



Guide to Driveways

Commentary on Bluewater Estate Design Manual

12 April 2017

Legal Status: Approved by Architectural Committee on 11 April 2017; made binding by Board Meeting on 12 April 2017 with immediate effect.

Introduction

The Bluewater Estate Architectural and Landscaping Design Manual does not include specific guidelines for permissible materials for driveways, other than to require that a landscaping plan is submitted for approval and that the materials are specified.

The purpose of this document is to guide the design and choice of materials for driveways in order to maintain the Bluewater Estate Design Manual's criteria for conservation, sustainability and aesthetic coherence.

General Requirements

The criteria upheld by the Architectural Committee in line with rules and regulations are conservation sustainability, aesthetic coherence, and tidiness and cleanliness.

In view of conservation and sustainability, the architectural committee welcomes permeable materials such as gravel, woodchips, permeable pavers, or permeable concrete products, as long as their use also conforms to the criteria of aesthetic coherence and tidiness/cleanliness.

The emphasis in the choice of materials and their colours is on aesthetic coherence with the existing road paving.

All substructures such as felt or DPC must remain permanently hidden and must be properly finished and edged on all sides.

All services located in driveways such as water meters, manholes, fire hydrants etc. must be embedded neatly and level into the surface and must be in positions where they are not in jeopardy of damage.

Planning of driveways must consider the position of existing services (storm water infrastructure, fire hydrants, electrical boxes, manholes, water meters, etc.). Any possibly necessary relocation thereof is at the member's expense and must be negotiated with and approved by the owner of the infrastructure (Bluewater Estate or the City of Cape Town).

Permitted Materials

Gravel

- Gravel must be laid thickly enough to permanently cover all substructures including at the edges.
- Suitable substructure and edgings must be used to prevent the material spilling over onto roads.
- Not suitable on slopes.
- Regular maintenance must be done and at least weekly cleaning of adjacent road to keep a tidy and neat appearance in accordance with the Members Code of Conduct.

Mulch/ wood chips

- Mulch and woodchips must be laid thickly enough to permanently cover all substructures including at the edges.
- Suitable substructure and edgings must be used to prevent the material spilling over onto roads.
- Not suitable on slopes.
- Regular maintenance must be done and at least weekly cleaning of adjacent road to keep a tidy and neat appearance in accordance with the Members Code of Conduct.

Paving

- Colours to correspond with road paving.

Permeable Paving

- If planting is included, it must be maintained and kept neat at all times.

Concrete with embedded fine brown gravel

- Colours to correspond with road paving.

Cobbles

- Colour of cobbles to correspond with that of cobbled road paving.

Materials not Permitted

- Tar
- Exposed concrete
- Mock rock
- Brick paving
- Tiles
- Unfinished driveways