ERF 3495 STRUISBAAI

ARCHITECTURAL GUIDELINES

REV 03 | OCTOBER 2026

Prepared for: Helemika Number 1 (Pty) Ltd

Prepared by: Design Ateljee (Pty) Ltd – Janeske Brits, SACAP PAD42957824

Design guidelines for the 71 single residential erven – Alternative 2 (Preferred Layout) | Erf 3495 Struisbaai, Cape Agulhas Municipality (12,2244 ha)



CONTENTS

1	Introduction	1.1 Purpose · 1.2 The site · 1.3 Design intent · 1.4 Status of this document · 1.5 Look and feel
2	Development layout	2.1 Land use summary · 2.2 Erf sizes · 2.3 Single and double storey zones
3	Building envelope	3.1 Building lines · 3.2 Coverage and footprint · 3.3 Height · 3.4 Servitudes and open space edges · 3.5 Construction zone
4	Built form	4.1 Character · 4.2 Plan forms · 4.3 Walls
5	Roofs	5.1 Major forms · 5.2 Minor forms · 5.3 Garages and carports · 5.4 Roof windows, eaves and gutters
6	Doors and windows	6.1 Glazing · 6.2 Window types · 6.3 Garage doors · 6.4 Shutters and security
7	External elements	7.1 Platforms and retaining · 7.2 Balconies and decks · 7.3 Boundary walls and fences · 7.4 Pools · 7.5 Driveways and parking · 7.6 Outbuildings
8	Materials and colours	8.1 Walls · 8.2 Roofs · 8.3 Joinery and metalwork · 8.4 Paving and decks
9	Services	9.1 Rainwater and stormwater · 9.2 Water and plumbing · 9.3 Electrical, solar and meters · 9.4 Lighting · 9.5 Plant, refuse and signage
10	Landscaping	10.1 Intent · 10.2 Approved plant palette · 10.3 Rules
11	Fire, fauna and general	
12	Plan approval process	
13	Construction phase	
14	Contacts	
A	Annexure A – Erf schedule with storey zone and footprint band	
B	Annexure B – Site Development Plan and Master Landscape Plan	

1. INTRODUCTION

1.1 Purpose

These guidelines set out how houses on Erf 3495 Struisbaai must be designed and built. They sit alongside the Cape Agulhas Integrated Zoning Scheme (IZS) and the National Building Regulations (SANS 10400). Where these guidelines are stricter, the guidelines apply.

The aim is a calm, well-mannered coastal neighbourhood that sits low in the landscape, respects the views of neighbours and the town below, and keeps its value over time.

1.2 The site

Erf 3495 is 12,2244 ha in extent and lies about 2 km south of central Struisbaai, on the western side of Adelle Street. It borders existing residential areas to the south and east and Farm 281 to the west. The lowest ground is about 35 m above sea level, and the land rises to a steep, vegetated hill in the north.

The preferred layout (Alternative 2, Umsiza Planning, 18 October 2026) creates 71 single residential erven clustered on the lower, southern part of the site. The steep northern part (about 3,96 ha, Erf 80) is kept as a nature conservation area. Two 10 m municipal water pipeline servitudes cross the site inside private open space strips. The development is a private, access-controlled estate. All internal streets, open spaces and services are private, and are owned and maintained by the Home Owners' Association (HOA).

The development is referred to as **"Bella Vista"** on the town planning and electrical documents and as **"Struisbaai Heads"** on the landscape drawings. **[TBC – confirm the estate name]**

1.3 Design intent

The architectural language is one of simple, contemporary coastal buildings that take their cue from the regional vernacular without copying it. In practice this means:

- Houses made up of a few simple, narrow, pitched-roof forms rather than one large block.
- Forms linked by lighter, lower elements – flat-roofed links, verandahs, lean-tos and pergolas.
- Low, horizontal buildings that step with the slope and sit close to natural ground.
- A restrained palette – warm off-white render, local limestone, weathered timber and dark grey roofs – that blends with fynbos and coastal thicket.
- Minimal night lighting, no visual clutter, and gardens planted with locally indigenous species.
- Single storey houses on the central slopes so that upper erven keep their views, with double storey houses limited to the northern and southern edges.

Tuscan, Georgian, Cape Dutch, Victorian or any other revivalist or period style will not be approved.

1.4 Status of this document

This is a first draft prepared from the specialist information listed below. It will be refined once the layout, environmental authorisation and conditions of approval are final. Once approved, it is to be attached to the Home Owners' Association (HOA) constitution and title conditions.

Source document	Prepared by	Date	Used for
SDP Alternative 2 (Preferable), with single/double storey zones	Umsiza Planning	18 Oct 2026	Erf layout, sizes and storey zones
Layout description and alternatives (email)	Umsiza Planning / Lornay Environmental	5–6 Aug 2025	Application description, Alternative 1 vs 2
SDP with section lines, ridge line and storey notes (marked up)	Umsiza Planning / team mark-up	June 2025	Visual sections #1–#4 and ridge line
Master Landscape Plan and Typical 3D Views 1 & 2	JDV Landscape Studio	29 Sep 2025	Streetscape, open space, plant palette
Civil Engineering Report – Roads and Services, Rev 1	Icon Consulting Engineers	24 Oct 2025	Stormwater, water, sewer, roads
Electrical Engineering Report	Converge Consulting	26 Oct 2026	Supply, metering, connection
Visual impacts sketch (ridge line, no-go area)	Specialist mark-up	Undated	Ridge line and development edge
Architectural renders – conceptual (revised)	Project team	Sep 2026	Look and feel, materials and landscaping

1.5 Look and feel

The renders in this document show the character these guidelines aim for: low, simple pitched-roof houses in off-white render and local stone, sitting inside indigenous planting rather than in formal gardens, with streets and open spaces that feel like part of the landscape.

THE RENDERS ARE CONCEPTUAL

All renders are artist's impressions of the overall look and feel. They are not approved house designs and do not all meet every rule in these guidelines – for example, some show roofs joined with valleys, cross-gables, or double storey houses outside the double storey zones, and the road finishes vary. Where a render and the written rules differ, the written rules apply. Every house design must be submitted to, and approved by, the Design Review Committee (see Section 12) before plans go to the municipality. A render may not be used to motivate a departure from these guidelines.



Conceptual render – houses as islands in natural planting, with a shared pergola in the open space

Estate overview



Conceptual render – the estate against the conservation hill, with low stone walls and planted streets



Conceptual render – aerial from the conservation area towards the town and the sea



Conceptual render – single storey houses on the central slope, with the existing town beyond

Conceptual renders – see the note in 1.5. Final designs are subject to Design Review Committee approval.

2. DEVELOPMENT LAYOUT

2.1 Land use summary (Alternative 2)

Erven	Zoning	Area (m²)	%
1 – 71	Single Residential	62 537,3	51,6
72, 79	Street: Private	12 832,0	10,6
73 – 78	Open Space: Private	6 160,4	5,1
80	Nature Conservation Area: Private Open Space	39 600,3	32,7
Total		121 130,0	100

Source: Umsiza Planning SDP Alternative 2, 18 Oct 2026. The deed area is 122 244 m², so the table total is 1 114 m² short.

2.2 Erf sizes

The 71 residential erven range from 617,3 m² (Erf 40) to 1663,3 m² (Erf 21), with an average of about 881 m². For these guidelines the erven are grouped into three size bands, which set the maximum house footprint (see 3.2):

Band	Erf size	No. of erven
A	Up to 749 m²	23
B	750 – 999 m²	34
C	1 000 m² and larger	14

The full erf schedule is in Annexure A.

2.3 Single and double storey zones

To protect views across the site and reduce the visual impact seen from Struisbaai, the erven are split into two height zones, as shown by the green zone lines on the SDP (Annexure B):

Zone	Erven	No.
Double storey – north	1, 26 – 38, 41, 64 – 67	19
Double storey – south	10 – 16	7
Single storey – central	2 – 9, 17 – 25, 39, 40, 42 – 63, 68 – 71	45

The northern double storey erven sit against the higher ground of the conservation area, where taller houses are less likely to block views from other erven. The southern double storey erven sit below the internal ring road, next to the existing residential area. The central erven, which fall across the ridge line and down the slope, are limited to single storey so that the development reads as a low, stepped group from below.

3. BUILDING ENVELOPE

3.1 Building lines

All buildings, including garages, covered verandahs and swimming pools, must be within the following building lines:

Boundary	Building line
Street boundary	4,0 m
Side boundaries	2,0 m
Rear boundary	2,0 m
Boundary with Erf 80 (conservation area) or private open space	3,0 m [PROPOSED]

Where the IZS prescribes a larger building line for Single Residential Zone 1, the IZS applies.

3.2 Coverage and footprint

The footprint is the area of all enclosed, roofed parts of the house at ground level, including garages and outbuildings. Open pergolas and uncovered decks are not counted.

Band	Erf size	Max. footprint	Max. coverage
A	Up to 749 m²	300 m²	50%
B	750 – 999 m²	350 m²	50%
C	1 000 m² and larger	400 m²	50%

The smaller of the footprint limit and the coverage limit applies.

3.3 Height

Height is measured from natural ground level (NGL) directly below each point of the building, based on the pre-earthworks survey by Geomatics Africa. Platforms raised by fill do not create a new NGL.

	Single storey zone	Double storey zone
Max. height above NGL	6,0 m	7,5 m
Max. height to wall plate (from ground floor FFL)	3,3 m	6,0 m
Upper floor area	Not permitted	Max. 50% of ground floor footprint
Verandahs and lean-tos at eaves	3,5 m above floor below	3,5 m above floor below

- An upper floor is any floor with a floor-to-wall-plate height of more than 1,8 m. In the single storey zone, rooms in the roof space are not allowed either [PROPOSED].
- No unbroken wall or glass surface (excluding gable ends) may be taller than 6,0 m above finished ground.
- Basements are allowed. Where the ground slopes, any exposed basement wall counts towards the height limit and the 6,0 m wall rule.

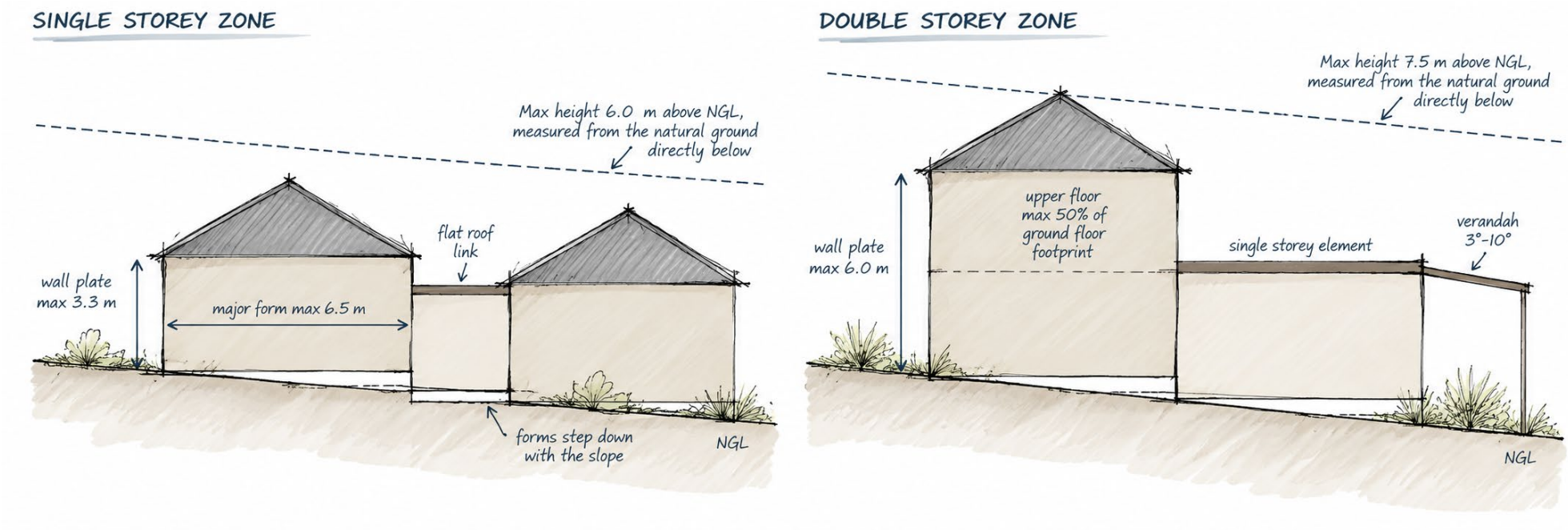


Figure 1 – Height envelopes for the single and double storey zones.

3.4 Servitudes and open space edges

- The two 10 m municipal water pipeline servitudes run through private open space Erven 73 – 77, across the streets and up through Erf 80. No private structure, wall, pool, tank or planting with deep roots may encroach onto them.
- The municipality will not allow connections to the reservoir supply mains. Owners and builders must take care not to damage them (Civil Report, 11.1).
- Erven that back onto Erf 80 or private open space must keep this edge open and planted. Solid boundary walls are not allowed on these edges (see 7.3).

3.5 Construction zone

- Before work starts, the Environmental Control Officer (ECO) marks out a construction zone around the house – max. 5 m from the building on the street side and 3 m on the other sides.
- Builders, vehicles, materials and spoil must stay inside this zone and off neighbouring erven and open spaces.
- After construction, disturbed areas must be reshaped and planted from the approved plant palette (Section 10).

4. BUILT FORM

4.1 Character

Houses should be composed of several simple rectangular forms rather than one large, bulky building. The architecture is additive: major forms (the main rooms, under pitched roofs) are connected by minor forms (links, verandahs, lean-tos and pergolas). Using different materials and colours on walls and roofs is encouraged to break up the building further.

Verandahs, balconies and pergolas add shade and depth and help avoid large, flat, blank walls. They are strongly encouraged, especially on elevations facing the street and the view.

4.2 Plan forms

- **Major forms** must be rectangular, a maximum of 6,5 m wide (outside wall to outside wall), with a length of at least 1,5 times the width. They must have double-pitched roofs.
- **Minor forms** include verandahs, lean-tos, flat-roofed links, pergolas and carports.
- Major forms must be at right angles (orthogonal) to each other. Landscape elements are not restricted.
- On sloping erven, forms should step down with the ground rather than sitting on one large level platform.
- Garages should be set back from the main street facade, or placed at right angles to the street, so that garage doors do not dominate the streetscape.

4.3 Walls

- External walls not shaded by verandahs or pergolas should be broken up with openings, changes in material or changes in plane.
- Decorative plaster mouldings, quoins and rustication are not allowed (plinths excepted). Simple window and door surrounds and simple wall copings are allowed.
- Chimneys must be simple, solid and rectangular – plastered to match the walls or in natural stone – with no decorative pots or cowls. Height as SANS 10400-V requires.

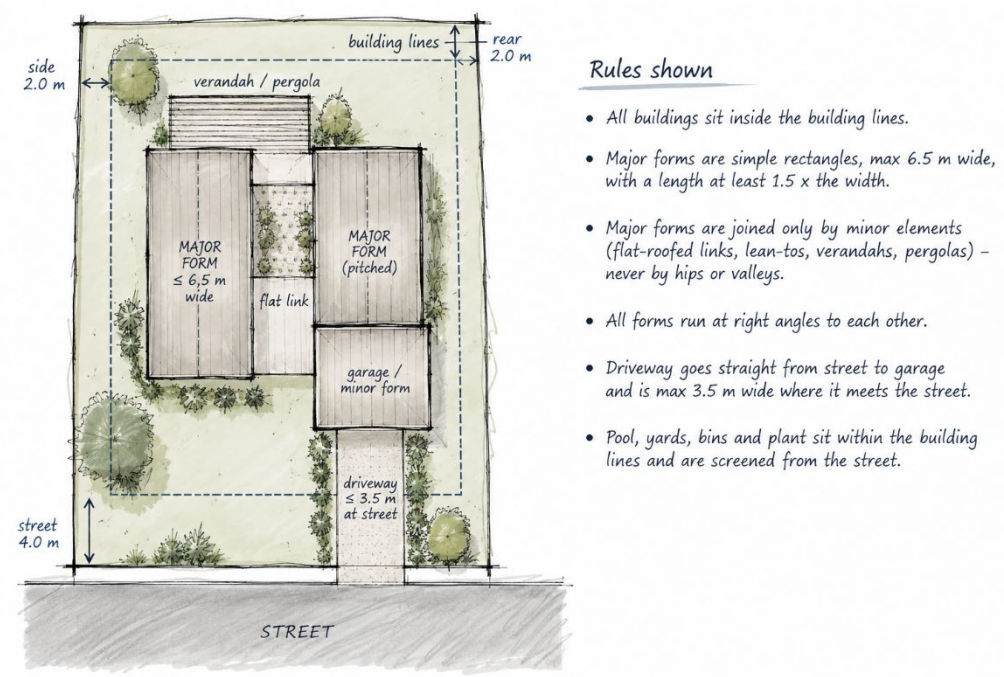


Figure 2 – Typical plan arrangement on a Band B erf (about 880 m²).

Reference images – built form



Render – single storey: gabled forms in render and stone, pergola link, standing seam roof



Render – double storey: narrow stone-gabled upper floor with a single storey wing, pergola and timber screens



Reference – simple white gable with a single flue



Reference – paired gables in natural timber



Reference – regional vernacular: stone and white cottages



Reference – stone and render with a pitched roof

Renders are conceptual (see 1.5). Reference photos are purely indicative.

5. ROOFS

Roof form and colour do more than anything else to make the development read as one place. Roofs will be seen from above by neighbours up the slope and from the town below, so they must be simple, dark and matt.

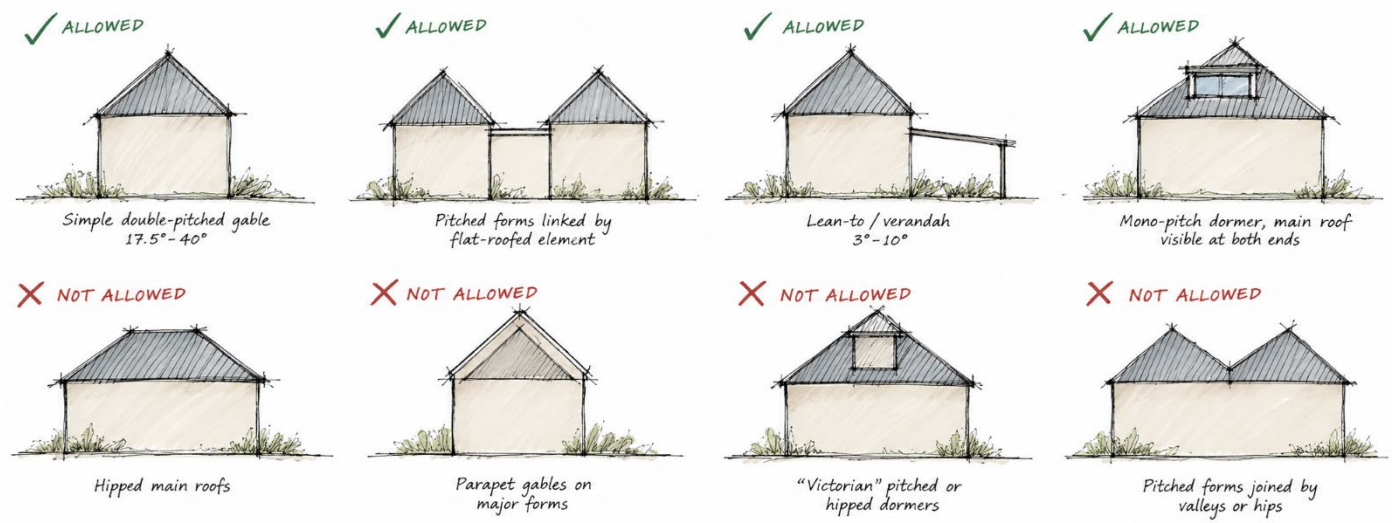


Figure 3 – Allowed and not allowed roof forms.

5.1 Major forms

- Double-pitched roofs with a central ridge, pitch 17,5° to 40°.
- Roofs of different major forms may not be joined with hips or valleys – they must be separate, linked only by minor forms.
- No hipped main roofs and no parapet gables on major forms.
- Gable ends may be glass, smooth timber or fibre-cement boarding, or masonry to match the walls.
- Barge boards are recommended on gable ends and lean-tos. Eaves are clipped (no overhang on the gable).
- Mono-pitch dormers are allowed if at least one full sheet width of main roof remains at each gable end. "Victorian" pitched or hipped dormers are not allowed.

5.2 Minor forms

- Lean-to and verandah roofs: pitch 3° to 10°, max. depth 6,5 m.
- Flat concrete roofs with parapets (min. 250 mm) may be used as links and minor forms. Max. 20% of the total footprint. Finish with brown or grey stone chips – no aluminium paint or other reflective finishes.
- Flat roofs planted with indigenous species and continuous with natural ground are encouraged on single storey parts.

5.3 Garages and carports

- Garages and outbuildings must match the house roof. Free-standing major form garages follow the 1 : 1,5 plan proportion.
- Carports must match the pergola language. No visible translucent sheeting.

5.4 Roof windows, eaves and gutters

- Roof windows must lie flat in the plane of the roof, max. 780 × 1 400 mm, frames to match the roof colour.
- Gutters and downpipes in pre-coated aluminium to match the roof or wall colour.

Reference images – roofs, verandahs and pergolas



Reference – clean gable with clipped eaves



Reference – dark metal gable with rendered chimney



Reference – lean-to verandah off a gabled form



Reference – flush roof window on a flat link



Reference – steel and timber pergola



Reference – timber pergola shading a long deck



Reference – slatted pergola with grasses



Reference – covered outdoor room

Reference photos are purely indicative.

6. DOORS AND WINDOWS

6.1 Glazing

Large areas of glass are encouraged to take in the views, but they should be set back behind verandahs, balconies, deep reveals or pergolas to cut glare and reflection when seen from outside. Glass should contrast with solid wall planes, rather than being spread across a wall as many small, punched windows.

- Openings must be rectangular (except in gable ends). No arches.
- No reflective or mirror glass.
- Glazing must comply with SANS 10400-N and XA (energy efficiency).
- Clerestory windows are encouraged.

6.2 Window types

- Side-hung, top-hung or bottom-hung casements, vertical or horizontal sliding windows, stacking and sliding doors.
- No "winblock" type windows. Frame sections not less than 45 × 65 mm.

6.3 Garage doors

- Horizontal slatted doors in natural or painted timber, or powder-coated aluminium in a colour from the palette (Section 8).

6.4 Shutters and security

- Shutters must be working shutters. Natural timber, painted timber or aluminium in approved colours.
- No external burglar bars and no external "Trellidor" type security gates. Security must be fitted internally or designed as part of the shutter or screen system.

7. EXTERNAL ELEMENTS

7.1 Platforms and retaining

- Houses must step with the slope. Ground floor platforms may not be raised more than 1,0 m above NGL at any point [PROPOSED]. This is especially important on the erven along the ridge line (approximately Erven 4, 5, 22, 23, 44, 62 and 69 on the marked-up SDP).
- Down-slope retaining walls and terrace edges: max. 1,5 m high, including any balustrade. Higher changes in level must be stepped with at least 1,5 m between terraces.
- Up-slope retaining walls: max. 3,5 m high within 6,5 m of the house; beyond that, 1,5 m terraces.
- Finishes: plastered and painted masonry to match the house, dressed natural stone, stone-filled gabions or planted earth banks (slope 1:1 to 1:2, max. 1,5 m high).
- "Terraforce" or "Loffelstein" type retaining blocks are not allowed where visible.
- Timber decks on posts may extend past a retaining wall; posts max. 1,5 m high, with planting or screening below.

7.2 Balconies and decks

- Balconies may not look directly into the living areas or private outdoor space of a neighbouring house.
- Balustrades in timber, glass or steel, simple and without ornate detailing. Solid upstands may continue the wall below.
- Balcony roofs must match the house – either part of the main roof, a verandah or a pergola.

7.5 Driveways and parking

- One driveway per erf, max. 3,5 m wide where it crosses the verge [PROPOSED]. Driveways run directly from the street to the garage.
- Driveways and visible paving to match the estate road paving (block paving or grass-block). No tar or plain concrete edgings.
- Two parking bays per house plus one visitor bay on the erf.
- Owner installs two 110 mm service sleeves under the driveway where it crosses the verge (600 mm deep, 600 mm past each edge).

7.3 Boundary walls and fences

The streetscape is designed as a green, tree-lined avenue with hedges (Master Landscape Plan). Boundary treatment must support this.

Boundary	What is allowed
Street	Hedge or indigenous planting from the palette; optional open fence (charcoal ClearVu or palisade) max. 1,2 m behind it. A walled entrance or car court is allowed [PROPOSED]: rendered or stone walls max. 1,8 m with a timber-slatted gate, for max. 40% of the frontage and at least 1 m behind planting. Low dry-stone walls up to 1,0 m are allowed.
Side and rear, between erven	Max. 1,8 m. Plastered and painted masonry to match the house, dark stained timber slats, or charcoal ClearVu/palisade.
Erf 80 and private open space	Visually open fence (charcoal ClearVu or palisade), max. 1,8 m, planted on the inside, or a low dry-stone wall up to 1,0 m. No tall solid walls.
Courtyards (within building lines)	Walls or screens up to 1,8 m, to match the house.

- No electrified, razor-wire or barbed-wire fencing on individual erven.
- Gate posts max. 1,8 m high in masonry or stone to match the house. Gates in vertical timber slats (left to weather) or powder-coated aluminium in a palette colour.

7.4 Pools

- Within the building lines. Fenced or walled to SANS 10134, min. 1,2 m, in approved colours.
- Pool pumps and filters in an enclosed, sound-proofed chamber, not visible from the street or open space.
- Pool interiors in grey, natural cement or black. No bright white, blue or green. No fake rocks or rock features.
- Backwash water must go to the sewer, not onto open space or the street.

7.6 Outbuildings and other structures

- No garden sheds, Wendy houses or retrofitted lapas. Storage, braais and pergolas must be designed as part of the house.
- Boats, caravans and trailers must be kept in a closed garage.

Reference images – boundaries, entrances and outdoor areas



Render – entrance court: timber-slatted gate and rendered walls set behind indigenous planting



Render – street edge: planting up to the road, garage with horizontal timber door



Conceptual render – low dry-stone walls along erf boundaries, with fynbos flowing between houses



Reference – horizontal timber screen wall



Reference – natural stone wall



Reference – low stepped terraces



Reference – planted retaining terraces



Reference – pool within a walled courtyard

Renders are conceptual (see 1.5). Reference photos are purely indicative.

8. MATERIALS AND COLOURS

The palette uses natural materials and muted, earthy tones that sit quietly in the coastal landscape. Colours must be shown on the plans submitted for approval. There is no prescribed paint brand; the colours below are the reference.

8.1 Walls

- Main walls: plastered masonry painted warm off-white (for example Plascon Fresh Linen or Evasive White), as in the renders. Brilliant white is not allowed.
- Natural stone: local limestone or sandstone laid in a random, dry-packed look with recessed joints. Stone-look cladding tiles and "crazy paving" stone are not allowed.
- Other accents: weathered timber cladding and screens, off-shutter concrete, fibre-cement cladding and metal sheeting to match the roof. Bagged brickwork only as an accent.

Other allowed wall colours (Plascon / Duram or equal):

Plascon	Plascon / Midas / Earthcote	Duram
Crete Shore	Driemankan	Benguela Cove
Starlight Express	Sani Pass	Spanish Delta
New York Square	Smudge Stick	Fur Seal
Dirty Khaki	Tyre Track	Otter Trail

8.2 Roofs

- Metal sheeting: concealed-fix standing seam (Klip-Lok or similar, as in the renders), Brownbuilt, Diamondek or Victorian profile. Natural or fibre-cement slate is also allowed.
- Colours: charcoal, dark grey, mid-grey or stone grey. Matt finish only – no bright galvanised or Zincalume finish.
- Thatch is not allowed, because of fire risk in a fynbos setting [PROPOSED].
- Flat roofs: planted, or finished with brown or grey stone chips.

8.3 Joinery and metalwork

- Timber: weathered teak (or similar), dark oiled timber, or painted timber in the approved grey and earthy range.
- Aluminium: powder-coated in matt grey, charcoal, anthracite, bronze or black (for example Interpon Matte Stone Grey, Matte Charcoal, Matte Anthracite Grey, Matt Jet Black), or anodised matt bronze.
- Balustrades, screens and lattices to match the joinery.
- Frameless glass with matt stainless-steel fittings is allowed.

8.4 Paving and decks

- Exposed aggregate pavers, clay or concrete pavers in earthy tones, or grass-block.
- Hardwood decking left natural, or treated timber.
- Gravel or crushed shell only within the building lines; not a substitute for planting.

Reference images – materials and textures



Standing seam roof sheeting



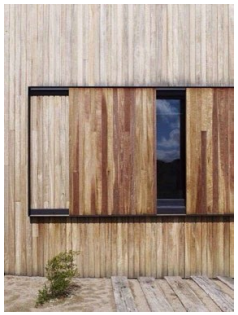
Natural slate



Stone chip finish to flat roofs



Timber shutter on timber cladding



Weathered timber cladding and screens



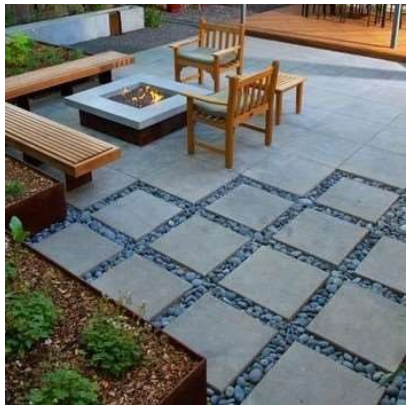
Timber deck under a pergola



Large glazing set behind a deck



Stepping-stone paving in gravel



Large-format pavers with planted joints

The renders in Sections 1, 4 and 7 show the intended combination: off-white render, local stone, weathered timber and dark grey roofs. Reference photos are purely indicative.

9. SERVICES

9.1 Rainwater and stormwater

- Every house must have a rainwater tank of at least 5 000 litres, fed from the roof and used for garden irrigation and flushing. Tanks must be buried or screened by walls.
- Erven must be shaped so that stormwater drains towards the street system, as the Civil Report requires. Stormwater may not be discharged onto neighbouring erven, Erf 80 or private open space.
- Stormwater routes on the erf must be shown on the building plans. Channels must be grassed or lined with stone – no precast concrete channels where visible.
- Hard surfaces should be kept to a minimum. Permeable paving is encouraged.

9.2 Water and plumbing

- Water-wise fittings throughout: low-flow shower heads, aerators or flow restrictors on all taps, and dual-flush toilets.
- Grey water systems are encouraged.
- All drainage pipes must be hidden inside walls or ducts, except low-level vent stubs.
- No boreholes on individual erven.

9.3 Electrical, solar and meters

- The electrical network inside the estate is private. Cape Agulhas Municipality supplies bulk electricity to one point on the estate boundary. The developer installs the internal network and the HOA maintains it.
- Owners apply to the HOA for their electricity supply and pay for their own new meter.
- Each erf has a private prepaid meter on an estate-wide system, so owners can top up and view their account on an app.
- Solar PV panels are encouraged. They must lie flat on the pitched roof at the same pitch. They may be tilted on flat links only if not visible from the street or open space. Frames in black or dark grey.
- Solar water heaters with a tank on the roof are not allowed where visible. Split systems with the tank inside are allowed.
- Inverters and batteries in a ventilated, enclosed space, installed and certified by a registered electrician.
- Air-conditioning units at ground level behind a screen wall at least 1,2 m high. No window units.
- Satellite dishes and aerials placed as discreetly as possible, below the ridge and not on the street elevation.

9.4 Lighting

Outside lighting must be minimal so that the development keeps a rural feel at night and does not add light pollution along the coast.

- Only low-level, shielded, downward-facing fittings: bollards, step lights and shielded wall lights. No floodlights, uplighters or coloured lights.
- Light sources must not be visible from outside. Fittings above 1 m must have baffles or hoods.
- Energy-efficient fittings (LED) with warm white light (3 000 K or less).

9.5 Plant, refuse and signage

- Bins, drying yards, gas bottles, pool plant and storage must be hidden in a courtyard or behind a wall that forms part of the house.
- House numbers max. 150 mm high, in the estate typeface. No lit signs.

10. LANDSCAPING

10.1 Intent

Gardens should feel like part of the surrounding coastal landscape, with houses sitting as islands within indigenous planting. This keeps habitat for birds, insects and small animals, saves water and ties in with the streetscape and open spaces designed by JDV Landscape Studio.

10.3 Rules

- Only plants from the approved palette (10.2) or the ECO's approved list may be used. Invasive alien species are not allowed.
- Lawn only within the building lines, max. 30% of the garden area [PROPOSED], edged with a paved strip at least 300 mm wide. Buffalo or kweek (Cynodon) only.
- Street trees: at least one tree from the palette per erf frontage, min. 2,4 m high at planting with an 80 mm stem girth, double-staked (per JDV specification).
- Verges must be planted per the Master Landscape Plan. No hard surfaces on the verge except the driveway.
- Automatic irrigation with a rain sensor, fed from the rainwater tank where possible. Standpipes in black.
- Organic fertilisers and composts only.
- Plants seen in the renders that are not on the palette, such as lavender, are for illustration only.
- A landscape plan with plant names, sizes and densities must be submitted with the building plans and completed before occupation.
- No private paths or gates from erven into Erf 80. Access to the conservation area is via the estate path system only.

10.2 Approved plant palette

From the JDV Landscape Studio Master Landscape Plan (29/09/2025). Shrubs: 1 plant/m² · Groundcovers: 6 plants/m².

Trees		Shrubs		Groundcovers	
Witstinkhout	Celtis africana	Baleria	Barleria obtusa	Botterblom	Arctotis spp.
River Bush Willow	Combretum erythrophyllum	Num-Num	Carissa bispinosa	Asystasia	Asystasia gangetica
Assegaai bos	Curtisia dentata	Confetti Bush	Coleonema album	Rankkopieva	Bulbine spp.
Water Pear	Syzygium guineense	Wild Rosemary	Eriocephalus spp.	Wilde-aster	Felicia spp.
Water berry	Syzygium cordatum	Rivier harpuisbos	Euryops spp.	Gousblom	Gazania spp.
		Ribbon Bush	Hypoestes aristata	Kooigoed	Helichrysum spp.
		Bush Jasmine	Jasminum multipartitum	Vygies	Lampranthus spp.
		Wilde Dagga	Leonotis leonurus	Rank margriet	Osteospermum spp.
		Forest Bell Bush	Mackaya bella	Pelargonium	Pelargonium spp.
		Kruitjie-roer-my-nie	Metalasia major	Blue Spur Flower	Plectranthus spp.
		Syselbos	Plumbago auriculata	Sutera	Sutera spp.
		Indian hawthorn	Rhaphiolepis indica		
		Dune Crow-Berry	Searsia crenata		
		Bloublomsalie	Salvia chamelaeagnea		
		Burnt Orange	Tecoma capensis		
		Wild Camphor	Tarchonanthus camphoratus		
		Coastal rosemary	Westringia fruticosa		

Reference images – streets and open spaces



Render – tree-lined street with grass-block tracks and planted verges



Render – communal pergola and lawn in the private open space



Render – open space path, picnic pergola and indigenous planting



Render – grass-block street and planted verge

Renders are conceptual (see 1.5). The road finish is still to be confirmed with the civil engineer and landscape architect.

11. FIRE, FAUNA AND GENERAL

11.1 Fire

- Chimneys and braai flues must have mesh spark arrestors.
- Fire pits must be well away from natural vegetation and the Erf 80 edge.
- Keep a clear, low-fuel zone of at least 3 m around buildings on erven bordering Erf 80 [PROPOSED].

11.2 Fauna

- Gutters, drains, channels and pump pits must be covered, or have gently sloping sides, so they do not trap small animals.
- Boundary fences next to Erf 80 should leave a 150 mm gap at ground level at intervals for small animals [PROPOSED].

11.3 General

- Bins, washing lines, storage, kennels, water tanks and vehicles such as boats and trailers must not be visible from the street, private open space, Erf 80 or other erven.
- No existing house may be used as a precedent to deviate from these guidelines.
- Where the HOA allows a deviation for a specific site, it does not change the guidelines and does not set a precedent.

12. PLAN APPROVAL PROCESS

All house designs are reviewed by the Design Review Committee – the appointed Estate Architect together with representatives of the HOA – against the written guidelines. The renders in this document are conceptual and do not replace this review. All designs must be prepared by a person registered with SACAP in a category competent for the work. Owners and their designers are encouraged to talk to the Estate Architect before starting design.

Step 1 – Sketch plan

Submit sketch plans to the Estate Architect through the HOA before working drawings start. Show:

- Erf with dimensions and area, building lines, storey zone and footprint band.
- Footprint and coverage calculations, and upper floor area as a % of ground floor (double storey zone).
- All floor plans, all elevations and at least one section through the site showing NGL, platforms, retaining and the height envelope.
- Materials and colours, and a preliminary landscape and lighting plan.

The Estate Architect will respond within 10 working days [PROPOSED].

Step 2 – Council drawings

Before submitting to Cape Agulhas Municipality, submit the full set of council drawings plus a detail sheet showing pergolas, screens, balustrades, retaining walls, boundary walls and finishes. The Estate Architect endorses the approved drawings for submission to the municipality.

Step 3 – Completion

The Estate Architect inspects the completed house and landscaping before the HOA issues its final sign-off.

Item	Fee
Sketch plan review	[TBC]
Council drawings review	[TBC]
Resubmissions	[TBC]

All municipal scrutiny fees, and all connection and service fees (municipal or HOA), are for the owner's account.

13. CONSTRUCTION PHASE

- All building work is governed by the Construction Environmental Management Programme (EMPr) for the development, which must form part of the building contract.
- Every contractor must sign the estate's Rules for Contractors, covering site boundaries, working hours, deliveries, site toilets, waste, dust, noise and staff conduct.
- The ECO will induct construction staff and may fine contractors who do not comply.
- No work, storage or access outside the construction zone. No dumping on Erf 80 or private open space.
- Topsoil must be stockpiled and reused for rehabilitation.
- Take care not to damage the municipal water mains in the pipeline servitudes.

14. CONTACTS

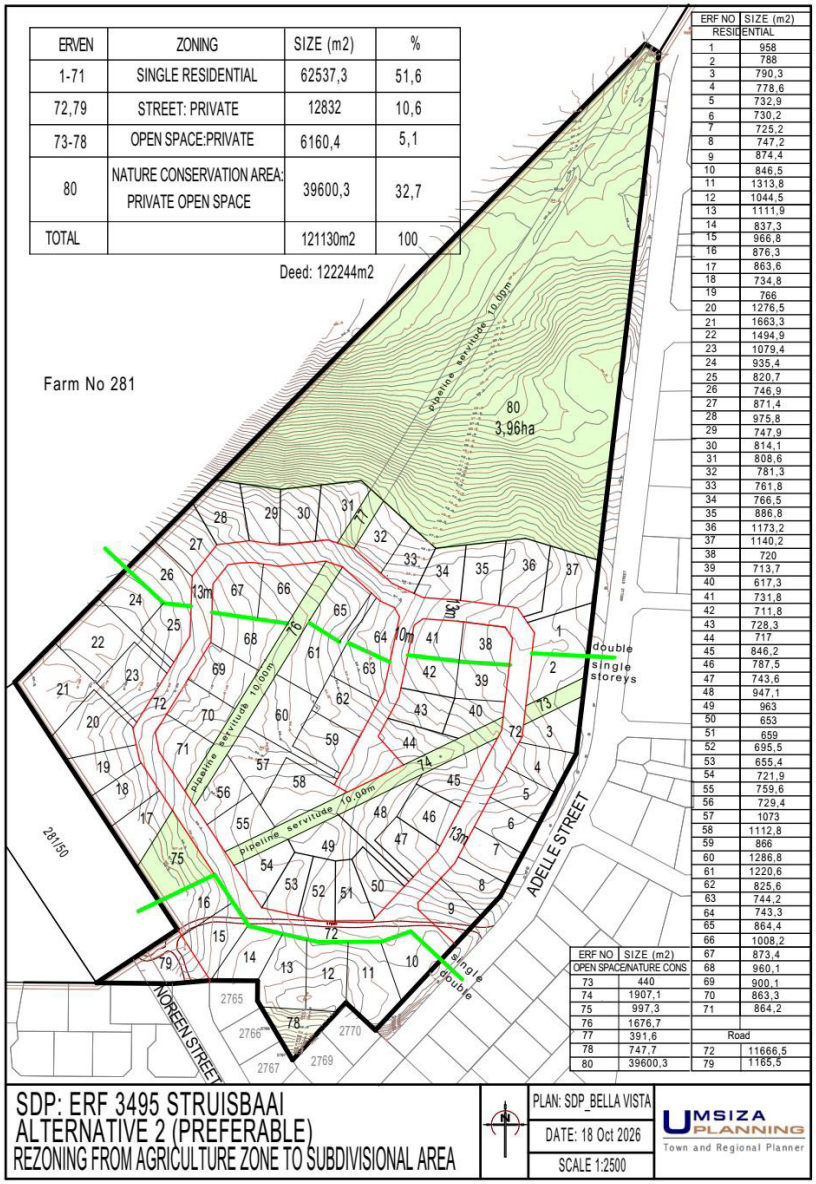
Role	Name / company	Contact
Developer	Helemika Number 1 (Pty) Ltd – Michael Wurbach	[TBC]
Estate Architect	[TBC]	[TBC]
Environmental Control Officer	[TBC]	[TBC]
Town Planner	Umsiza Planning – Anna-Christa Redelinghuys	023 626 1506 · annachris@mweb.co.za
Environmental Consultant	Lornay Environmental Consulting – Michelle Naylor	083 245 6556 · michelle@lornay.co.za
Landscape Architect	JDV Landscape Studio – Ignis Goosen	082 611 0042 · ignis@jdv.co.za
Civil Engineer	Icon Consulting Engineers – Brennan Rutherford	086 117 2774 · info@iconeng.co.za
Electrical Engineer	Converge Consulting – Dominic Bright	021 012 5062 · dominicb@ceng.co.za
Local authority	Cape Agulhas Municipality – Building Control	[TBC]

ANNEXURE A – ERF SCHEDULE

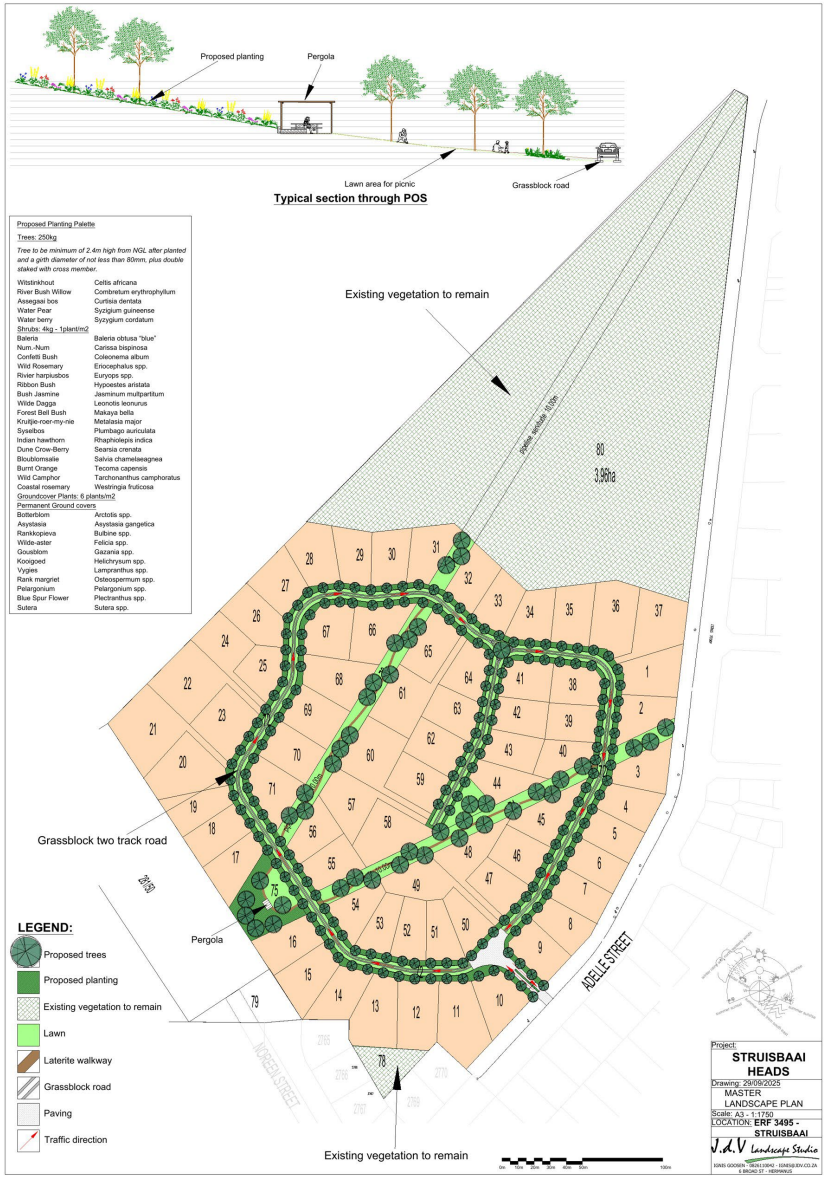
Erf sizes from the Umsiza Planning SDP Alternative 2, 18 Oct 2026 (subject to final survey). Band sets the maximum footprint (3.2): A = 300 m², B = 350 m², C = 400 m².

Erf	Size (m²)	Storey zone	Band	Erf	Size (m²)	Storey zone	Band	Erf	Size (m²)	Storey zone	Band
1	958,0	Double	B	25	820,7	Single	B	49	963,0	Single	B
2	788,0	Single	B	26	746,9	Double	A	50	653,0	Single	A
3	790,3	Single	B	27	871,4	Double	B	51	659,0	Single	A
4	778,6	Single	B	28	975,8	Double	B	52	695,5	Single	A
5	732,9	Single	A	29	747,9	Double	A	53	655,4	Single	A
6	730,2	Single	A	30	814,1	Double	B	54	721,9	Single	A
7	725,2	Single	A	31	808,6	Double	B	55	759,6	Single	B
8	747,2	Single	A	32	781,3	Double	B	56	729,4	Single	A
9	874,4	Single	B	33	761,8	Double	B	57	1073,0	Single	C
10	846,5	Double	B	34	766,5	Double	B	58	1112,8	Single	C
11	1313,8	Double	C	35	886,8	Double	B	59	866,0	Single	B
12	1044,5	Double	C	36	1173,2	Double	C	60	1286,8	Single	C
13	1111,9	Double	C	37	1140,2	Double	C	61	1220,6	Single	C
14	837,3	Double	B	38	720,0	Double	A	62	825,6	Single	B
15	966,8	Double	B	39	713,7	Single	A	63	744,2	Single	A
16	876,3	Double	B	40	617,3	Single	A	64	743,3	Double	A
17	863,6	Single	B	41	731,8	Double	A	65	864,4	Double	B
18	734,8	Single	A	42	711,8	Single	A	66	1008,2	Double	C
19	766,0	Single	B	43	728,3	Single	A	67	873,4	Double	B
20	1276,5	Single	C	44	717,0	Single	A	68	960,1	Single	B
21	1663,3	Single	C	45	846,2	Single	B	69	900,1	Single	B
22	1494,9	Single	C	46	787,5	Single	B	70	863,3	Single	B
23	1079,4	Single	C	47	743,6	Single	A	71	864,2	Single	B
24	935,4	Single	B	48	947,1	Single	B				

ANNEXURE B – SITE DEVELOPMENT PLAN AND LANDSCAPE PLAN



SDP Erf 3495 Struisbaai – Alternative 2 (Preferable), with single/double storey zone lines. Umsiza Planning, 18 Oct 2026, with private streets and private open space.



Master Landscape Plan. JDV Landscape Studio, 29/09/2025.