 000 above MSL

C = 101 000 above MSL

D = 100 500 above MSL

Total = 402 000 mm divided by 4 to get the mean level.

MEAN LEVEL = 100 500 above MSL.

