

ST FRANCIS BAY MUNICIPALITY

JETTIES, GAZEBOS & CANAL BANK PROTECTION

GENERAL SPECIFICATIONS IN TERMS OF THE WATERWAYS BY-LAW (PN339 OF 1987) AS AMENDED

1. DEFINITIONS

All words or phrases in these conditions, unless inconsistent with the content will have the same meaning as defined in the By-law relating to the control and use of the Waterways and their Banks in the local area of St Francis Bay promulgated under PN339 of 1987.

2. GENERAL CONDITIONS

- 2.1 For the better protection of the waterways the Council may require any riparian owner to ensure the stability of the bank forming the waterways frontage of his property by methods prescribed by or acceptable to the Council.
- 2.2 Where the riparian owner's boundary and the adjacent banks of the waterways do not exactly coincide, the riparian owner shall be responsible for the protection of that portion of the bank bounded by the actual side boundaries of his property or by their projection to meet the waterway.
- 2.3 No person shall, without the prior written approval of the Council cause or permit any dredging operations or earthworks designed to alter the extent of the waterways.
- 2.4 No canal bank may be higher than 0,5 metre above the high water mark after having been stabilised, at which level it must be terraced, if necessary, to a minimum width of one metre.
- 2.5 No sand or surplus/waste material may be deposited in the canal during the stabilisation of the canal walls or terracing of adjoining land. Any such material unavoidably deposited in the canal must be removed by the contractor.

3. BUILDING PLANS

- 3.1 The conditions applicable to the National Building Regulations will apply to any form of construction or alteration or containment of any structure or portion of or on any part of the canal embankment and canal.
- 3.2 No person shall without prior approval of a building plan on Council's approval in writing effect or cause any structure to be erected or take measures or cause measures to be taken for the stabilisation of any canal bank.
 - 3.2.1 Any person not complying with condition 3.2 shall be guilty of an offence.
- 3.3 Building plans will be valid for a period of 12 months calculated from date of approval.

- 3.4 Building plans, in triplicate, indicating the method of construction accompanied by the application form available from the Municipal Offices must be submitted for consideration and accompanied by the applicable plan fees and a building deposit as determined by Council.
- 3.5 The following information must be shown on the plan:-
- 3.5.1 Site plan indicating erf boundary lines in relation to canal wall and adjoining canal walls and/or other structures.
 - 3.5.2 Tidal ranges between high and low water marks must be indicated on plans as “high water mark” and “low water mark”.
 - 3.5.3 Side elevation of the canal bank showing method of construction and slope of the canal bank.
 - 3.5.4 All dimensions and structural details including minimum cement/sand/stone mixture in concrete and/or other materials used where applicable must be shown on plans.
- 3.6 Council’s decision on the approval or rejection shall be notified to the applicant in writing and reasons for rejection shall at all times be made known to the applicant.

4. PLAN FEES AND BUILDING DEPOSIT

- 4.1 Plan fees and building deposits may from time to time be determined by Council and shall at all times be paid on submission of a building plan. (No plans will be considered prior to payment of applicable fees and deposits).
- 4.2 The building deposit will only be refunded if all building rubble has been removed to Council’s satisfaction and will only be paid out on completion of the structure.
- 4.2.1 If such building rubble has not been removed to Council’s satisfaction, it will be removed by Council and the cost recovered from the deposit. The balance of the deposit, if any, shall be refunded to the contractor or where the costs exceed to deposit, the difference shall be recovered from the contractor.
 - 4.2..2 No building rubble, sand or any other material may be dumped into any part of the waterway and any person doing so shall be guilty of an offence.

5. METHODS OF CONSTRUCTION

- 5.1 Although approved specifications of canal bank protection are given below, Council can accept no responsibility for the long-term efficiency of any construction.
- 5.2 The following methods of construction have been accepted by Council. Other methods will be considered, provided that they are adequately motivated.
- 5.3 BANK WALLS AND EXPANSION JOINTS

- 5.3.1 Foundations must be minimum of 1000mm x 300mm. This foundation must be provided with a toe along the full front length of the foundation and measuring 300mm x 300mm.
- 5.3.2 The foundation must be below the low water mark, with a backing of filter material and the core of the wall must be tied into the foundation with 12mm 0 galvanised reinforcing steel rods.
- 5.3.3 Walls to have a cavity of not less than 100mm, with concrete fill in the cavity and 12mm 0 galvanised reinforcing steel rods, plus galvanised steel wire ties at every thirist course.
- 5.3.4 Weep holes, 25mm 0, protected with bidim or a suitable substitute therefor at the inner end and spaced 1m apart must be provided in the wall at foundation level.
- 5.3.5 Buttresses must have a cavity and be tied into the wall with 12mm 0 galvanised reinforcing steel rods and with galvanised wire ties at every third course.
- 5.3.6 Where necessary a terrace of at least 1m wide must be provided behind the wall.

5.4 ROUND WOODEN CREOSOTED POLE WALLS

- 5.4.1 No wooden pole other than a creosoted wooden pole may be used in the construction of a wooden canal wall unless specifically approved by Council.
- 5.4.2 Double uprights must at least be 100 to 125mm in diameter and must be sunk to a depth of at least 1,5m below the low water mark.
- 5.4.2 Double uprights must be placed at three metre intervals at a 10 degree angle back towards the bank.
- 5.4.3 Uprights must be tied back with three metres of 4mm stainless steel cable or in another suitable manner to a vertical support three metres long by 100-125mm in diameter, which is sunk to a depth of two metres below the low water mark. A horizontal pole 100-125mm in diameter must run along the front of each upright support.
- 5.4.4 Bidim cloth, grade U.V. 34, width 2.560m or a suitable substitute therefor must be placed behind the wall and turned back at the bottom towards the bank, provided that the cloth will reach down to at least 0.5m below the low water mark and will be at least 1m wide where turned back.
- 5.4.5 Horizontal poles measuring at least 100 to 125mm in diameter must be sunk to a depth of at least 0,5m below the low water mark and must be fastened in position by using 150mm x 5mm steel wires.

5.5 NATURAL ROCK WALLS WITH BIDIM CLOTH

5.5.1 The condition for the construction of natural rock walls will be as for brick walls provided that a suitable substitute for bidim cloth may be used.

5.6 GABION WALLS

5.6.1 Details of baskets / mattresses, size of stones and method of construction must be indicated on building plan and will be considered on merit.

6. GENERAL CONDITIONS FOR THE CONSTRUCTION OF CANAL WALLS

6.1 Council is not favouring the encroachment of canal walls into water ways and will not permit the construction of a canal walls closer to the waters edge than an existing wall unless a motivated application in writing is submitted with the building plan.

6.2 A final inspection of canal walls must be done prior to backfilling and arrangements for inspections must be made at least 24 hours in advance.

7. GAZEBOS

7.1 It is preferable that a gazebo be constructed within the boundaries of the riparian property owner, but permission will be granted for the construction of a gazebo on that portion of land between boundary line and the canal wall on the following conditions:-

7.1.1 No gazebo may encroach into the waterways provided that a gazebo may be erected on the canal wall and a maximum roof overhang over the canal wall of 200mm will be permitted.

7.1.2 A consent fee as determined from time to time per Council resolution is payable on submission of the plans.

7.1.3 Gazebos may only be constructed in timber and the sides may not be fully enclosed.

7.1.4 The maximum floor area of the gazebo may not exceed 16sqm.

7.1.5 The maximum height of a gazebo may not exceed 4.5m.

7.1.6 Gazebos must have thatched roofs with a minimum slope of 40 degrees.

7.1.7 Under no circumstances will any riparian property owner be allowed to enlarge that portion of land between his boundary line and the canal wall for the purpose of constructing a gazebo.

8. JETTIES

- 8.1 Over crowding the waterways with jetties are detrimental to safe boating and Council prefers the construction of recesses between the canal wall and the riparian property for mooring purposes.
- 8.2 Jetties may only be constructed with timber and round creosoted poles and may only be erected by methods prescribed by or acceptable to Council.
- 8.3 No jetty may project further into the waterway than 5m measured from the canal wall provided that Council may reduce this measurement if it is of the opinion that there is not sufficient space left on the canal to ensure safe boating in which event it will be the applicants responsibility of proving the contrary by providing exact measurements of that portion of the canal.
- 8.4 In the event of a sand build-up within the 5m distance hindering the construction of a jetty, the riparian owners shall request Council in writing one month in advance to dredge that portion.
- 8.5 Any deviation with regard to measurements of a jetty, will only be considered if properly motivated in writing with measurements of that portion of the canal.
- 8.6 No existing right of any other riparian owner will be a motivation to deviate from these conditions.

9. SLIPWAYS

- 9.1 Private slipways are not recommended as an excellent slipway has been provided at the Yacht Harbour.
- 9.2 Where a riparian owner insists on building a slipway detailed working plans together with any engineers certificate with regard to concrete work, must be submitted.

10. BUILDING INSPECTIONS

- 10.1 No work may be completed or covered up prior to Council satisfying itself that work was done satisfactorily and according to plan and with materials as approved per the approved plan.

11. PENALTY

- 11.1 Any person who permits any breach of these conditions shall be guilty of an offence in terms of the Waterway By-Laws.