ERF 878, Riebeek Kasteel

Springbok Hill

ARCHITECTURAL GUIDELINES

APRIL 2026 (REV.14)

Table of Contents:

1.1 The Architectural Guidelines - Introduction

- The guidelines, as set out in this document, are binding upon all residents, tenants and property owners in Springbok Hill Estate.
- The document outlines procedural, planning and aesthetic considerations for any design related to this development.
- The objective of these guidelines is to provide enforceable guidelines for the design of future buildings within the Springbok Hill precinct.
- It is critical that development is managed in order to retain the special quality of the environmentally- and culturally rich landscape. The intention should, throughout decision making, remain to respect the Riebeek Kasteel context, and to contribute towards the established sense of place.
- The decision of the SHHOA (Springbok Hill Homeowners Association), along with the appointed Controlling Architect for aesthetic and architectural control will be final and binding, subject to the approval of the Swartland Municipal Council.
- The Home Owner's Association, in collaboration with the controlling Architect / Landscape Architect and Urban Designer, reserves the right to make additions or alterations to these guidelines, as it deems necessary - revisions are to be approved by Heritage Western Cape.
- The guidelines are supplementary & not in contradiction to the National Building Regulations, SANS 10400 and the requirements of the Local Authority.
- The DRC (Design Review Committee) forms part of the SHHOA

1.2 Building Plan Approval Process

- Building plans are to be evaluated and endorsed by the Springbok Hill Homeowners Association (SHHOA) and Design Review Committee (DRC) prior to submission to Swartland Municipality.
- Building Plans are to be submitted to the SHHOA / DRC along with a prescribed assessment fee payable for digital review. This process is to be concluded, plans endorsed by digital stamp, thereafter plans can proceed to be submitted to Swartland Municipality.
- Following Municipal Approval, a digital copy of the Approved Building Plan shall be provided to the SHHOA / DRC for record.
- A mandatory site commencement meeting shall be convened by the owner & DRC prior to commencement of construction.
- The DRC shall consist of a qualified Architect, Landscape Architect and Urban Designer.

1.3 Checklist to Architect/s for submission to SHHOA / DRC

- Full drawing set in accordance with these guidelines, and also in accordance with Local Authority By-laws.
- Proof of Registration with SACAP
- Professional Indemnity Insurance
- Proof of Payment of Builder's Deposit
- Proof of Payment of Plan Assessment Fee
- Land Surveyor's plan with 500mm contours and benchmark
- All Building Lines, servitudes and setbacks
- Site Area Calculations
- Coverage Calculation/s
- 1:100 Plans of all levels / storeys
- Elevations / Sections indicating NGL and height restriction line
- North Point
- Roof Plan
- Drainage, including stormwater drainage
- Schedule of finishes for all materials visible externally (buildings, structures, surfaces)
- Land Surveyor's Certificate
- Landscaping Plan (Registered Landscape Architect)
- External Lighting Plan
- Signage Plan

2.1 The Design Philosophy

The quaint and culturally rich town of Riebeek Kasteel is a canvas of historical architecture, picturesque landscapes, and rural charm. As new developments emerge, it's imperative to ensure that these structures seamlessly integrate into the fabric of this unique setting, honoring the town's heritage and the hinterland's cultural richness. The following broad principles are offered in respect of the developer's vision for place-making, architectural character, boundary considerations, surface aesthetics, and landscaping for a harmonious evolution within Riebeek Kasteel.

Place-Making Principles and Siting of Structures:

The ethos guiding the development aligns with an appreciation for the existing farmsteads, rural precincts and historic town / town centre. Encouraging smaller footprint development clusters over spread-out and linear arrangements sets the tone for cohesive integration into the landscape. The sensitivity to scenic route interfaces is pivotal, demanding a careful placement and setback of new structures to maintain the visual integrity of these routes.

Sloping sites require a delicate balance between development and landscape integration. Respectful adherence to ground contours and constraints on structures above specific contour levels are vital to prevent visual disruptions. Moreover, strict controls on the extent of cut and fill ensure that building platforms maintain the site's natural topography.

The guidelines emphasize adherence to established development parameters regarding zoning, building lines, coverage, and floor factor. Any deviation from these norms must be justified through thoughtful motivation, ensuring a balanced approach to new construction. Careful consideration of orientation, proximity to scenic routes, neighboring properties, and the site's topography serves as the guiding principle in the placement of proposed structures.

The concept of "genius loci" underlines the guidelines, emphasizing design homogeneity that respects the rich cultural heritage of the hinterland. Striking this balance is key to ensuring that the new developments blend seamlessly into the existing landscape, maintaining the unique character of Riebeek Kasteel. It should be noted that it is not the intention of this development to be implemented as a plot and plan type approach. Each component of the development should be carefully designed and considered, based on the merits of the site specific opportunities.

Architectural Character, Materials, and Finishes:

The general architectural character proposed is one of subtlety and neutrality, drawing from vernacular architectural traditions without replicating historical styles such as Cape Dutch or Victorian. The preference for natural materials and plastered, white or earth-toned walls sets the tone for unobtrusive background buildings.

Roofs with medium to dark, recessive colors and limited to specific types of sheeting maintain the visual suitability of the structures. Embracing low building heights, simple footprints, and 'alphabet' type plans aligned with dominant erf geometry contributes to the unobtrusive nature of the development.

Large buildings should be fragmented into smaller components, and the design should incorporate energy-saving mechanisms, aligning with modern sustainability standards. The larger buildings refer primarily to the events & wedding venue, mixed use residential units, institutional building at the retirement village, and the retail building/s.

Boundary Elements, Surfaces, Signage, and Lighting:

Visual neutrality and permeability are essential in boundary elements. Avoiding high, solid walls or precast panel fencing, and the design of low walling when necessary, help maintain the aesthetic harmony. Security fencing, if required, should be screened with trees or hedging. Refer to section 5.1 - Boundary Walls for further clarification.

Information signage and new lighting should be discrete, keeping the impact on scenic routes in mind. Uniformity in surfacing, landscaping, and indigenous planting further supports the rural context and reduces visual impacts.

Landscaping:

Landscaping strategies should accentuate the rural context, focusing on place-making / visual screening and reducing visual impacts. Screening visible parking areas from scenic routes in consultation with a landscape architect must contribute to a cohesive visual narrative within the development.

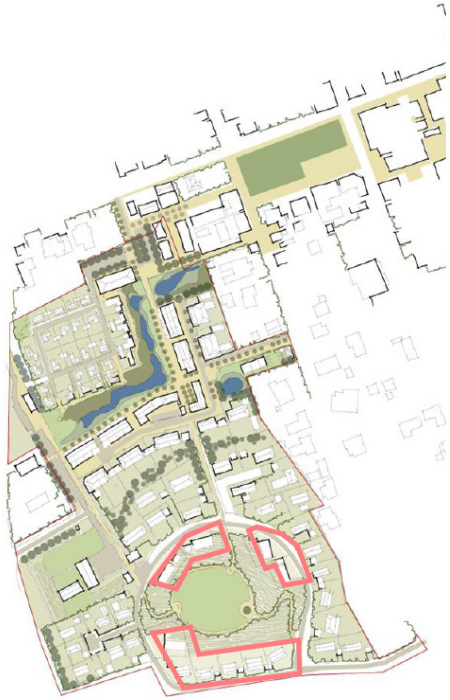
The application of these comprehensive principles not only promotes the harmonious integration of new developments within Riebeek Kasteel but also ensures the preservation of its cultural heritage and rural charm. It is through a thoughtful and respectful approach that the proposed development will seamlessly weave into the fabric of this historic town, respecting its unique identity and enriching its legacy for future generations.

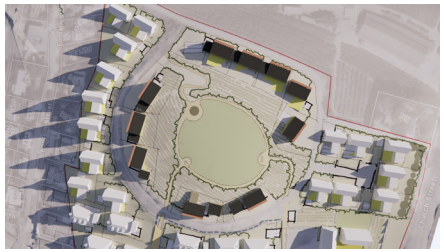
Landscaping at site level contributes to the proposed continuation of the established town grid pattern. Refer to the Landscape Masterplan and Planting list for further reference.

Planning Controls - Density / Height / Coverage / Building Lines

Residential Zone 1: Low Density - Hilltop Residential

HILLTOP **RESIDENTIAL ZONE 1:** **Low density dwelling houses**	**COVERAGE**		40%
	HEIGHT		Single storey
	BUILDING LINES	**STREET**	4m
		SIDE	4m
		REAR	4m
	PARKING		2 bays per dwelling





Vision and Architectural Guidelines (to be read with Urban Design Indicator - Annexure B and Landscape Masterplan - Annexure A):

The vision for this development component can be summarized as low slung single storey larger residential dwellings. The dwellings form part of a layered landscape (landscaping as primary focal point, buildings as scattered recessive volumes set against the slopes of Springbok Hill).

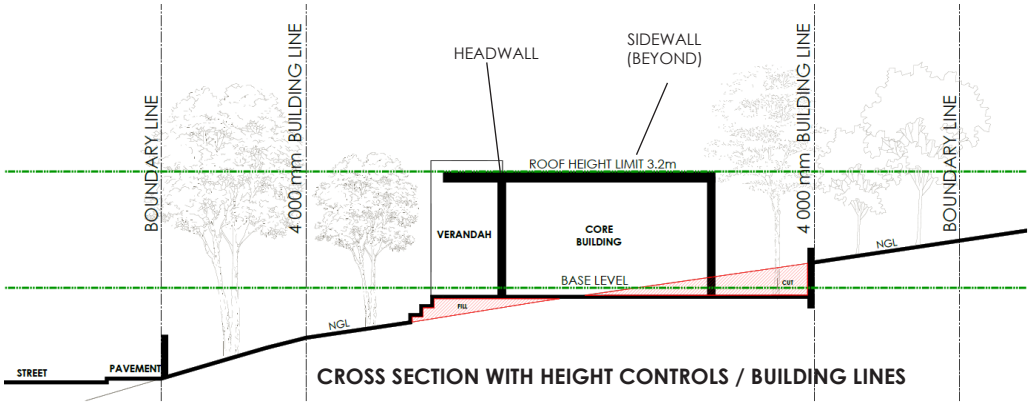
- Dwellings in this precinct shall be limited to single storey structures, to be designed sensitively in respect of the steep slopes that prevail on the prominent hill.
- Buildings must consist of a plinth, a body and roof - mono pitched (maximum 7.5 degrees pitch) or flat roofs only are permitted. It is desirable to express structures as a darker recessive plinth (this will typically be required for these sloping sites), with a ground storey dwelling above expressed in darker colours with stone accent features .
- Buildings must be expressed as a series a linear of volumes, set parallel to the grade line of the site.
- The maximum width of the core building shall be 6.0m, with 4.5m width maximum orthogonal secondary building (garages excluded).
- Dwellings are limited to an overall height of 3.2m above base level of the site. Architectural features may project a maximum of 300mm above the headwall if required, but for no more than 25% of the headwall / sidewall/s.
- 50% of the street and yard facing facade must contain a secondary verandah / stoep of 1.5m minimum depth.
- Flat roof colours are to be in the grey tone, and where concrete roofs are utilized, natural stone chips are to be included on roofs. Vegetation / Green Roofs are encouraged.
- Standard Roof Pitch parameters apply as per section 4.1 C1. Erf boundary conditions are to be of low visual impact, thus masonry walls will be limited to 900 above NGL, with either charcoal Clearvu type walls to a height of 1.8m, or painted timber panel walls. .
- Landscaping within public areas (street verges), and also within residential erven is strongly promoted to establish tree clusters, which contributes to the stitching of the urban fabric with the historical town. Refer to the landscape masterplan / Annexure B for further guidelines.

Area Specific Design Controls (Precinct related) and Planning Controls must be read with the Standard Architectural Guidelines to follow.

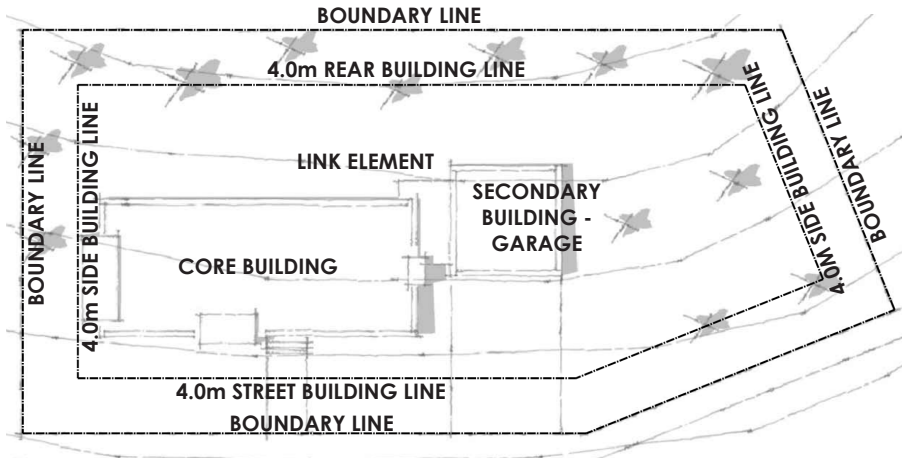
Planning Controls - Density / Height / Coverage / Building Lines

Residential Zone 1: Low Density - Hilltop Residential

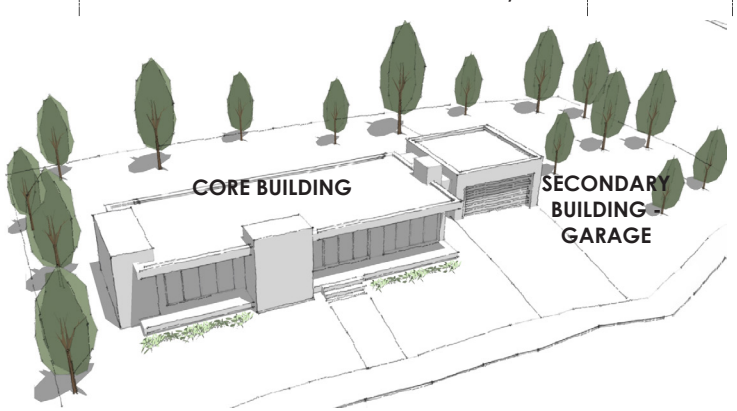
HILLTOP **RESIDENTIAL ZONE 1:** **Low density dwelling houses**	**COVERAGE**		40%
	HEIGHT		Single storey
	BUILDING LINES	**STREET**	4m
		SIDE	4m
		REAR	4m
	PARKING		2 bays per dwelling



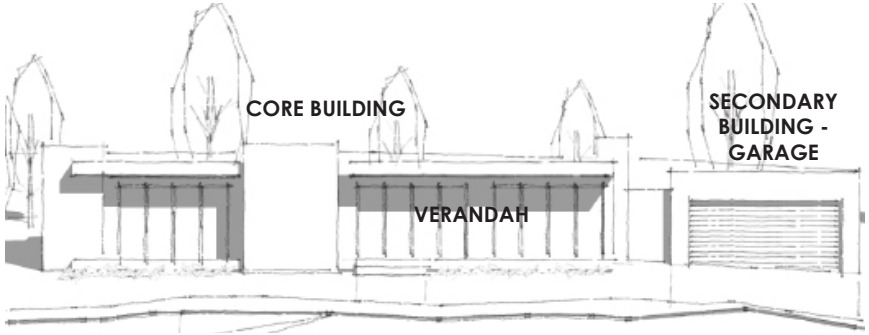
CROSS SECTION WITH HEIGHT CONTROLS / BUILDING LINES



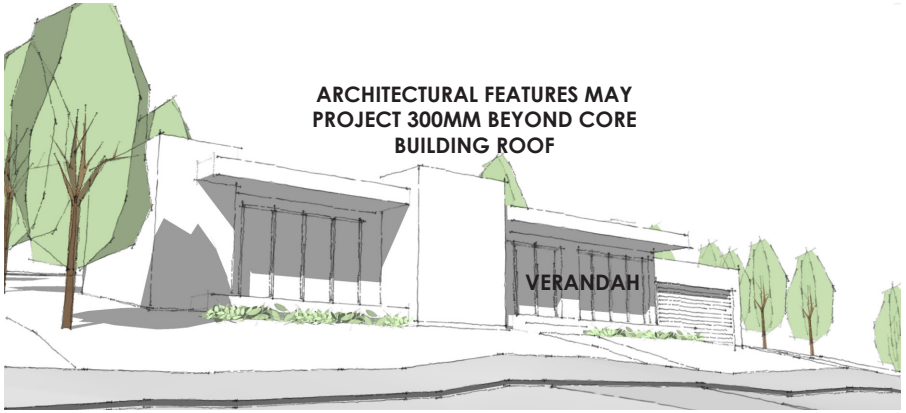
TYPICAL SITE PLAN / BUILDING LINES AND BUILDING COMPOSITION



TYPICAL AERIAL PERSPECTIVE



TYPICAL FACADE COMPOSITION

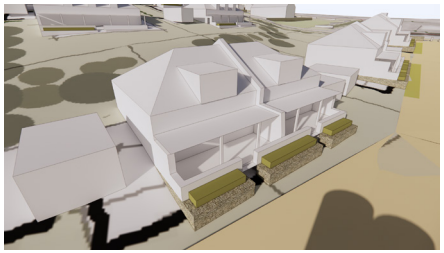


TYPICAL STREET PERSPECTIVE

Planning Controls - Density / Height / Coverage / Building Lines

Residential Zone 1: Low Density - Hillside Residential

HILLSIDE **RESIDENTIAL ZONE 1:** **Low density dwelling houses**	**COVERAGE**		60%
	HEIGHT		1.5 storeys
	BUILDING LINES	**STREET**	2m
		SIDE	2m
		REAR	4m
	PARKING		2 bays per dwelling



Vision and Architectural Guidelines (to be read with Urban Design Indicator - Annexure B and Landscape Masterplan - Annexure A):

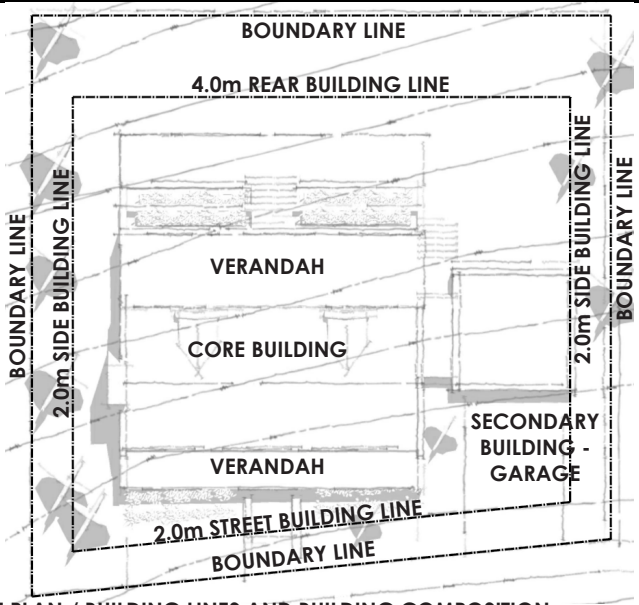
The vision for this development component can be summarized as a traditional continuation of the existing village architecture, with a specific focus on height and visual sensitivity due to the hillside topography. Dwellings are required to contribute positively to the experiantial qualities for both vehicular and largely pedestrian movement through the village extension.

- All erven in this precinct are to be designed as single residential freestanding homes. Erven 14 - 17, 18 - 23 and 47 - 50 are to be designed as semi - detached homes with a shared dividing wall. The semi detached units are to be designed to express finer grain of dwelling compared to the typical dwellings in this precinct.
- Dwellings in this precinct shall represent the more traditional Cape Vernacular village style architecture of Riebeek Kasteel.
- Erven above the 158m Contour Line shall be limited to single storey dwellings with habitable roof spaces permitted. The wallplate shall be limited to 4.5m above the base level and roof Apex shall be limited to 8.0m above Base Level (refer to definitions) .
- Buildings must consist of a plinth, a body and roof - pitched roofs (gable end or hipped) are required in this precinct.
- Buildings must generally be set parallel to the road.
- The maximum width of the core building shall be 6.0m, with 4.5m maximum orthogonal secondary building (garages excluded). The maximum garage width shall be 6.5m.
- 50% of the street and yard facing facade must contain a secondary verandah / stoep of 1 - 2.5m in width.
- Variety and dynamic expression in respect of contemporary Cape Vernacular Architectural Design is promoted in this precinct.
- Landscaping within common areas (street verges) / terraced structures, and also within residential erven is strongly promoted to establish tree clusters, which contributes to the stitching of the urban fabric with the historical town.
- Standard Roof Pitch parameters apply as per section 4.1 C1. Standard Boundary Wall Parameters apply as per section 4.1 A1 & A2.

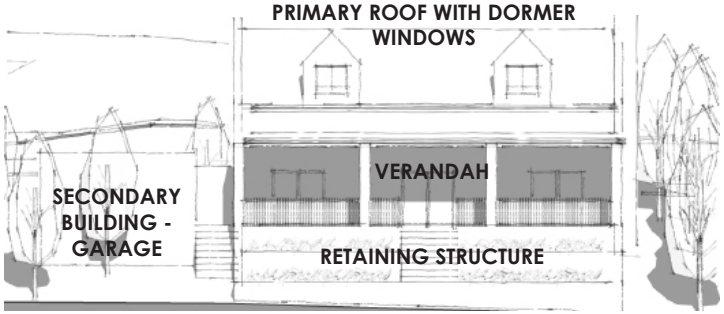
Planning Controls - Density / Height / Coverage / Building Lines

Residential Zone 1: Low Density - Hillside Residential

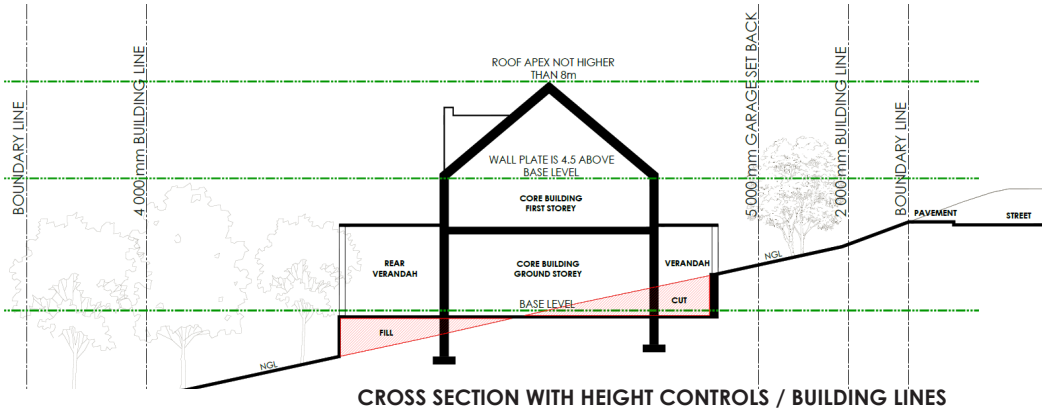
HILLSIDE **RESIDENTIAL ZONE 1:** **Low density dwelling houses**	**COVERAGE**		60%
	HEIGHT		1.5 storeys
	BUILDING LINES	**STREET**	2m
		SIDE	2m
		REAR	4m
	PARKING		2 bays per dwelling



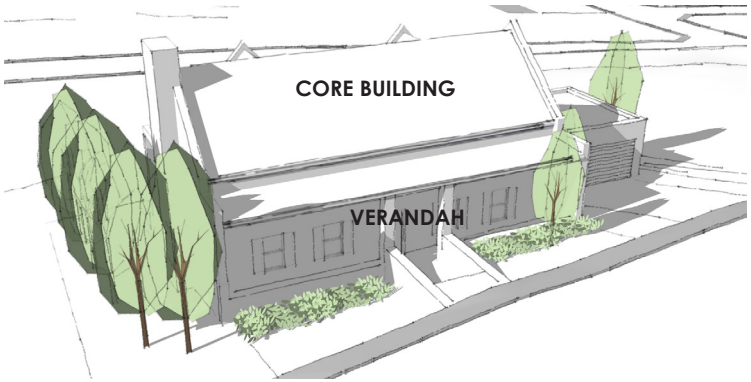
TYPICAL SITE PLAN / BUILDING LINES AND BUILDING COMPOSITION



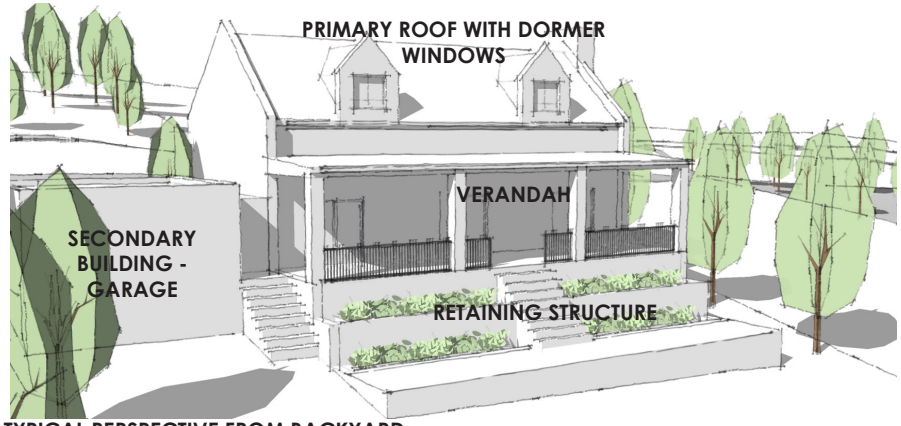
TYPICAL FACADE COMPOSITION



CROSS SECTION WITH HEIGHT CONTROLS / BUILDING LINES



TYPICAL AERIAL PERSPECTIVE - STREET FACADE

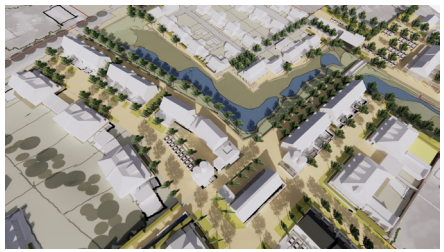


TYPICAL PERSPECTIVE FROM BACKYARD

Planning Controls - Density / Height / Coverage / Building Lines

General Residential Zone 3: Flats
Mixed Use Village

MIXED USE **GENERAL RESIDENTIAL ZONE 3:** **Mixed Use Village**	**COVERAGE**		70%
	HEIGHT		1.5 storeys
	BUILDING LINES	**STREET**	2.5m
		SIDE	0m
		REAR	5m
	PARKING		1 bay per dwelling



Vision and Architectural Guidelines (to be read with Urban Design Indicator - Annexure B and Landscape Masterplan - Annexure A):

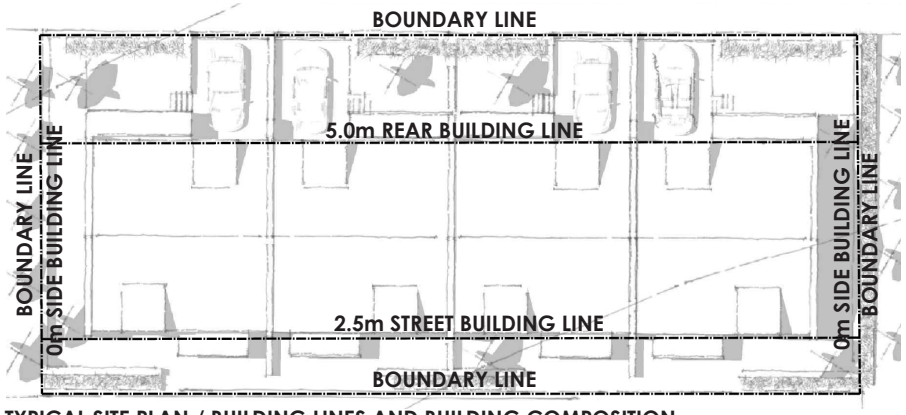
The vision for this development component can be summarized as a pedestrian centered artisanal village with primary focus on a positive and interactive layered public interface. The precinct represents a key node in the walkable village, and special care must be exercised to maintain the public / private dialogue.

- Buildings within the mixed use village shall be designed as double storey walk-up type dwellings with shops or workshops / studio/s at ground level / public interface, and residences above.
- This precinct plays a pivotal role in the public / pedestrian experience for the walkable village, thus the public facing ground storey will require full height openings / glazing with low walls (1.2m) maximum. The ground storey is intended to function as a publicly accessible shop or workshop for retailers / art galleries and workshops.
- The buildings are to be expressed as a series of double storey continuous clusters, with linear double pitched roofs and gable ends. The wallplate for these buildings shall be limited to 5.5m and roof apex to 10.0m measured from Base Level.
- A continuous streetscape must be maintained with accessible low walled yards facing the public interface.
- Where erven permit on site parking, parking is to be provided on rear of the site / opposite side when considering shopfront / verandah location which is intended to interface with the primary pedestrian movement corridors. For the remaining erven, shared parking lot/s are provided.
- Where parking is accommodated on site, a screen wall of 1.8m will be permitted with a sliding gate.
- Low walls can be built internally between units (1.2m height) and / or planted hedges for privacy / screening.
- Standard Roof Pitch parameters apply as per section 4.1 C1.
- Typologies are required to express ground level with shopfronts / verandah's and first storey as residences with windows including a minimum of 1 dormer window / door per unit.

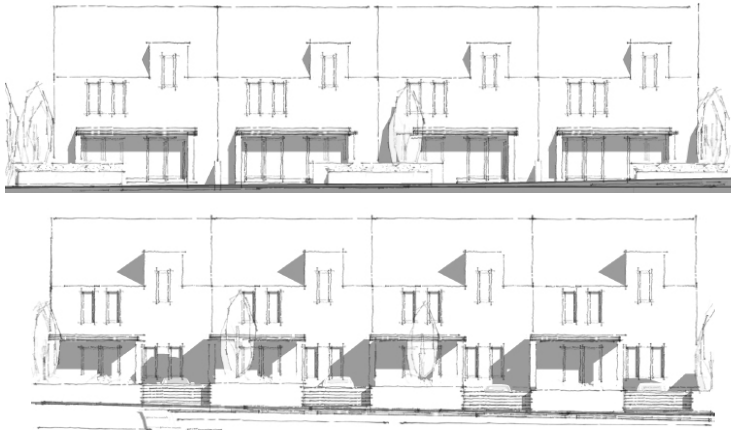
Planning Controls - Density / Height / Coverage / Building Lines

General Residential Zone 3: Flats
Mixed Use Village

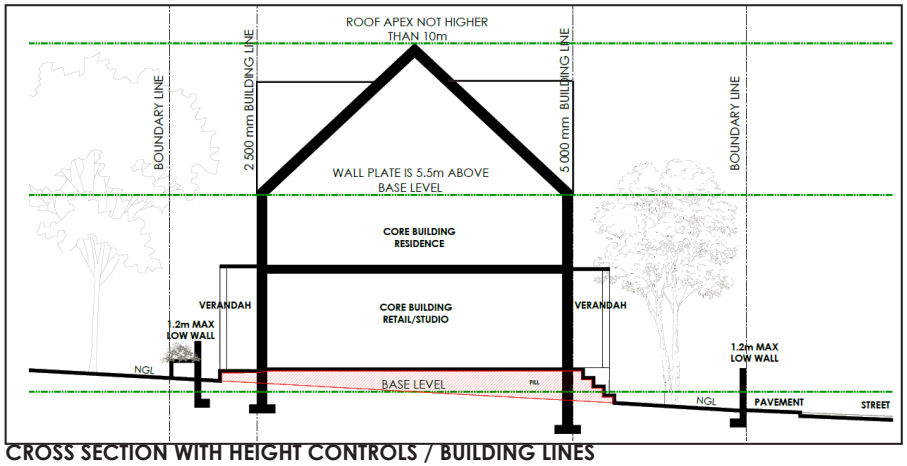
MIXED USE **GENERAL RESIDENTIAL ZONE 3:** **Mixed Use Village**	**COVERAGE**		70%
	HEIGHT		1.5 storeys
	BUILDING LINES	**STREET**	2.5m
		SIDE	0m
		REAR	5m
	PARKING		1 bay per dwelling



TYPICAL SITE PLAN / BUILDING LINES AND BUILDING COMPOSITION



TYPICAL FACADE COMPOSITION



CROSS SECTION WITH HEIGHT CONTROLS / BUILDING LINES

TYPICAL STREET PERSPECTIVE (FRONT / PEDESTRIAN STREET FACING)

TYPICAL STREET PERSPECTIVE (BACK / VEHICLE ACCESS & PARKING)

Planning Controls - Density / Height / Coverage / Building Lines

General Residential Zone 2: Town Housing Retirement Village

RETIREMENT VILLAGE **GENERAL RESIDENTIAL ZONE 2:** **Town housing**	**COVERAGE**		50%
	HEIGHT		Single storey
	BUILDING LINES	**STREET**	2m
		SIDE	1m
		REAR	3m
	PARKING		1 bay per dwelling

Vision and Architectural Guidelines (to be read with Urban Design Indicator - Annexure B and Landscape Masterplan - Annexure A):

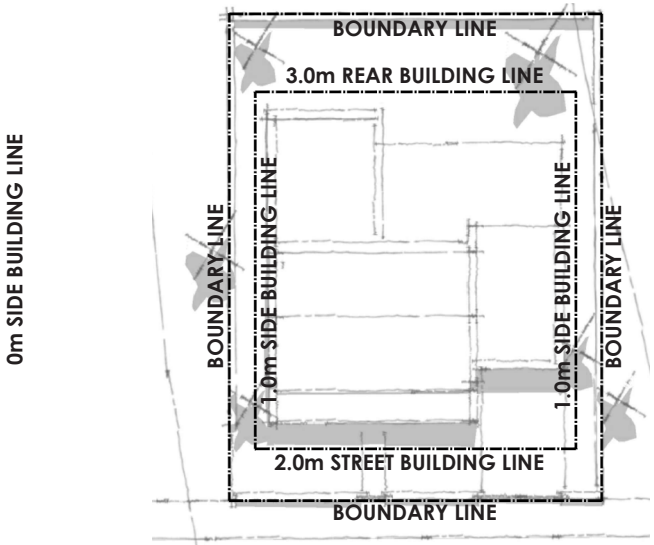
The vision for this development component can be summarized as a fine grained medium density single storey retirement village.

- A separate precinct plan shall be made available to developers / residents with a predetermined building orientation to facilitate shared walls between garages within the precinct.
- Residential buildings in this precinct are limited to single storey buildings, and are to be located parallel to the road, with secondary roof structure/s (garage and additional volumes towards the back of the residence.
- The maximum width of the core building shall be 6.0m, with 4.5m maximum orthogonal secondary building (garages excluded).
- Core buildings terminating in either hips or gables (either parapet gable walls or overhang with eave based) are promoted, with a balanced and symmetrical facade articulation as street interface. The maximum garage width shall be 6.5m.
- The street interface must include a varied facade expression (core building / entrance / garage to establish a threshold between the streetscape / front garden and building facade).
- The wallplate for these buildings shall be limited to 3.5m and roof apex to 6.0m measured from Base Level.
- The street interface of the building must include a verandah as part of the front door / street interface design (minimum 1.5m width).
- Boundary walls must be limited to a maximum height of 1.2m when measured from the building facade to the street property boundary.
- Where dwellings face the stormwater retention water course - 60% of the facade must be expressed as a covered “stoep” with a width of 1.0 - 2.5m. Perimeter walls along the water course are limited to 1.8m and 50% permeability is required.
- Standard Roof Pitch parameters apply as per section 4.1 C1. Standard Boundary Wall Parameters apply as per section 4.1 A1 & A2.
- The visitor / care centre will be limited to single storey scale, and must be expressed as a single core building with verandahs. The centre must include threshold elements to maintain a positive street interface (verandah/s or pergola/s). All services must be located concealed from public view. Guidelines applicable to the Retail Centre apply to the visitor / care centre (p.13).

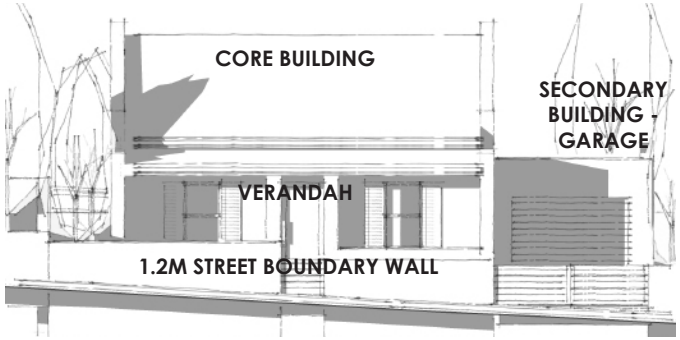
Planning Controls - Density / Height / Coverage / Building Lines

General Residential Zone 2: Town Housing Retirement Village

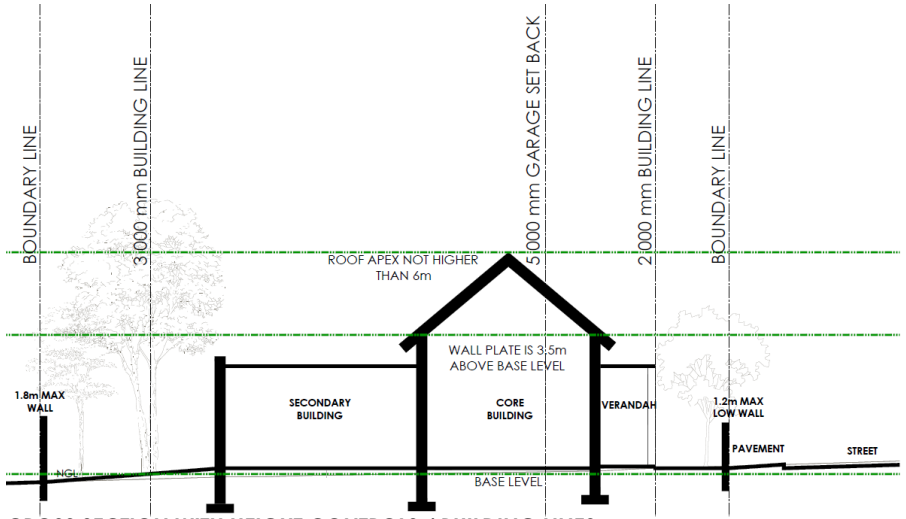
RETIREMENT VILLAGE GENERAL RESIDENTIAL ZONE 2: Town housing			
	COVERAGE		50%
	HEIGHT		Single storey
	BUILDING LINES	STREET	2m
		SIDE	1m
		REAR	3m
	PARKING		1 bay per dwelling



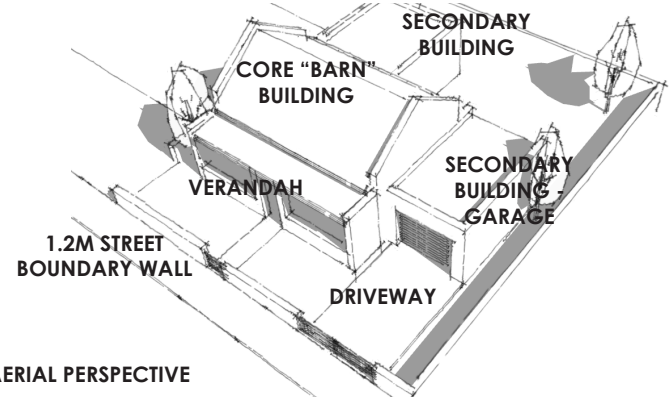
TYPICAL SITE PLAN / BUILDING LINES AND BUILDING COMPOSITION



TYPICAL FACADE COMPOSITION



CROSS SECTION WITH HEIGHT CONTROLS / BUILDING LINES



TYPICAL AERIAL PERSPECTIVE

TYPICAL STREET PERSPECTIVE

Planning Controls - Density / Height / Coverage / Building Lines

Resort Zone
Event & Wedding Venue

EVENTS VENUE **RESORT ZONE**	**COVERAGE**		25%
	HEIGHT		Wall-plate height: Max 6m
	BUILDING LINES	**STREET**	10m
		SIDE	10m
		REAR	10m
	PARKING		1 bay per 20msq

Vision and Architectural Guidelines (to be read with Urban Design Indicator - Annexure B and Landscape Masterplan - Annexure A):

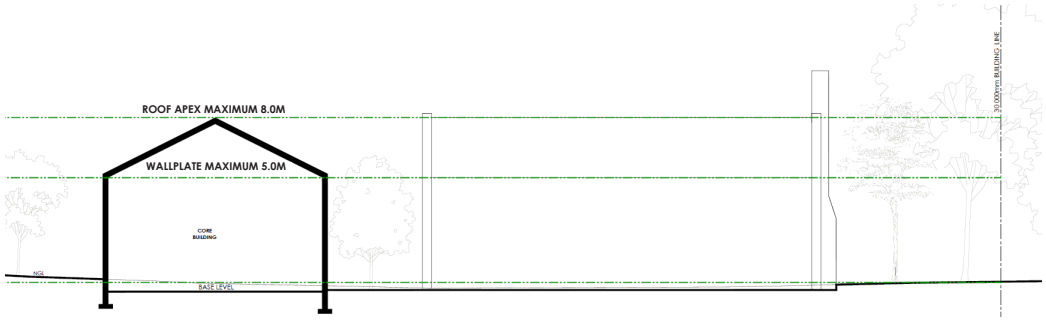
The vision for this development component can be summarized as a medium grained werf based complex adequately offset from the R311, and adequately screened from the internal residential complexes. The public interface shall present as a rural traditional farmstead.

- The Event & Wedding Venue shall be expressed as a series of contemporary Cape Vernacular buildings set around a courtyard / meeting space representative of the typical Cape Dutch Werf.
- The structure must contain a double pitched roof ending in gables. Secondary buildings can be utilized to link the main buildings. Link buildings must be flat roofed structures with a pitch not more than 7.5 degrees.
- The structures shall be limited to single storey, and a limit shall be placed on the floor plate of each building of 300m2 to a maximum combined complex of 700m2.
- The maximum width of the core building shall be 12.0m, with 8.5m maximum for the link building.
- The parking facility shall be located beyond the werf, not facing Church Street.
- The wallplate shall be limited to 5m for the ground storey measured from Base Level and the Roof Apex shall be limited to 8.0m .
- Standard Roof Pitch parameters apply as per section 4.1 C1. Standard Boundary Wall Parameters apply as per section 4.1 A1 & A2. The wall facing Church Street must consist of a column / low wall and steel infill panel wall type for the length of this boundary, or low wall only.
- The primary werf shall be set back from Church Street a minimum of 30m and shall be adequately screened with vegetation / trees.

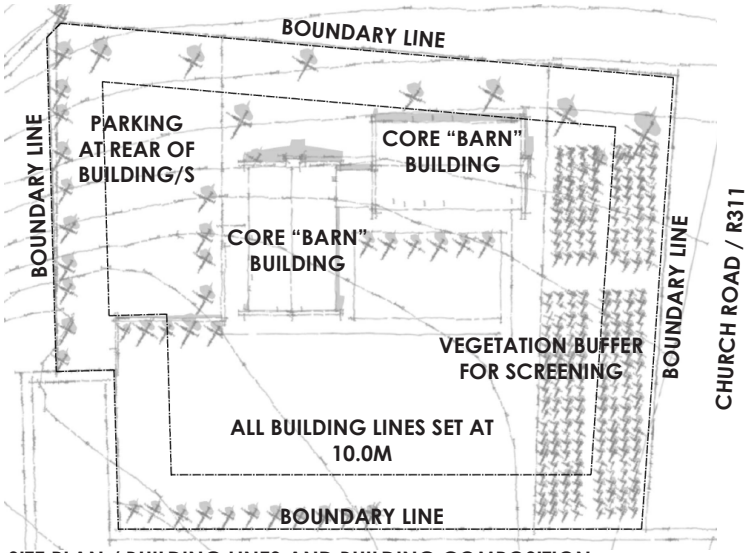
Planning Controls - Density / Height / Coverage / Building Lines

Resort Zone
Event & Wedding Venue

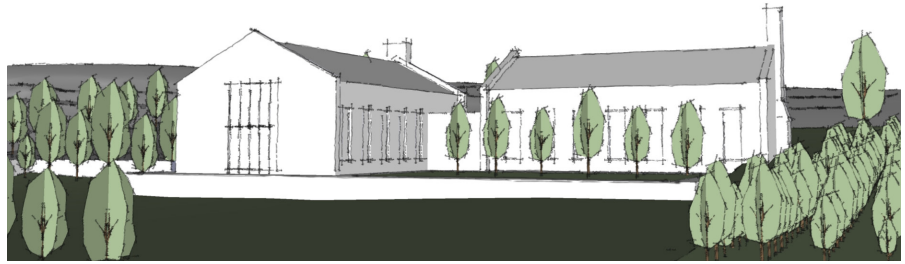
EVENTS VENUE **RESORT ZONE**	**COVERAGE**		25%
	HEIGHT		Wall-plate height: Max 5m
	BUILDING LINES	**STREET**	10m
		SIDE	10m
		REAR	10m
	PARKING		1 bay per 20msq



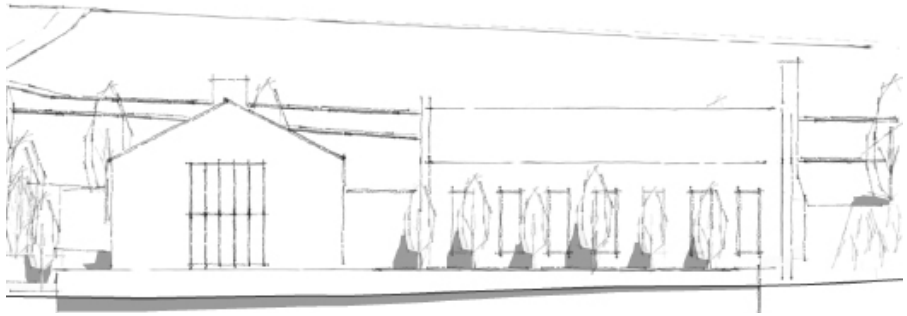
CROSS SECTION WITH HEIGHT CONTROLS / BUILDING LINES



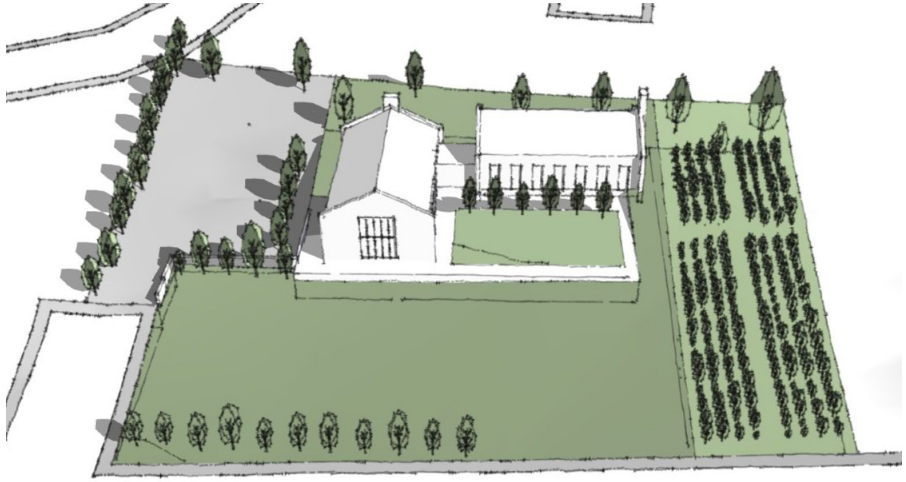
TYPICAL SITE PLAN / BUILDING LINES AND BUILDING COMPOSITION



TYPICAL PERSPECTIVE



TYPICAL FACADE COMPOSITION



TYPICAL AERIAL PERSPECTIVE

Planning Controls - Density / Height / Coverage / Building Lines

Business Zone 1
Roadside Retail

RETAIL **BUSINESS ZONE 1**	**COVERAGE**		25%
	HEIGHT		Wall-plate height: Max 3.5m
	BUILDING LINES	**STREET**	0m
		SIDE	0m
		REAR	1m
	PARKING		4 bays per 20msq

Vision and Architectural Guidelines (to be read with Urban Design Indicator - Annexure B and Landscape Masterplan - Annexure A):

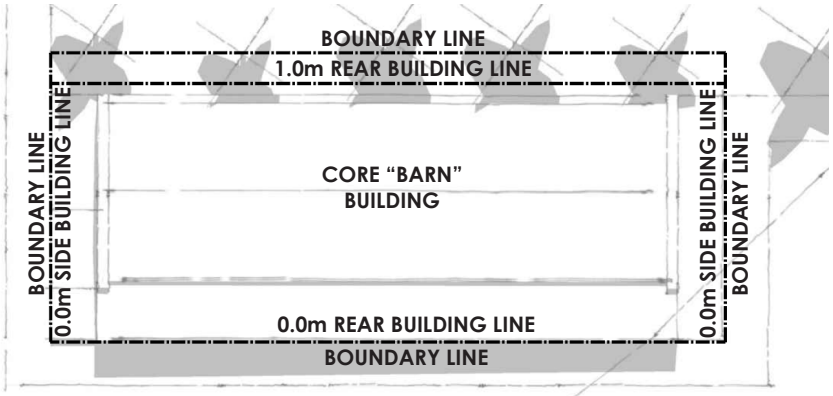
The vision for this development component can be summarized as a limited retail Building along Church Street, which reflects the rural character of Riebeek Kasteel and is expressed as a farmstall typology.

- The continuous structure will be limited to 20m in length, and 5.0m in width, with a verandah for the full length of the building of a minimum width of 1.5m.
- The building must contain a double pitched roof ending in gables.
- The building must contain a verandah for the full length facing the street - the minimum depth of the verandah shall be 1.5m.
- The building shall be limited to single storey.
- The wallplate shall be limited to 3.5m and roof apex shall be limited to 6.0m measured from base level.
- The building can consist of multiple line shops, or a single larger shop.

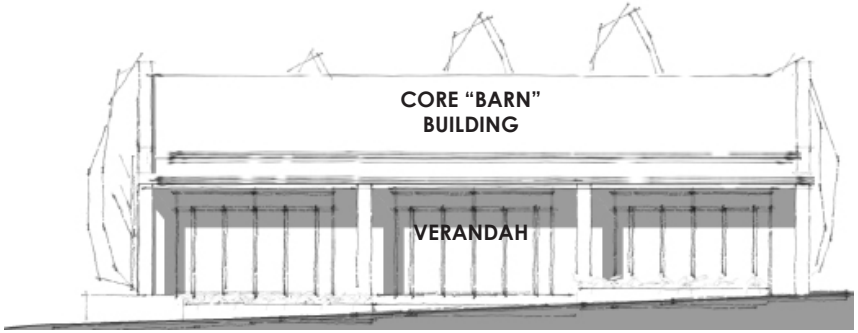
Planning Controls - Density / Height / Coverage / Building Lines

Business Zone 1
Roadside Retail

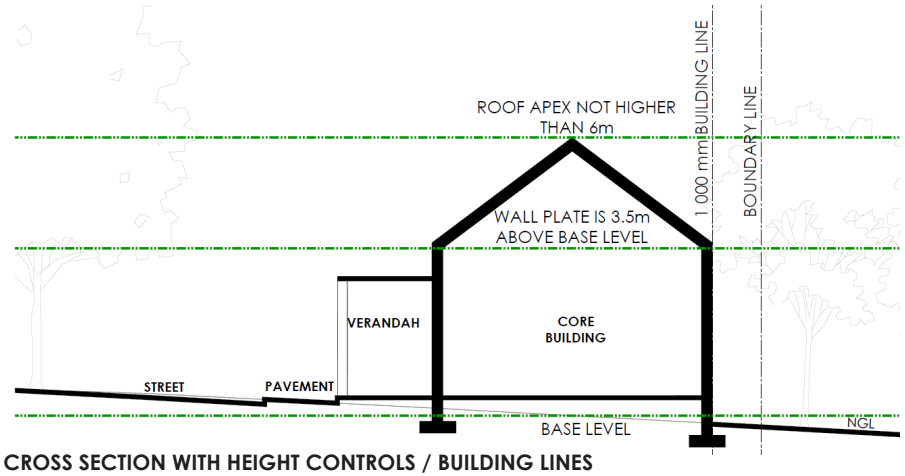
RETAIL **BUSINESS ZONE 1**	**COVERAGE**		25%
	HEIGHT		Wall-plate height: Max 3.5m
	BUILDING LINES	**STREET**	0m
		SIDE	0m
		REAR	1m
	PARKING		4 bays per 20msq



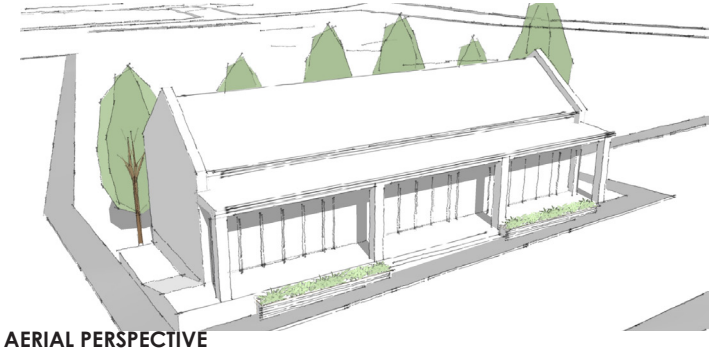
TYPICAL SITE PLAN / BUILDING LINES AND BUILDING COMPOSITION



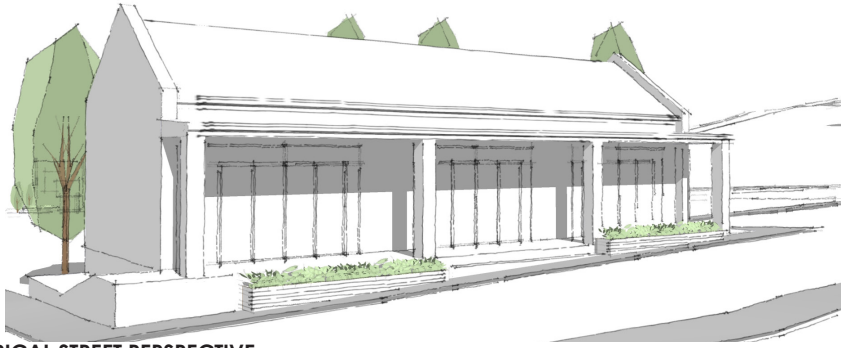
TYPICAL FACADE COMPOSITION



CROSS SECTION WITH HEIGHT CONTROLS / BUILDING LINES



TYPICAL AERIAL PERSPECTIVE



TYPICAL STREET PERSPECTIVE

4.1 Architectural Design Parameters

The following series of Architectural Guidelines have been developed to provide specific input/s on Architectural elements which will form part of each of the Development Precincts. The guidelines are not exhaustive or all - inclusive, however, the guidelines are to be considered as a mechanism against which future design submissions can be evaluated in order to maintain the development Vision.

4.1 A - Boundary Definitions

4.1 A1 - Boundary Definitions - Street Facing

A positive street interface and visually permeable boundary structures shall be promoted through limitations placed upon street facing boundary walls.

Street facing boundary walls, including side facing boundary walls up to the plane of the building facade, shall not exceed 1200mm in height.

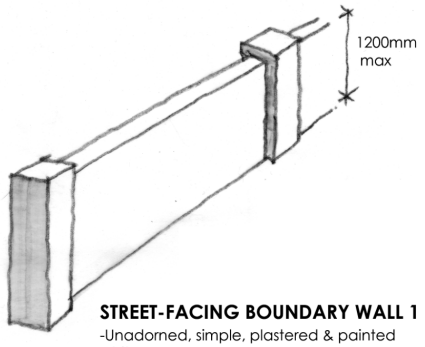
Boundary walls are to be constructed of masonry / block, and plastered & painted. No excessive ornamentation / plaster details shall be permitted. Simple column and steel infill panels shall also be permitted - refer to typical street facing boundary wall guideline diagram/s.

Where boundary walls contain gates, these gates shall not exceed the height of the adjoining wall.

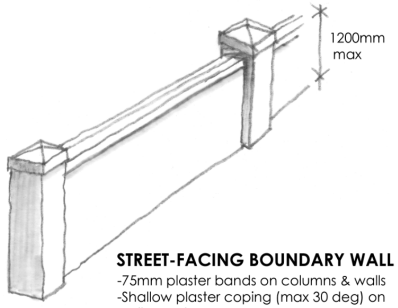
Side and Rear boundary walls can include palisade / steel infill panels beyond low walls of 800mm, but limited to a height of 1800mm. Walls are to be expressed as columns of minimum 440x440mm at minimum 3.0m centers, with steel infill panels fixed between columns. Walls are to be stepped at equal intervals on sloping sites - refer to typical wall elevation diagram.

The following walls types shall not be permitted: bagged brickwork / blockwork, vibracrete walls / PVC wall types and any other modular wall type not listed above. No untreated / galvanized only palisade fencing will be permitted.

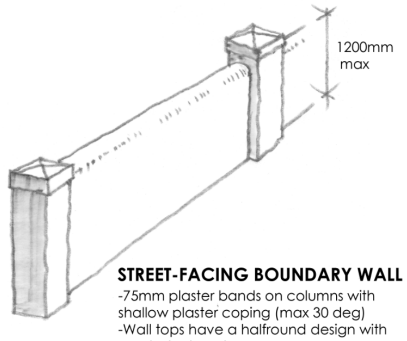
Walls are encouraged to slope with the topography of the site (top of wall) as opposed to stepped wall panels.



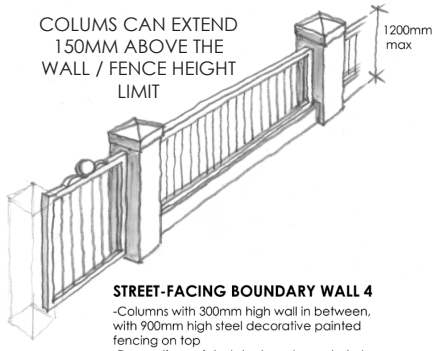
STREET-FACING BOUNDARY WALL 1
-Unadorned, simple, plastered & painted white
-Columns maximum 3m apart



STREET-FACING BOUNDARY WALL 2
-75mm plaster bands on columns & walls
-Shallow plaster coping (max 30 deg) on walls & columns
-Columns maximum 3m apart
-Plastered & white painted



STREET-FACING BOUNDARY WALL 3
-75mm plaster bands on columns with shallow plaster coping (max 30 deg)
-Wall tops have a halfround design with no plaster band
-Columns maximum 3m apart
-All plastered & white painted



STREET-FACING BOUNDARY WALL 4
-Columns with 300mm high wall in between, with 900mm high steel decorative painted fencing on top
-Decorative painted steel garden gate to be no higher than fencing
-Columns maximum 3m apart
-Columns & low wall to be plastered & white painted

SERIES OF TYPICAL STREET FACING BOUNDARY WALL DESIGNS

4.1 A2 - Boundary Walls - Side and Rear Facing

Lateral and Rear boundary walls can match the street facing boundary wall.

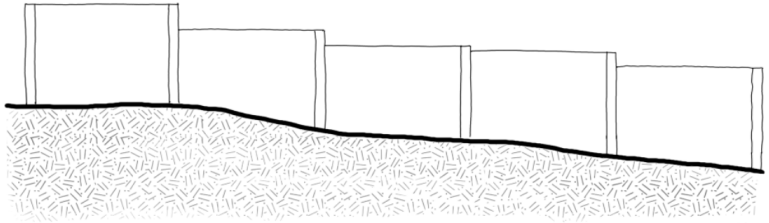
Lateral walls between residential properties may be solid, limited to a height of 1800mm.

Where drying yards / service areas occur, walls may be permitted to a height of 2100mm. Yard walls are to meet with lateral and rear boundary walls in standard masonry columns as prescribed of 440x440mm.

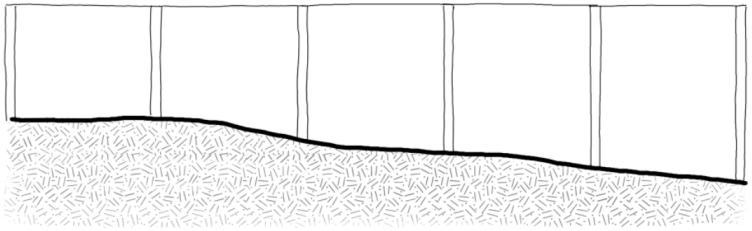
For sloping sites, wall heights must respect topography and be designed with even steps in the wall panels (minimum 3.0m column centres) / or slope with the topography. For the latter option, columns are not required.

Any wall which faces onto a public street / public open space shall be assessed as a "street facing wall" - no solid walls are permitted here.

Not Permitted: bagged brickwork / blockwork, vibracrete walls / PVC wall types and any other modular wall type not listed above. No untreated / galvanized only palisade fencing will be permitted.



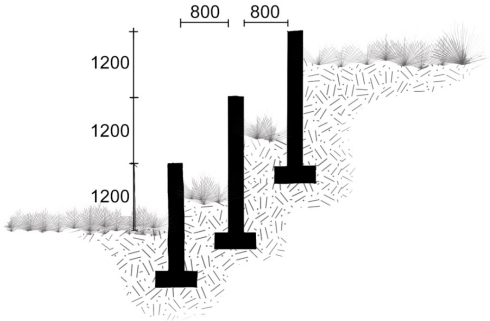
BOUNDARY WALLS WITH EVEN STEPS - RESPECTFUL OF TOPOGRAPHY



BOUNDARY WALLS WITH RESPECTFUL OF TOPOGRAPHY RESULTING IN EXCESSIVE HEIGHTS - NOT PERMITTED

4.1 A3 - Retaining Walls

Where retaining walls are required, the height per tier / wall shall be limited to 1.2m vertically from the NGL and set back at intervals of 800mm minimum. Owners must vegetate spaces between consecutive retaining walls (staggering). Retaining walls can be built walls, dry packed stone or gabion stone walls. Owners are encouraged to respect the landscape / topography and express structures as a function thereof, large retaining walls will not be permitted.



TYPICAL RETAINING WALL HEIGHT LIMIT AND SPACING

TYPICAL RETAINING WALL STRUCTURE AND MATERIAL EXPRESSION WITH PLANTING

4.1 A4 - Driveways

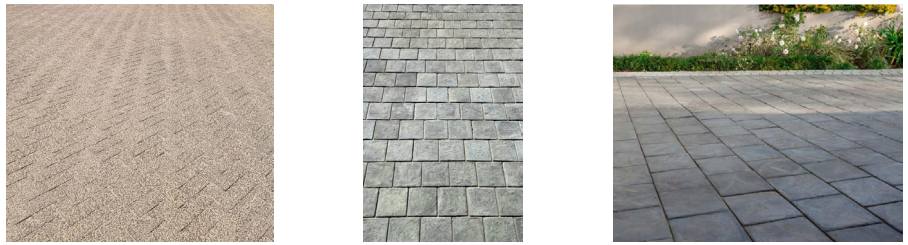
The driveway may not exceed 6.0m in width. Driveway materials are to be of a natural colour palette, such as exposed aggregate concrete pavers (Table Mountain Sandstone aggregate - or similar). Small or large format charcoal cobbles shall also be permitted. A simple combination of pavers (edging & infill) is promoted.

Exposed aggregate surface beds shall be permitted within the perimeter of the erf, however the driveway between road edge and property boundary must be paved only to ensure future access to services.

Each homeowner shall provide 2 x 110mm PVC sleeves 500mm below the level of the driveway complete with draw wires for provision of future services (road reserve).

Homeowners are encouraged to visually soften large paved areas with planted inlays. Hard surfacing must be minimized at site level.

Driveways must join the access roads at right angles.



TYPICAL DRIVEWAY MATERIAL EXPRESSION / EXPOSED AGGREGATE / COBBLE PAVERS

4.1 B - Building Composition

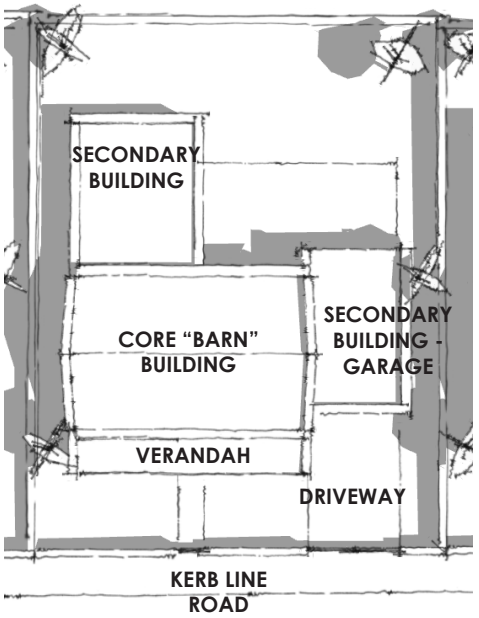
4.1 B1 - Plan Form

Simple Barn Forms are required, and building forms are required to be arranged orthogonal (at right angles) to one another (primary and secondary forms).

All buildings should be parallel to the erf's street boundary - any deviation to be motivated for approval.

Dwellings must be expressed as a single-, or series of Core buildings each not exceeding 150m2 per volume.

Core buildings shall be primary shapes (square or rectangular forms), which are separately roofed, and joined by linking elements / secondary structures.



TYPICAL PLAN COMPOSITION

4.1 B2 - Cut / Fill & Building Platform/s

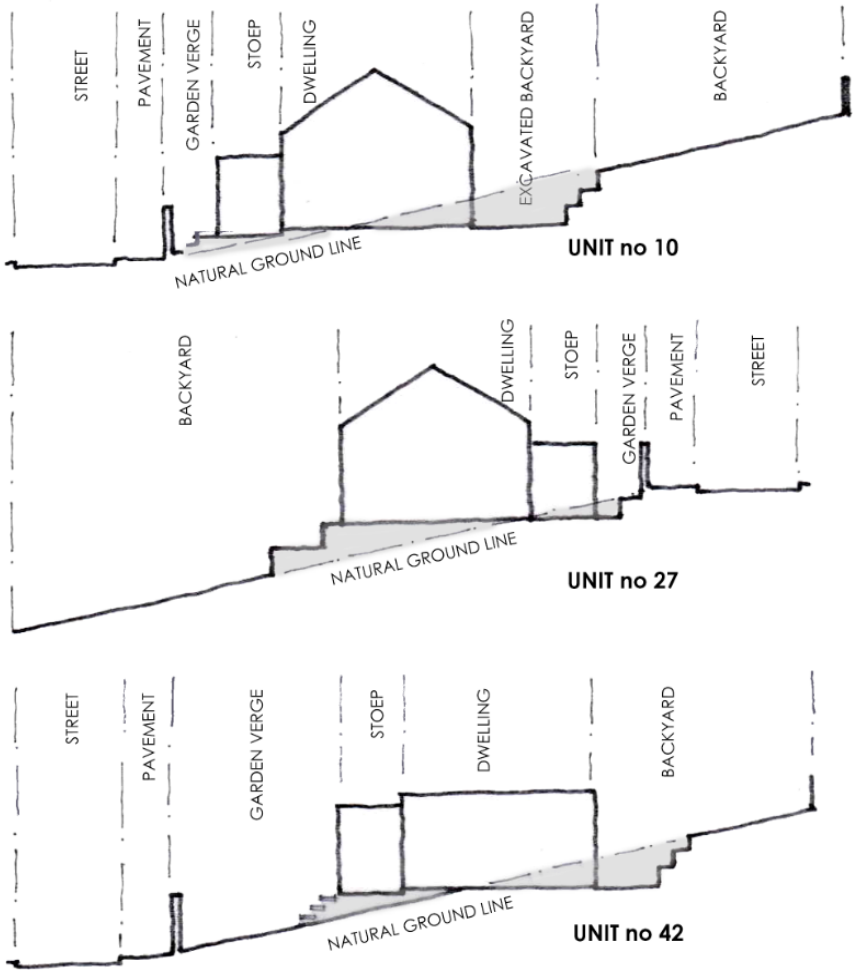
Buildings constructed on slopes may require plinths to improve the degree of utility related to the specific site.

The height of the ground fill at any point of the site may not be more than 1200mm measured from the natural ground level at the particular point of the site.

Buildings should seek to respect the topography, and stepped levels should respond to the slope through considered design.

Buildings are required to be positioned aligned with the natural topography of each site, and not perpendicular to the slope of the site, which will result in excessive cut / fill and platform/s.

No Cut / Fill shall be permitted closer than 1.0m to any property boundary.

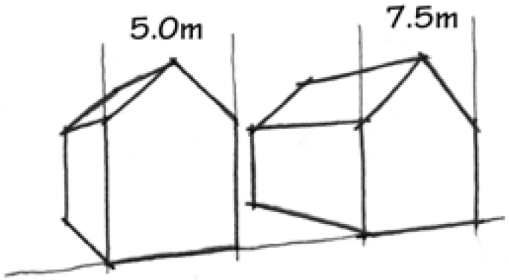


TYPICAL BUILDING SITING TO PREVENT EXCESSIVE CUT / FILL - TO BE LIMITED TO 1.2M AND NO CUT / FILL NEARER THAN 1.0M FROM PROPERTY BOUNDARY

4.1 B3 - Core Buildings

Core buildings shall be a minimum of 5.0m wide, up to a maximum of 7.5m (unless additional controls apply per precinct).

Core buildings are encouraged to end in gables and/or hips - gables can be either traditional parapet type or to underside of roof overhang.



CORE BUILDING WIDTH/S FROM 5.0M TO 7.5M

4.1 B4 - Secondary Buildings / Verandahs

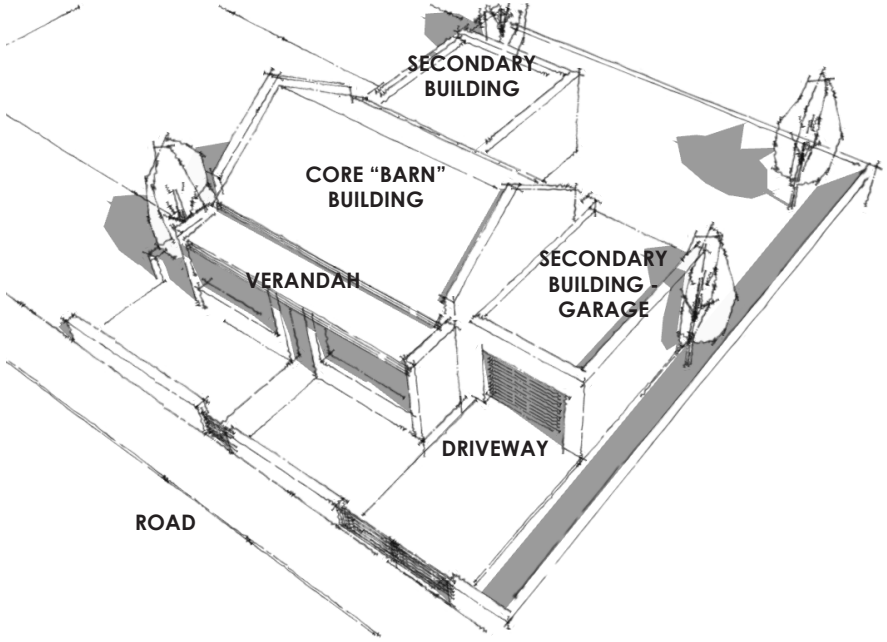
Secondary Structures shall not exceed 50% of the overall architectural scheme when measured from roof plan. The primary dominant form must remain the basic rectangular barn type building.

Secondary structures can either be expressed as a pitched roof to match the core building, or low mono pitched structures.

Secondary Structures shall not exceed 4.5m in width.

Verandahs are strongly encouraged and shall be a minimum of 1.2m in depth up to a maximum of 3.0m, unless otherwise stated.

Garages are to be either single or double and limited to a width of 6.5m. Garages are to be set back from the primary building a minimum of 1.0m.



RELATIONSHIP BETWEEN CORE BUILDING AND SECONDARY STRUCTURES / VERANDAH

4.1 C - Architectural Elements and Materials

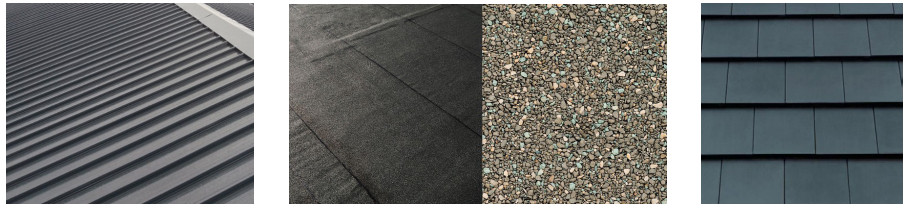
4.1 C1 - Roof

Core Structure Roofs are to be expressed as double pitched symmetrical roof structures with equal roof pitches, with the apex to be in the absolute centre. Core Structure Roofs can also be expressed as hipped roofs.

Roof pitch to be a minimum of 25 degrees and a maximum of 40 degrees. Flat roofs will be permitted up to 10 degrees, unless otherwise stated.

Permitted Roof Materials include:

- Clip-lok / Diamond Deck or S-Profile Steel Roofing (Dark Charcoal colour family only)
- Coverland Elite Roof tiles (through colour concrete flat roof tile) or similar approved (dark grey)
- Concrete Flat Roofs (linking elements) are to be waterproofed and covered with brown or grey stone chips (no silver coating to be visible)



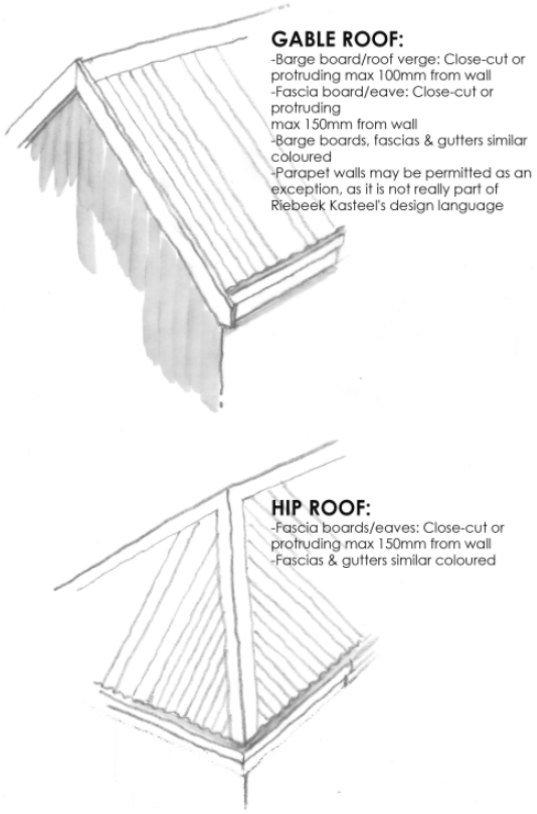
PERMITTED ROOF FINISHES

The following Roofing Materials are not permitted:

- Galvanized (finish) roof sheeting
- IBR Roof Sheeting
- Fibre Cement Sheeting
- Profiled Cement / Concrete Tiles
- Thatch Roofs
- Clay Roof Tiles

Fascias and gutters:

- 125 OGEE profile, seamless and pre - coated gutters, with square / rectangular aluminium downpipes
- Downpipes are to match either roof / gutter colour, or wall colour.
- Nutec or Timber Fascias painted to match either eave or roof colour



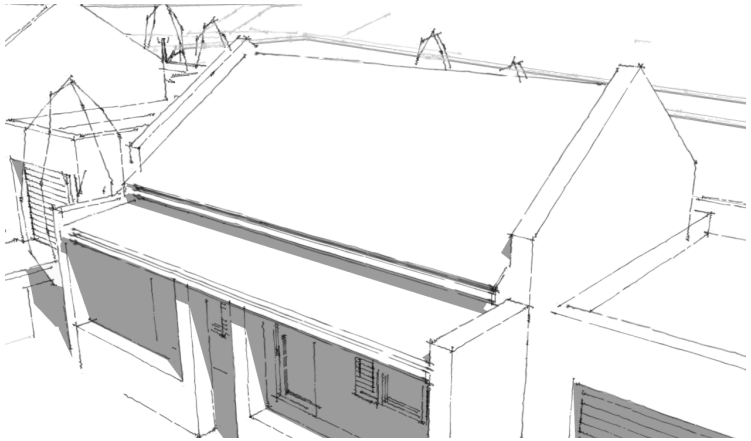
PRIMARY BUILDING ROOF ARTICULATION

Barge Boards:
- Installed with a minimum 40mm shadow line from gable walls
- Painted white or to match the colour of the main roof

Roof Eaves:
- Roof Eaves are to terminate flush with the adjoining wall and can be either flush boarded Nutec / Timber type (painted)

Roof structures are encouraged to be expressed as simple / primary forms to complement the existing urban fabric / roofscape of Riebeek Kasteel. No excessive ornamentation will be considered. Dormer windows will be permitted to optimize roof space accommodation in single storey control areas - wallplate and absolute heights to be respected. Stoeps and Verandahs are strongly encouraged.

Solar Panels or PV collectors are to be installed in the same plane as the roof and frames / brackets are to be colour matched to the roof finish. The intended installation extent is to be indicated on the plans submitted for estate approval.



TYPICAL PRIMARY BUILDING GABLE ROOF ARTICULATION WITH VERANDAH

4.1 C2 - Walls

Walls are to be constructed of masonry, and plastered minimally textured / smooth and painted.

External wall paaint colours shall be natural colouring avoiding brilliant whites, intense blacks, vivid and unnatural reds, greens, browns and blues. Sage and /or sandy colourations in subtle tones are preferred.

No experimental construction systems will be allowed (lightweight steel / container based / timber etc.)

Accent finishes will be considered, and will be limited to the following materials:

- Locally Specified Dry Pack Stone Cladding (granite or equal)
- Timber or composite cladding

The following exterior material finishes will not be permitted:

- Artificial Stone Cladding
- Facebrick
- Bagged or fairface brickwork (painted or sealed)
- Tiled Walls
- Shiplap Cladding

PERMITTED WALL / BUILDING FINISHES

4.1 C3 - Windows / External Doors / Shutters

Windows are to be constructed of Aluminium powder / epoxy coated glazed frames in dark grey, light grey or white.

Glazing is to be clear except where UV protection is required due to energy efficiency requirements (SANS 10400 XA Ed. 2). Coloured tints / films are prohibited other than grey or smoke tint to achieve the desired fenestration U & SHGC values. Arctic snow glazing may be employed in bathrooms for privacy, however this will not be permitted on street facing facades.

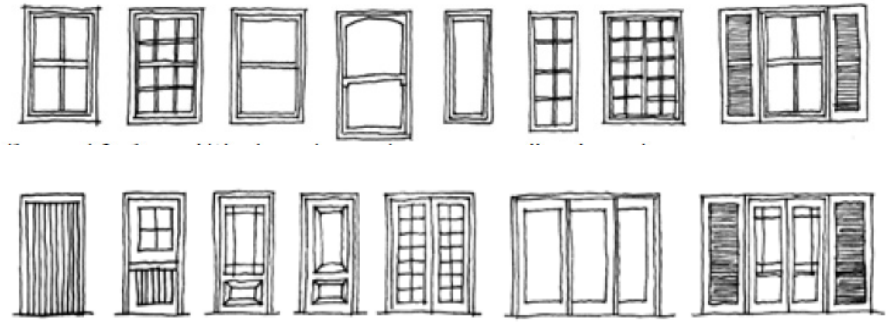
Windows must be vertically proportioned.

Where horizontally proportioned windows / doors or openings occur, these elements shall be adequately recessed (1500mm) behind the outer line of a shading device (verandah / pergola).

Window Sills shall be simple filleted plastered surfaces with no decorative or figurative mouldings.

Plaster bands around windows / openings shall be permitted, limited to a width of 100mm.

Front Doors shall be timber or aluminium framed with glass. No diagonal structural / decorative members are allowed on front doors.



TYPICAL PERMITTED WINDOW / DOOR ARTICULATION
(NOT EXHAUSTIVE OR ALL INCLUSIVE)

Dormer windows are permitted, but only when they remain subordinate to the original roof, respect historic proportions, and preserve the legibility of the existing roof form. The overarching requirement is that the main roof must retain its visual dominance, and any additional openings must be carefully scaled, positioned, and detailed to avoid disrupting the primary roofscape.

The following guidelines apply to the design and placement and material expression of dormer windows:

Scale and Proportion
- Dormers must remain small-scale elements, typically not exceeding 1.5 m wide on larger roofs and 1.2 m on smaller roofs, ensuring they do not overpower the roof plane.
- Dormers may not extend to the roof apex and must remain visually subsidiary to the main roof form.
- Gable-end windows serving attic spaces must be no larger than one quarter of the window below.

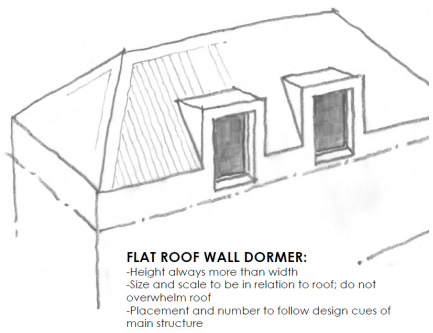
Placement and Quantity
- Dormers must be evenly spaced, consistent in size and style, and aligned with the building's architectural logic.
- The number of dormers or skylights must be restricted to avoid visual clutter and to maintain "breathing space" for chimneys, gables, and other heritage elements.
- Dormers may be used to highlight important architectural elements, such as aligning with front doors or bay windows.

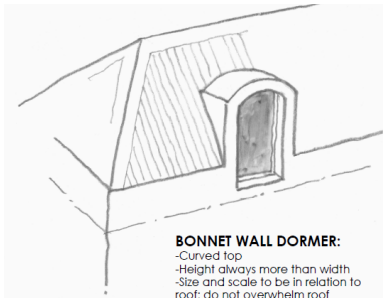
Relationship to the Primary Roof
- The primary roof form must remain the primary character-defining element; dormers may not be used to disguise an additional storey or create the impression of a different building scale.
- Roof pitches that cannot accommodate dormers without compromising legal ceiling heights should not be altered solely to insert dormers; in such cases, adjusting the main roof height may be more appropriate.

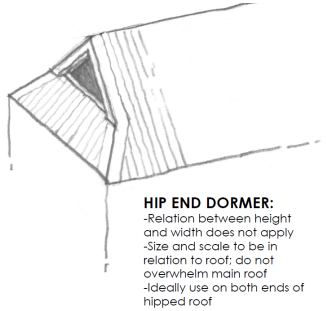
Materials and Detailing
- Dormer cladding should use lightweight materials such as timber or glazing, while the main roof should retain be expressed with materials as listed. The dormer roofing / covering material must match that of the main roof.

Visual Impact and Streetscape Considerations
- Dormers must not dominate the roofscape or disrupt the rhythm of streetscape. Oversized or widely spaced dormers are considered inappropriate.
- Skylights should be minimally visible from the street, maintaining the historic roof profile and built character of Riebeek Kasteel

TYPICAL VERANDAH & PITCHED ROOF DORMER COMPOSITION







TYPICAL DORMER WINDOW DESIGN / EXPRESSION

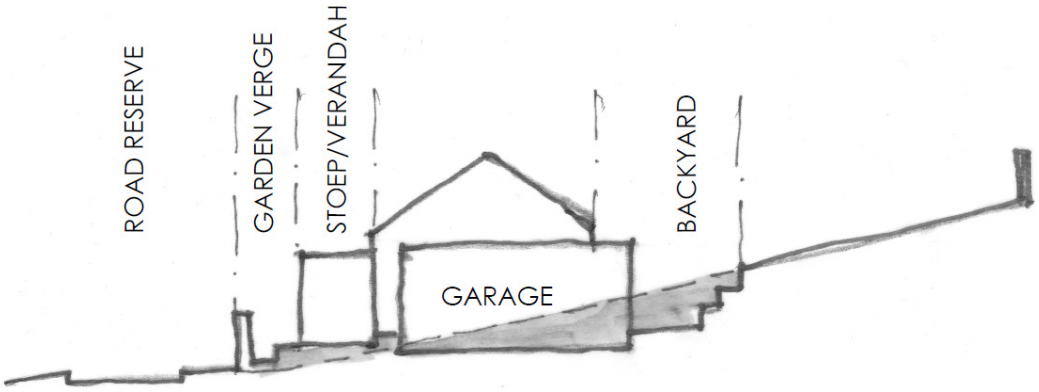
Garage Doors shall be either single (2440mm) or double (4880mm) width and limited to a height of maximum 2.3m. Garage doors shall be either varnished timber, or powder coated / epoxy coated aluminium to match the colour of the roof / window frames. Only horizontal plank door types will be allowed. Garage doors are to be either sectional overhead-, or tilt up type.

External Shutters will be permitted and are to be fully framed with horizontal infill representative of angled louvre elements (either natural timber or aluminium - grey).

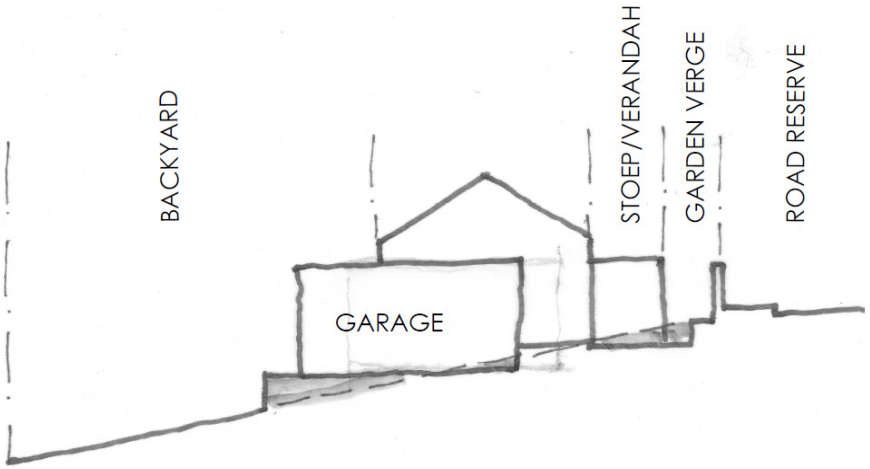
Shutters are to be installed by means of sliding- or side hung mechanisms.

TYPICAL GARAGE DOOR FINISHES AND WINDOW SHUTTERS

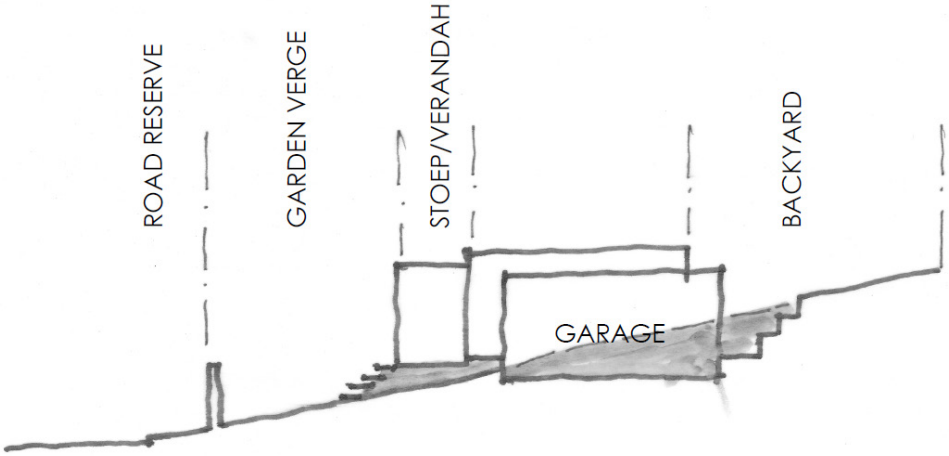
All horizontally expressed openings (windows / doors) are to be screened for 130% of the width by a verandah.



TYPICAL SECTION OF HILLSIDE RESIDENCE (ROAD AT LOWEST POINT) INDICATING LIMITED CUT / FILL AND GARAGE SET BACK FROM PRIMARY STRUCTURE



TYPICAL SECTION OF HILLSIDE RESIDENCE (ROAD AT HIGHEST POINT) INDICATING LIMITED CUT / FILL AND GARAGE SET BACK FROM PRIMARY STRUCTURE



TYPICAL SECTION OF HILLTOP RESIDENCE INDICATING LIMITED CUT / FILL AND GARAGE SET BACK FROM PRIMARY STRUCTURE

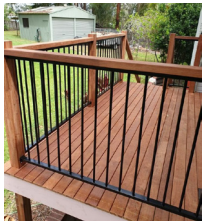
4.1 C4 - Balconies, Stoeps, Verandahs and Balustrades / Handrails

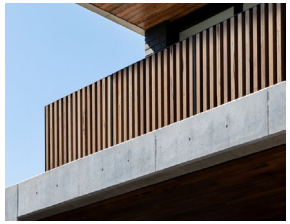
Balconies / Verandahs and Stoeps are strongly encouraged in keeping with the character of Riebeek Kasteel. Lean - to secondary roof structures are encouraged to soften primary / core structures.

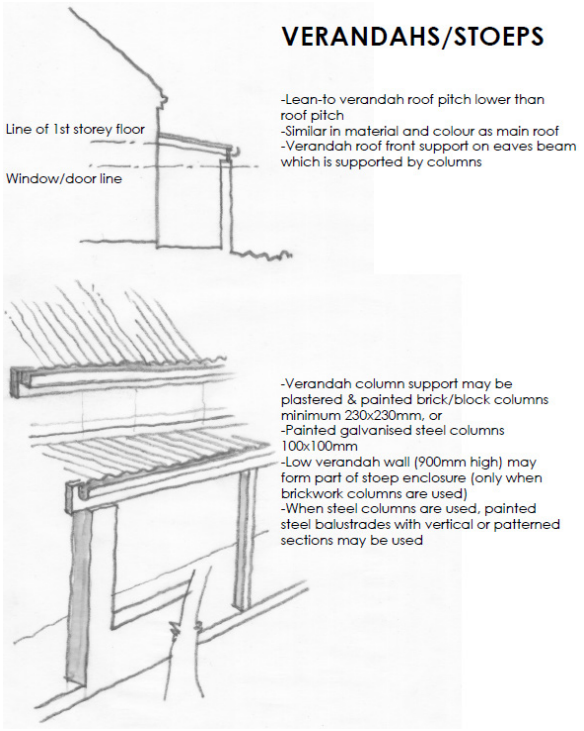
No balconies shall be permitted on common boundaries. Where stoeps / verandahs abut common boundaries, they shall be adequately screened by means of a side wall / louvre screen.

The following balustrades will be permitted:
- Timber Balustrades (natural or painted)
- Seamless plastered Masonry upstand / parapet walls as balustrades
- Simple painted / powdercoated steel balustrades consisting of framed panels with vertical round or square members with a maximum clear opening of 100mm.
- A combination of the above is permitted

The following balustrades will not be permitted:
- Wrought Iron or excessively decorative steel balustrades
- Stainless Steel (including wire balustrades)
- Glass Balustrades







4.1 C5 - Pergolas

Pergola structures are encouraged, and are to be expressed as simple structures free of ornamentation. Materials include:

- Varnished or painted timber
- Aluminium powder coated to match windows / roof
- Galvanized steel painted or powder coated to match windows / roof (square or rectangular profile/s)

4.1 C6 - Gates

Gates are to be fully framed (powder- or epoxy coated to match window colour) with aluminium louvre infill, or natural varnished timber. Gates are to match boundary walls adjacent in height, or less.

4.1 C7 - Awnings

Awnings must be concealed from the road. Where awnings are installed to pergola or support structures, they must be fully concealed behind upstands / parapets or fascia/s. Awnings shall be of a uniform recessive matt finish, with no windows / cut-ours or decorative modifications. Vertical canvas roller blinds shall not be permitted.

No prefabricated awnings shall be permitted.

4.1 C8 - Chimneys and Fireplaces

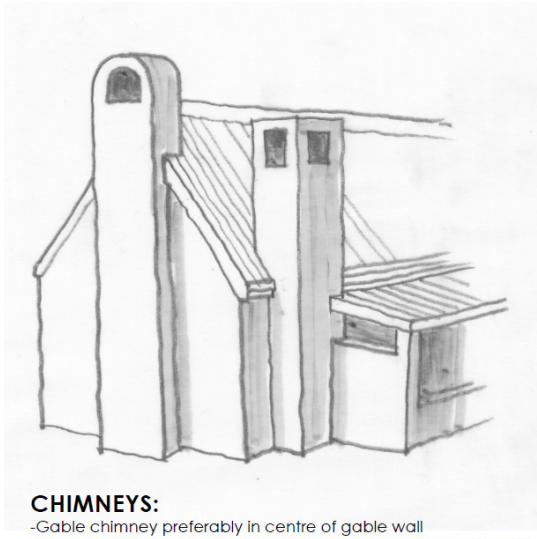
Chimneys can be expressed as square / symmetrical structures either recessed into the floor plan envelope, or external on gable ends.

Fireplaces are encouraged to be placed on gable ends where possible.

Chimneys may be tapered vertically from both sides, or one side, to a minimum width of 1.2m x 0.8m.

Chimneys / Flues permitted include:
- Square turbo cowl (Charcoal)
- Louvered capping (Charcoal)
- Square flue, with charcoal steel flue and capping - Flue to be squared off at a minimum of 300mm below wallplate level.

No round turbo cowl / rotating cowl types will be permitted.



CHIMNEYS:
-Gable chimney preferably in centre of gable wall
-Eaves chimney could be integrated into other design elements
-Chimney crown preferable plastered masonry as part of the chimney construction; rounded or square crowns shown
-Metal flue pipes should rather protrude the roof and not run on outside wall

PERMITTED CHIMNEY DESIGN AND POSITIONING / GEOMETRY

ROUND / ROTATING COWL/S NOT PERMITTED

4.1 C9 - Pools

Pools are to be located screened from street / public view. No infinity type pools will be permitted on the street facing facade.

Pool safety is to be designed with the architectural language of the dwelling, no off the shelf fencing will be permitted.

Above ground pools & porta - pools will not be permitted.

Pools and enclosures are to comply fully with the National Building Regulations (Pool Safety).

4.1 C10 - External Lighting - Private

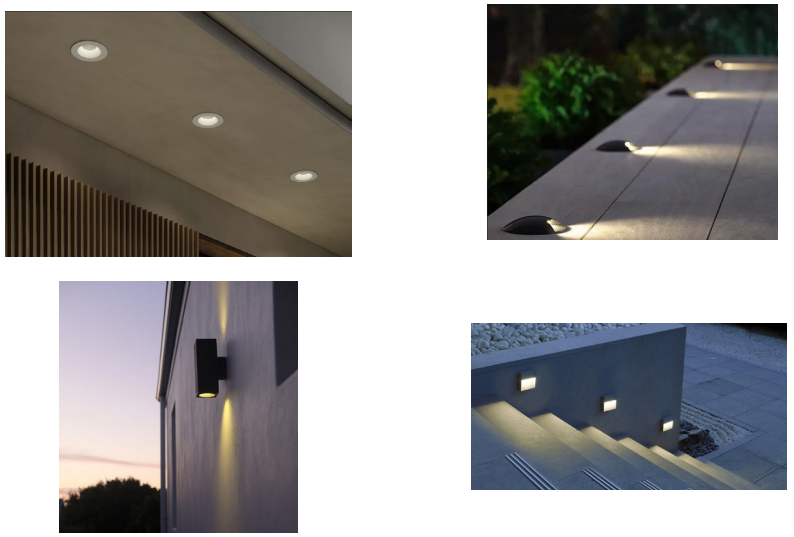
Lighting is to be complimentary to the overall design, and should not be applied following design finalization. An external lighting plan is required for DRC approval.

Indirect lighting is strongly encouraged (mood lighting) such as foot lights / up & down lights - where the light source is typically concealed.

Security / Flood lighting is discouraged, and 1 x such light shall be permitted to the front of any dwelling, and must be regulated by a motion sensor with a time limit.

The use of proximity switching / lower output lamps and timers is strongly encouraged to maintain the rural character of the development. Light pollution and hindrance to neighbours should be considered during lighting placement and design.

Buildings are not to be excessively lit during the night, and street boundary wall lighting is not permitted.



EXAMPLES OF INDIRECT ILLUMINATION / EXTERNAL LIGHTING

4.1 C11 - External Lighting - Public

Lighting to streets and public areas shall be carefully considered as to prevent undue light “spillage”. Public lighting is to be installed by the developer.

Street Lighting shall be positioned at regular intervals, and limited to a height of 3.0m (bollard type), with lights that are fully shielded.

All exterior lighting shall be located and controlled as to avoid direct illumination, glare or reflection onto any adjoining property or scenic route.

A maximum of 3000 Kelvin is recommended for public / exterior public lighting.

Lighting is to be utilized for active use only, and should be turned off during non - business hours (for business components). Permanent lighting should be employed only where public safety is of concern.

4.1 C12 - Streets / Verges and Hard Landscaping

All public streets shall be covered in asphalt, with kerbs / road verges to civil and landscape engineer's details.

Pedestrian walkways are to be exposed aggregate pavers with grey cobble copings (Cape Sandstone aggregate).

4.1 C13 - Services

All services should be designed as part of the proposed structure, and should be concealed from street view, these include:

- Electrical Conduits and Surface Wiring
- Air Conditioned Units and Condensate Piping
- Heat Pumps and Geysers / Pool Pumps and Pool Heating Units
- No wind turbines shall be permitted

4.1 C14 - Signage

No third party signage shall be permitted along the R311. Building signage shall be limited to the small retail building on Church Street, and signage shall be limited to the building facade only, below the verandah and above shopfront/s.

All signage to be submitted to the DRC for approval

Signage on the R311 should be limited to directional signage to indicate entrances / exits, and primary building signage should be placed on building facades only, shielded by the vegetation buffer zone.

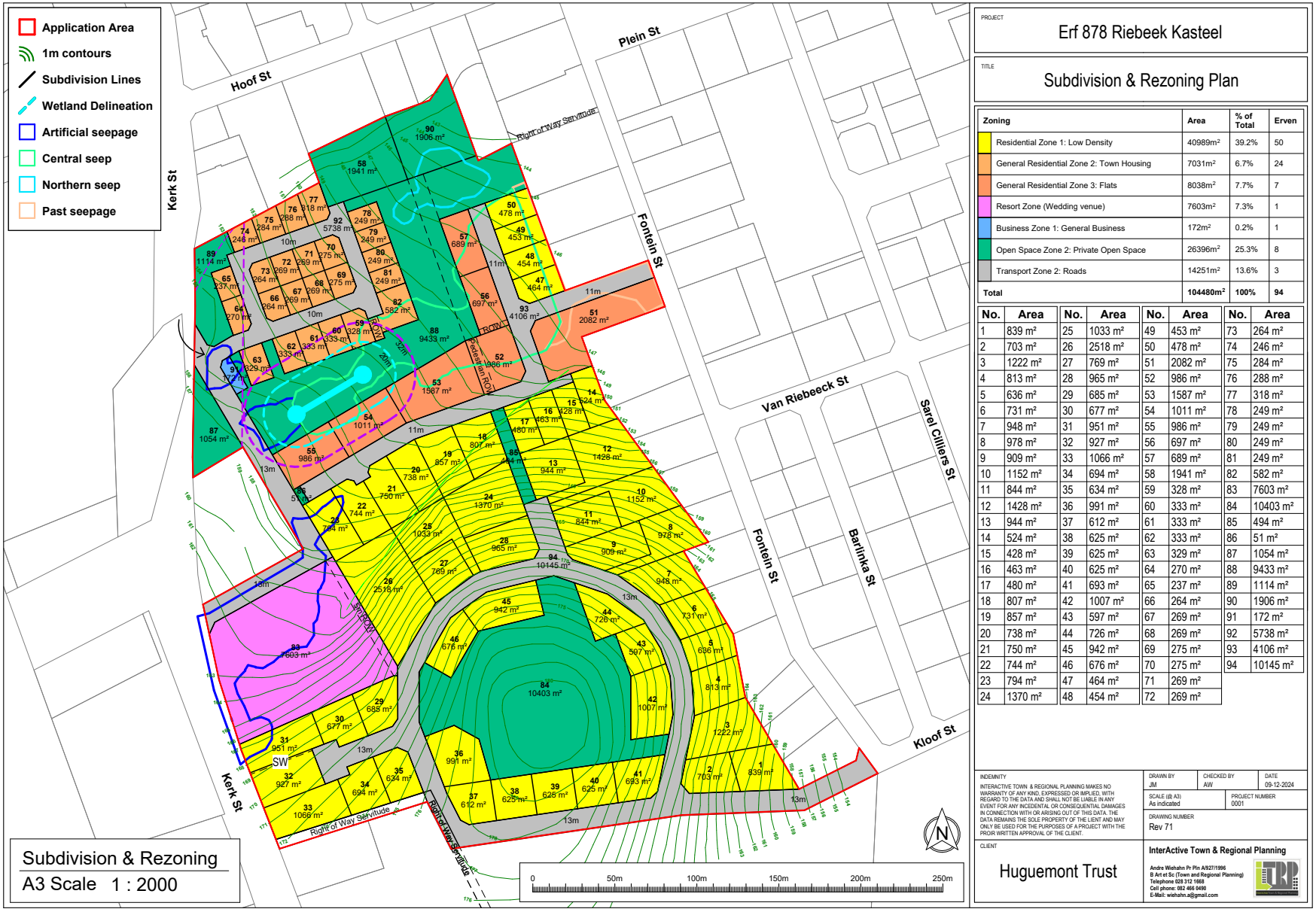
4.1 C15 - Landscape Design Guidelines

A landscape masterplan will be implemented by the developer, and as part of the phased implementation plan. The landscaped portion will be required to be completed prior to proceeding with any subsequent building phase to allow vegetation to be well established by completion of this development.

Note that predetermined tree clumps will require implementation by both the developer and land owners - refer to the landscape masterplan for further detail. Some tree clumps will be required in private erven.

A Landscape Plan must be submitted to the DRC by a registered Landscape Architect for approval with the Architectural Plan set.

5.1 Subdivision / Zoning Plan



PROJECT
Erf 878 Riebeek Kasteel

TITLE
Subdivision & Rezoning Plan

Zoning	Area	% of Total	Erven
Residential Zone 1: Low Density	40989m²	39.2%	50
General Residential Zone 2: Town Housing	7031m²	6.7%	24
General Residential Zone 3: Flats	8038m²	7.7%	7
Resort Zone (Wedding venue)	7603m²	7.3%	1
Business Zone 1: General Business	172m²	0.2%	1
Open Space Zone 2: Private Open Space	26396m²	25.3%	8
Transport Zone 2: Roads	14251m²	13.6%	3
Total	**104480m²**	**100%**	**94**

No.	Area	No.	Area	No.	Area	No.	Area
1	839 m²	25	1033 m²	49	453 m²	73	264 m²
2	703 m²	26	2518 m²	50	478 m²	74	246 m²
3	1222 m²	27	769 m²	51	2082 m²	75	284 m²
4	813 m²	28	965 m²	52	986 m²	76	288 m²
5	636 m²	29	685 m²	53	1587 m²	77	318 m²
6	731 m²	30	677 m²	54	1011 m²	78	249 m²
7	948 m²	31	951 m²	55	986 m²	79	249 m²
8	978 m²	32	927 m²	56	697 m²	80	249 m²
9	909 m²	33	1066 m²	57	689 m²	81	249 m²
10	1152 m²	34	694 m²	58	1941 m²	82	582 m²
11	844 m²	35	634 m²	59	328 m²	83	7603 m²
12	1428 m²	36	991 m²	60	333 m²	84	10403 m²
13	944 m²	37	612 m²	61	333 m²	85	494 m²
14	524 m²	38	625 m²	62	333 m²	86	51 m²
15	428 m²	39	625 m²	63	329 m²	87	1054 m²
16	463 m²	40	625 m²	64	270 m²	88	9433 m²
17	480 m²	41	693 m²	65	237 m²	89	1114 m²
18	807 m²	42	1007 m²	66	264 m²	90	1906 m²
19	857 m²	43	597 m²	67	269 m²	91	172 m²
20	738 m²	44	726 m²	68	269 m²	92	5738 m²
21	750 m²	45	942 m²	69	275 m²	93	4106 m²
22	744 m²	46	676 m²	70	275 m²	94	10145 m²
23	794 m²	47	464 m²	71	269 m²		
24	1370 m²	48	454 m²	72	269 m²		

INDEMNITY
INTERACTIVE TOWN & REGIONAL PLANNING MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND SHALL NOT BE LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE LIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

DRAWN BY	CHECKED BY	DATE
JM	AW	09-12-2024

SCALE (@ A3): As indicated
PROJECT NUMBER: 0001
DRAWING NUMBER: Rev 71

CLIENT
Huguemont Trust

InterActive Town & Regional Planning
Andre Wiehahn Pr Pln A/527/1996
B Art et Sc (Town and Regional Planning)
Telephone 028 312 1668
Cell phone: 082 466 0490
E-Mail: wiehahn.a@gmail.com

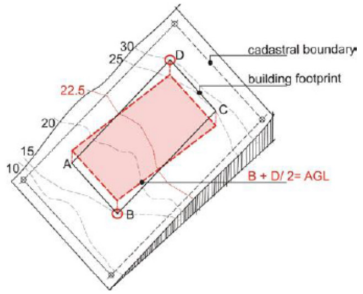
6.1 Definitions

6.1.1 SHHOA:
Springbok Hill Homeowners Association

6.1.2 DRC:
Design Review Committee

6.1.3 Aesthetic:
The visual and stylistic aspects of building design that contribute to the overall appearance and character of the development, ensuring a harmonious and pleasing environment.

6.1.4 Base level:
An imaginary plane drawn horizontally at the average ground level of the building or vertical division. It is calculated by establishing the highest and lowest intersecting points of the building with the site topography, and then dividing the difference by 2. Base level can also be referred to as AGL - average ground level.



6.1.5 Building Line:
A line that indicates the minimum required setback between a building and a property boundary. No building structures may extend beyond this line unless specifically permitted by planning regulations. See 2020 Municipality Land Use Planning By-law.

6.1.6 Core Building:
The primary rectangular building volume that forms the main component of the architectural composition. They typically contain the principal living or functional spaces and are expressed as simple, barn-like forms.

6.1.7 Coverage:
The total area of a land unit that may be covered by buildings, expressed as a percentage of the area of such land unit, and shall include all roofed areas. See 2020 Municipality Land Use Planning By-law.

6.1.8 Dormer Window:
A window structure that projects vertically from a sloping roof and has its own roof form. They are used to provide natural light, ventilation, and additional headroom within roof or attic spaces.

6.1.9 Guidelines:
An architectural guideline is a set of standards and principles designed to ensure consistent, functional, and aesthetically pleasing design practices in building projects.

6.1.10 Orthogonal:
An arrangement of building elements that meet at right angles (90 degrees). Orthogonal design refers to building forms, walls, or volumes that are aligned perpendicular or parallel to one another.

6.1.11 Pergola:
Any unroofed horizontal or approximately horizontal grille or latticed framework and associated vertical support structure, to provide shade or structure to support vegetation growth.

6.1.12 Primary Roof:
The main roof structure covering the core building volume. It is the dominant roof form of the building and establishes the overall architectural character of the structure.

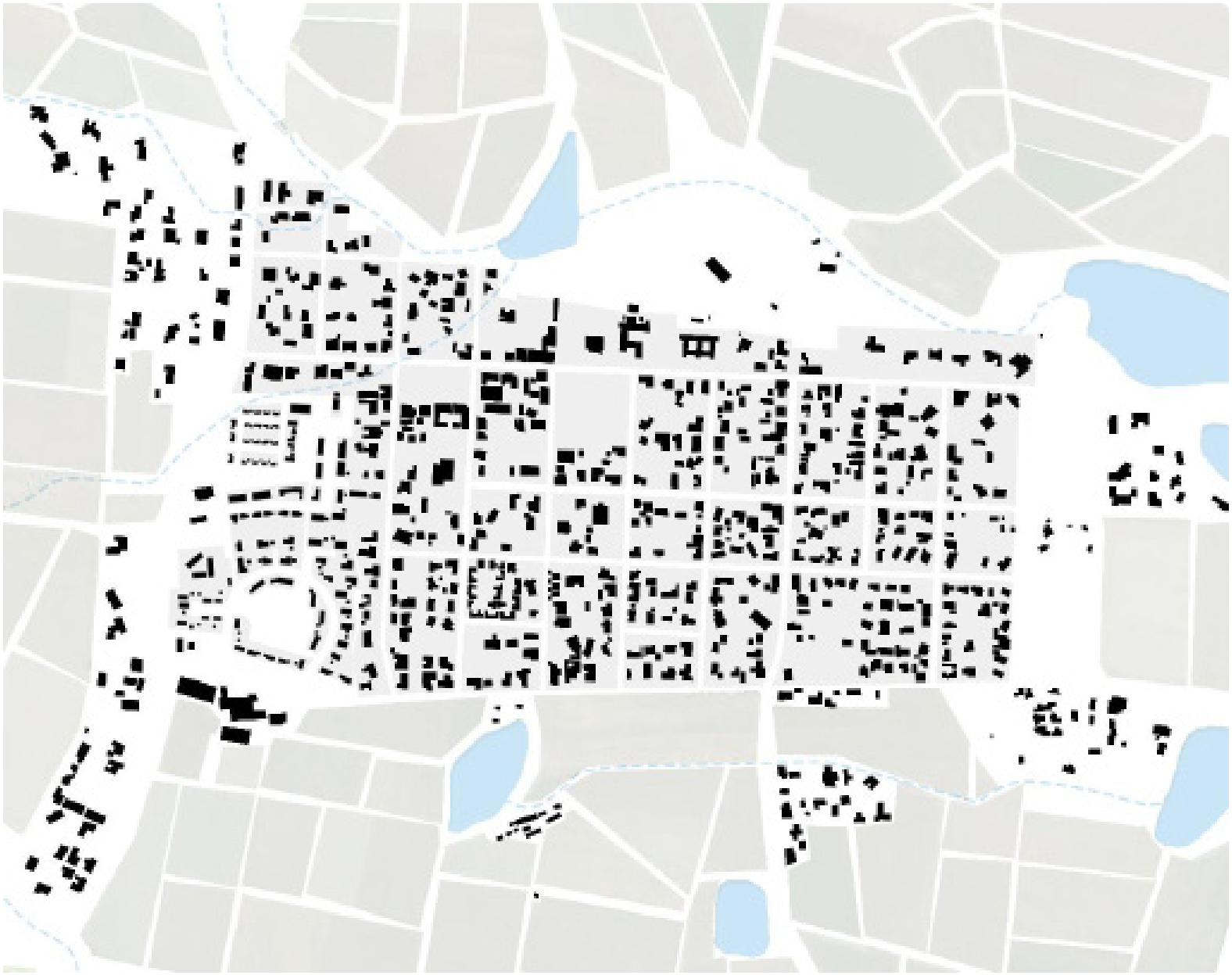
6.1.13 Secondary Roof:
A smaller roof structure attached to the core building or primary roof. They usually cover smaller building elements such as garages or link structures.

6.1.14 Secondary Structure:
A smaller building element attached to the core building, such as a garage or link structure. Secondary structures support the main building form and are visually subordinate to it.

6.1.15 Trafficable Surface:
Any external surface designed to accommodate safe pedestrian movement.

6.1.16 Verandah:
A covered outdoor space attached to the exterior of a building, typically located along a façade and open on one or more sides. It provides shade, outdoor living space, and a transitional zone between the interior and exterior of a building.

7.1 Figure Ground Map - Riebeek Kasteel including the Springbok Hill

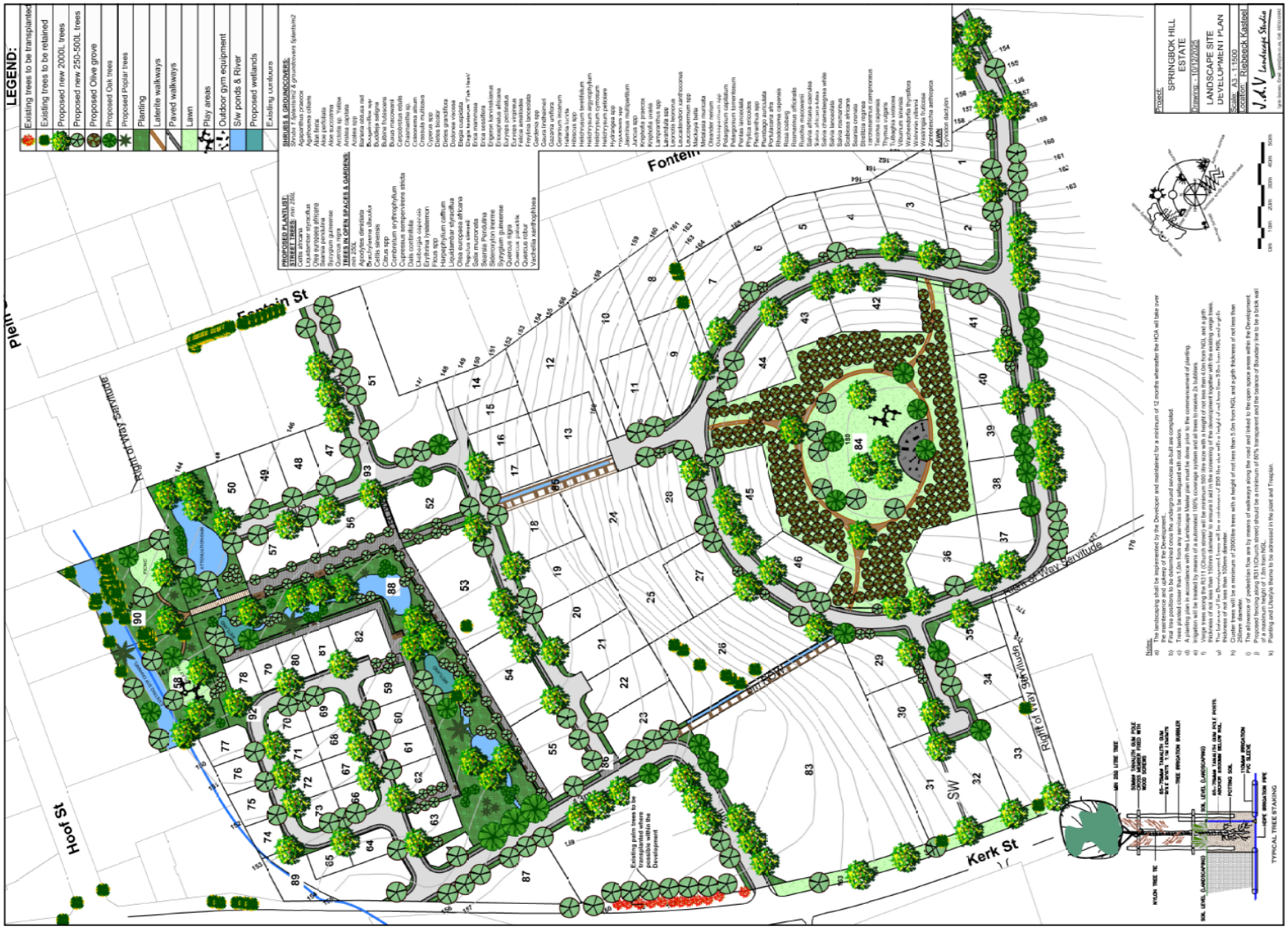


8.1 Annexure A: Urban Design Framework

CONCEPT MASTERPLAN
IN CONTEXT

1. Riebeek Kasteel Town Centre
2. New proposed pedestrian access
3. New vehicular access aligned to Maree street
4. Main vehicular access to retirement village and care unit
5. Public parking
6. Retail anchor – broken-up footprint around a public plaza
7. Lower retention pond (existing pond)
8. Mixed-use residential: Artist workshops, galleries, small craft retail, with residential units above
9. Retirement village: Fine-grained, single-storey, secured
10. Care unit and admin: double storey, landmark position on wetland & public open space system
11. Pedestrian walkway
12. Upper retention pond system & fountain: wetland plants, restricted access (through landscape).
13. Eastern retention pond: Public park
14. Parking for mixed-use buildings: paved parking under trees or pergolas
15. New vehicular access for Mixed-use residential precinct and single residential units
16. Single residential houses: to contribute to intimate village streetscape, located on the street edge with verandahs facing the street. Mostly single storey, with exceptions where appropriate.
17. Improved vehicular access for single residential houses and public hill access
18. Hill park: Renosterveld, public path and benches, olive trees to create landscape buffer
19. Hill houses: low slung, contextually sensitive houses with strict form, architecture and landscape restrictions
20. Events and Wedding venue
21. The Barn; Existing F&B retail
22. Roadside retail
23. Left-in access from Church street
24. Access from Church street for events and wedding venue, The Barn, and roadside retail. No through access to Fontein street
25. Parking

9.1 Landscape Masterplan and Planting List



9.1 Landscape Masterplan and Planting List

STREET TREES: 2000L/min 250L
2000L trees to have a girth of minimum 200mm and a height from NGL of not less than 5.5m
250L trees to have a girth of minimum 100mm and a height from NGL of not less than 2.5m

Celtis africana
Liquidambar styraciflua
Olea europaea africana
Searsia pendulina
Syzygium guineense
Quercus nigra

TREES IN OPEN SPACES & GARDENS: min 250L
Trees to have a girth of minimum 100mm and a height from NGL of not less than 2.5m

Apodytes dimidiata
Brachylaena discolor
Celtis sinensis
Citrus spp
Combretum erythrophyllum
Cupressus sempervirens stricta
Cycad spp.
Dais continifolia
Ekebergia capensis
Erythrina lysistemon
Ficus spp
Harpephyllum caffrum
Liquidambar styraciflua
Olea europaea africana
Populus simonii
Salix mucronata
Searsia Pendulina
Sideroxylon inerme
Syzygium guineense
Quercus nigra
Quercus palustris
Quercus robur
Vachellia xanthophloea

SHRUBS & GROUNDCOVERS:
Shrubs 1.5plants/m2 & groundcovers 5plants/m2

Agapanthus praecox
Agathosma cilliaris
Aloe ferox
Aloe perfoliata
Aloe succotrina
Arctotis sp. Yellow
Aristea capitata
Azalea spp
Barleria obtusa red
Bougainvillea spp
Buddleja saligna
Bulbine frutescens
Buxus macowanii
Carpobrotus edulis
Chasmanthe sp.
Coleonema album
Crassula multicava
Cycad spp.
Cyperus spp
Dietes bicolor
Dietes grandiflora
Dodonea viscosa
Elegia cuspidata
Elegia tectorum ‘Fish Hoek’
Erica mammosa
Erica sessiflora
Erigeron karvinskianus
Eriocephalus africana
Euryops pectinatus
Euryops virgineus
Felicia amelloides
Freylinia lanceolata
Gardenia spp
Gaura lindheimeri
Gazania uniflora
Geranium incanum
Halleria lucida
Hibiscus spp
Helichrusum teretifolium
Helichrysum argyrophyllum
Helichrysum cymosum
Helichrysum petiolare
Hydrangea spp

9.1 Landscape Masterplan and Planting List

Hypoestes spp
Jasminus multipartitum
Juncus spp
Kniphofia praecox
Kniphofia uvaria
Lampranthus spp
Lavandula spp
Leonotis leonorus
Leucadendron xanthoconus
Leucospermum spp
Lobelia
Mackaya bella
Metalasia muricata
Oleander nerium
Osteospermum spp
Pelargonium capitatum
Pelargonium tomentosum
Pentas lanceolata
Phylica ericoides
Plectranthus spp
Plumbago auriculata
Portulacaria afra
Rhodocoma capensis
Rosa iceberg
Rosmarinus officinalis
Ruschia macowanii
Rumohra/Fern spp.
Salvia africana-caerulea
Salvia africana-lutea
Salvia chamelaegnea white
Salvia lanceolata
Salvia rosmarinus
Scabiosa africana
Searsia crenata
Strelitzia reginea
Tarchonanthus camphoratus
Tecoma capensis
Thymus vulgaris
Tulbaghia violacea
Viburnum sinensis
Wachendorfia thyrsiflora
Watsonia pillansii
Westringia fruticosa
Zantedeschia aethiopica

LAWN
Cynodon dactylon
Cenchrus clandestinus