

## **AMENDMENTS TO THE DESIGN MANUAL**

When the developers of Marina da Gama adopted an architectural and environmental theme to establish a character for Marina da Gama, they acknowledged that in order to ensure that the Design Manual remains relevant and responsive to current imperatives, it needs to be regularly updated.

The following amendments to the Design Manual were approved by members in 2017 and 2018. They address concerns regarding sustainability, security and aesthetics.

***These amendments should be read in conjunction with the Design Manual.***

### **Increase of height of perimeter walls**

The perimeter walls of the Marina along Prince George Drive and the Road Reserve on the north side of the Marina may be raised using either electric fencing or spikes similar to those installed on the perimeter wall at Baalen Close; spikes on internal boundary walls in the Marina should be unobtrusive visually, and may not protrude more than 10 cms.

### **Fencing**

White PVC fencing is allowed, subject to the same specifications as masonry walls.

### **Trees planted in Marina**

The current insert in the design manual to be deleted in its entirety and replaced with the following:

No alien vegetation to be planted; the use of local or indigenous plants is preferable; please get advice from your nursery/gardening club. No planting or cutting is allowed in the public open spaces without formal approval by EXCOM.

### **Pre-cast walls in San Marina**

Pre-cast walls painted white on both sides or with pebble finish are permitted for boundary walls within erf 93663 Cape Town at Muizenberg known as San Marina.

### **Solar water heating**

Solar panels must preferably be flush with the roof, and may not be raised. The water tank must preferably be fitted within the roof space, but if this is not possible, it may be mounted on the roof but below the level of the parapet wall or roof line. In order to make the installation as inconspicuous as possible, the system should preferably match the roof colour. Bright colours are not permitted.

### **Photovoltaic panels**

Photovoltaic panels may only be installed on the roof, must be flush with the roof, below the level of the parapet wall or roof line, and may not be raised. In order to make the installation as inconspicuous as possible, the system should preferably match the roof colour. Bright colours are not permitted. The area of the photovoltaic panels installed should not be in excess of the energy needs of the dwelling.

### **Chimneys**

Exposed chimneys are an important element in traditional Cape Architecture. It is strongly recommended that chimneys are white and contemporary in design, and be exposed as strong elements on exterior walls of buildings.”

However, in keeping with modern energy efficiency practices, other forms of chimney are permitted, preferably to be incorporated within the structure as far as possible – the chimney may not be free-standing. Exposure should be minimised, and the chimney should protrude from the roof. Outside the building the chimney should be vertical

Plaster chimneys must be white, steel chimneys must be black or stainless steel.

### **Water Storage Tanks**

Water tanks should be installed as discreetly as possible – the bulk should not be visible from the water, the road or neighbours. The bulk should be softened by screens and/or plantings. The intention is that the tanks should blend in as much as possible with the environment. Neutral colours are specified – bright colours are not permitted. Tanks should be placed on or near the ground – not to be installed on the roof or tower mounted.

## **Wendy Houses**

Wendy Houses may be installed for use as a gardening shed, storage shed, children's play area or similar. They may not be used or designed for human habitation. One Wendy House is permitted per residence, and it must be stand-alone – not part of the building. No side of the Wendy House may be more than 1.7m (1700 mm).

The Wendy House must be of natural wood colour, the roof should be sloped and constructed of Malthoid or similar. No corrugated iron or plastic sheeting to be used in its construction

Wendy Houses may not be visible from the water. The bulk must not be visible from the road or neighbours and should be softened by screens and plantings so that it blends in as much as possible with the environment.