

1. INTRODUCTION

- 1.1 Overstrand Municipality has prepared this short guide to advise Owners & Designers regarding the minimum requirements ensuring that their proposed container dwellings do not detract from Neighbouring property values in terms of Section 7 of the National Building Regulations / Ordinance.

2. PLATFORM

- 2.1 A concrete strip foundation & brick or concrete sub-wall to the container(s) footprint(s) is preferred.
2.2 Should the container be raised above the ground level on columns, the openings between the natural / finished ground level and the underside of the container must be screened to prevent rodents & other infestations posing a health risk, unless the opening is a minimum of 2,4m high.

3. WALLS

- 3.1 A minimum of 50% of the individual container elevation excluding openings (glazed doors & windows & open terraces / balconies) is to be clad in materials commonly associated with residential buildings.
3.2 Preferred material : Fibre Cement Shiplap / Vermont Planks, Natural Timber Planks, Natural Pre Painted Steel Sheeting, Field Stone, Pre-cast Cement items (REVELSTONE osa), in various profiles, Fibre Cement Flat Sheets.
3.3 The remaining exposed container envelope is to be painted.

4. ROOFS

- 4.1 All containers are to receive a roof as follows :
4.2 Mono-pitch Roofs : pitch between 3 & 15 degrees, the higher portion is to over sail the container envelope by minimum 1000mm.
4.3 Double Pitched Roofs : pitch between 25 and 45 degrees, the eave may be chipped, or overhang by maximum 1000mm (including gutters where applicable).
4.4 Roof Covering : pre-painted steel sheeting in various profiles.

5. DESIGN MERIT

- 5.1 Notwithstanding the above requirements, each proposal will be considered on merit and design, if not in conformance with the above regulations, will have to be considered by the Overstrand Heritage & Aesthetics Committee.