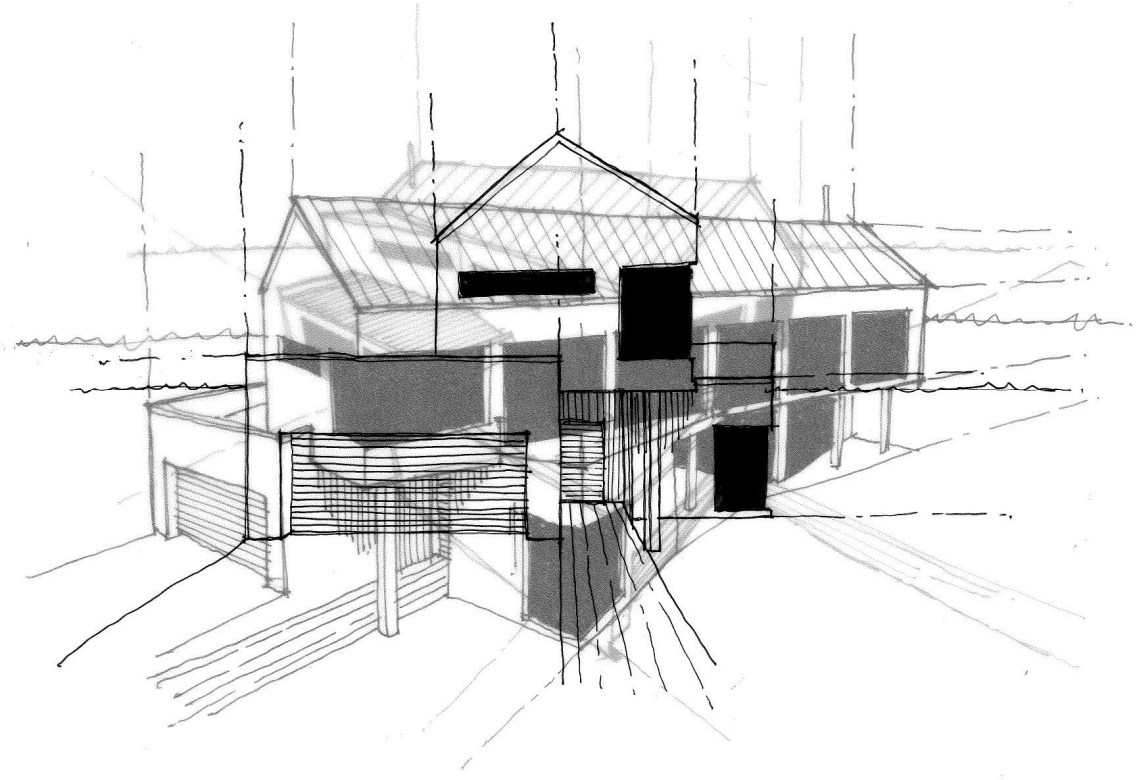

31 MARCH 2025

KANONBERG

Architectural Guidelines

The Design Guidelines and Aesthetic Identity for Kanonberg Lifestyle Estate

This document is based on the original Architect Guidelines developed by Boogertman & Partners Architects, dated 2 March 2023 - Revision D.

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1 Definitions

1.1 **KHOA**: Kanonberg Homeowners Association.

1.2 **DRC**: Design Review Committee.

1.3 **Accent colours:** An accent color is a color that is used in small quantities to add visual interest or highlight a particular area in a design or space. Darker colours as per the colour palette permitted for accent wall finishes.

1.4 **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.

1.5 **Bulk:** The "bulk of the building" refers to its overall size, volume, or mass in other words total combined floor area under roof.

1.6 **Common boundary:** The shared property line between two adjacent parcels of land. For building lines and setbacks see 2022 Consolidated Municipal Planning By-law.

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 2022 Consolidated Municipal Planning By-law.

1.8 **Existing Ground Level (EGL):** The level of the land surface on a land unit as depicted on the City of Cape Town Ground Level Map. See 2022 Consolidated Municipal Planning By-law.

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.

1.10 **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.

1.11 **Rules**: Rules in architectural guideline are specific, mandatory criteria that govern the design and construction processes to ensure safety, compliance, and uniformity in architectural projects.

2 Introduction

2.1 These design guidelines establish the architectural and environmental character of Kanonberg and have been updated by the Kanonberg Homeowners' Association (KHOA) and their professional team to meet the Estate's requirements.

2.2 All maintenance and structural building work require authorization by our estate management, in some instances the controlling architects and possible local authority's building control officer.

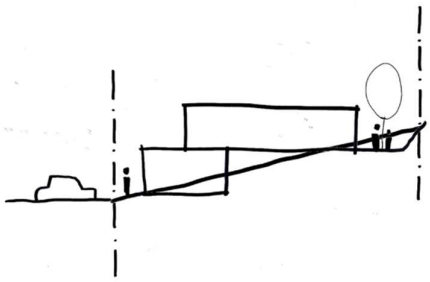
2.3 The KHOA, in collaboration with appointed architects, will enforce these guidelines rigorously throughout all design and construction phases. Not adhering to these guidelines could result in fines, in terms of the House Rules of the Kanonberg Estate.

2.4 Extensive review has been conducted to establish a timeless architectural identity across the Estate while allowing for individual owners' creativity and style.

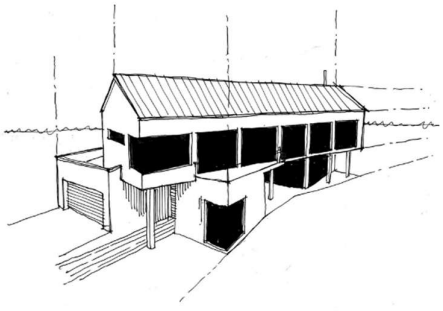
2.5 This document defines the fundamental elements defining the architectural style and procedures for their control.

2.6 While erf owners have the freedom to select their own architects, adherence to these written guidelines is mandatory as the fundamental framework for designing their homes.

2.7 The KHOA and our dedicated team are committed to consistently updating and enhancing our architectural guidelines, making a clear distinction between "rules" and "guidelines" to maintain a cohesive aesthetic across the estate while embracing modern designs.



rules (enforceable)



guidelines (not enforceable)

2.8 To streamline this process, we will categorize properties into three groups:

2.8.1 Existing homes with minor alterations such as boundary walls, pergolas, swimming pools, maintenance and internal alterations. (Predating January 2025.)

2.8.2 Existing homes with major alterations require a professional architect to prepare plans. In many instances major alterations involve an increase in size of the building, changes to the roof structure and aesthetics of the original building. (Predating January 2025.)

2.8.3 New homes. (January 2025 onwards.)

2.9 Although these categories afford creative freedom while preserving the community's aesthetic integrity, any maintenance, upgrades and structural building work require authorization.

2.10 Furthermore, our updated guidelines document will specify *Rules* as per the definition. Ensuring clarity and consistency for all homeowners and designers involved.

3 Submission Process

3.1 The Design Review Committee (DRC) will be convened by the Controlling Architect on an as-needed basis to manage submissions, excluding builder's holidays.

3.2 Complete and submit electronic copies of submissions, including all required architectural and landscape drawings, completed checklists, and proof of payment for submission fees, must be delivered to the Controlling Architects.

3.3 Simultaneously, applicants are required to provide a set of electronic PDF copies of the plans to the Controlling Architect for circulation to DRC members before the meeting.

3.4 The Controlling Architect will review each submission prior to the meeting and, within fourteen days of receiving a complete submission, will present or circulate it to the committee along with recommendations for discussion or acceptance by the DRC.

3.5 The DRC's decision will be communicated via email to the architect responsible for the design within three working days following the meeting or circulation.

4 General Principles

4.1 Establishing the Building Style in Kanonberg as modern contemporary. This style is characterized by using modern materials, clean lines, open spaces, and often incorporates innovative and sustainable design elements. It reflects current trends and technologies in architecture, blending aesthetics with functionality.

4.2 This document, known as the "design control document," consists of written guidelines that contain enforceable Rules and suggestions (referred to as guidelines), which may include visual representations where appropriate.

4.3 In cases of differing interpretations of the rules, the final decision rests with the Controlling Architect.

4.4 Homeowners are obligated by the constitution to adhere to architectural and environmental controls when designing, building, altering, or renovating their houses.

4.5 Approval does not absolve the applicant from complying with other applicable legislation, bylaws, or regulations enforced by statutory bodies such as Municipal approval. It is recommended to consult neighbors before commencing construction.

4.6 Any submissions deviating from these guidelines must be accompanied by a fully justified waiver application. The Controlling Architect and the Homeowners Association representatives (DRC) may approve such waivers if they enhance good architecture and the overall built environment. However, no waiver granted in this process sets a precedent for future waiver applications.

4.7 Architects hired by homeowners must visit the site to understand its constraints and opportunities, including but not limited to access, existing infrastructure, topography, weather conditions, sun angles, views, and neighboring properties.

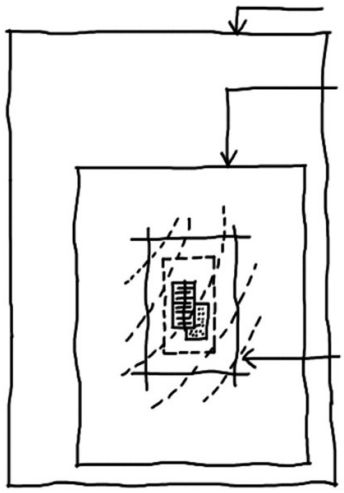
4.8 Property owners must enlist a registered professional architect (SACAP-PrArch or selected from a list of approved designers) to design any work on the property. Submissions must bear the registered architect's title block, including their registration number and signature.

4.9 Given the environmental context, homeowners are encouraged to minimize or eliminate external lighting and prevent "light spill" from patios and homes onto adjacent areas as much as possible.

5 Planning Controls

The Kanonberg Design Guidelines are subject to the Municipal Planning Controls set out in:

- the Spatial Planning and Land Use Management Act (SPLUMA),
- the 2022 Consolidated Municipal Planning By-law and
- the City Map and Zoning Viewer, indicating the different Zoning Schemes.
- Kanonberg Lifestyle Estate contains Single Residential (SR1), General Residential 1 (GR1) and General Residential 2 (GR2)

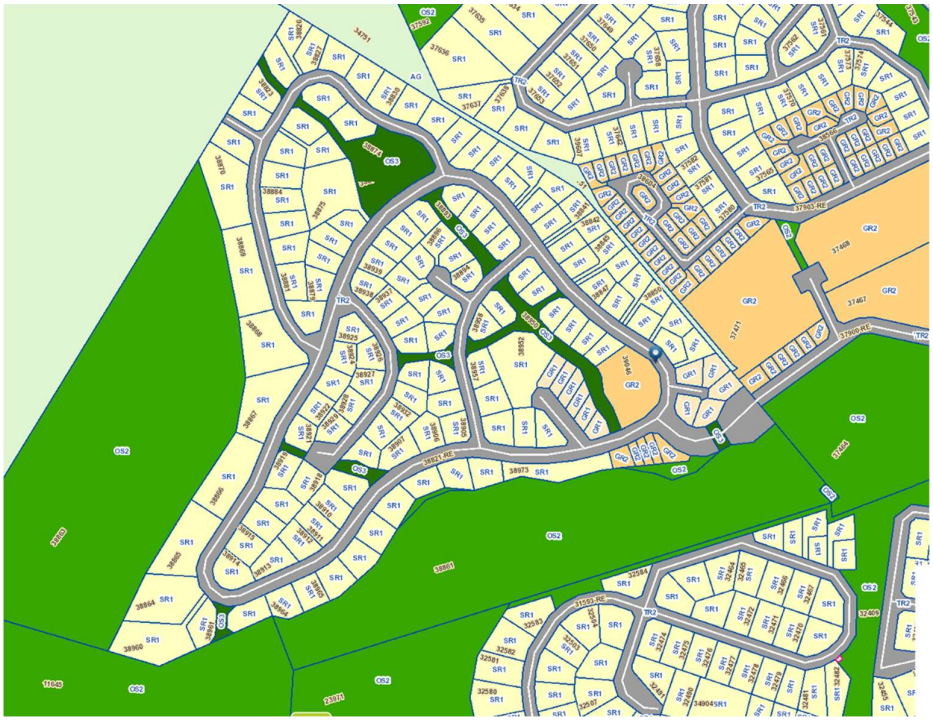


Kanonberg Guidelines

Municipal Planning By-law
- Spatial Planning and Land Use Management Act (SPLUMA)
- 2022 Consolidated Municipal Planning B y-law
- City Map and Zoning Viewer

Zoning Scheme:
Single Residential 1 (SR1)
General Residential 1 (GR1)
General Residential 2 (GR2)

5.1 Zoning



5.1.1 Kanonberg Lifestyle Estate contains Single Residential (SR1), General Residential 1 (GR1), General Residential 2 (GR2) of which the allowed developmental rules can be found in the 2022 Consolidated Municipal Planning By-law.

5.2 Density, Height, and Coverage of Buildings

5.2.1 Density

5.2.1.1 Each single residential or group housing erf is restricted to one dwelling only. Other indicators such as size also need to be considered. (RULE)

5.2.2 Height

5.2.2.1 Buildings, excluding chimneys, must not exceed a maximum height of 8 meters measured vertically from the Existing Ground Level (EGL) to the apex or top of any roof. This measurement should be determined using a survey plan provided by the owner. (RULE)

5.2.2.2 Each plan submission must include the existing and proposed contour levels of the site, as well as a datum level and heights of all new and existing concrete surface beds or slabs in relation to the contour levels. (RULE)

5.2.2.3 Existing Ground Level (EGL) refers to the existing ground level of each site at handover or as close to the original undisturbed level as possible, as determined by the survey.

5.2.2.4 Homes must not exceed two stories in height at any specific point, meaning a maximum of two levels, one above another. However, staggered levels across the site are allowed if there are no more than two levels directly above each other. (RULE)

5.2.2.5 Homeowners are required to provide certificates from a registered land surveyor confirming that the as-built levels comply with the approved building plan at each slab level and when roof trusses are fixed at each respective stage. (RULE)

5.2.2.6 Specific regulations apply to houses built on erven 38864 to 38870, as described in the City of Cape Town conditions of approval with File reference 18/6/1/2/1/13 Annexures A and E. The maximum height of rooftops of the houses or any structure, other than boundary fences, may not project above 276 meters above mean sea level, except for the specified erven. (RULE)

Erf 38864 - 281,8m; Erf 38865 - 282,3m; Erf 38866 - 281,8m;

Erf 38867 - 281,0m; (Erf 38868 - not included);

Erf 38869 - 282,4m; Erf 38870 - 28,3 m;

5.2.3 Coverage of Building

5.2.3.1 Coverage must not exceed 50% of the erf size.

5.2.3.2 The total bulk must never exceed 75% of the erf size.

5.2.3.3 The first-floor area must not exceed 70% of the ground floor area.

5.3 Building lines

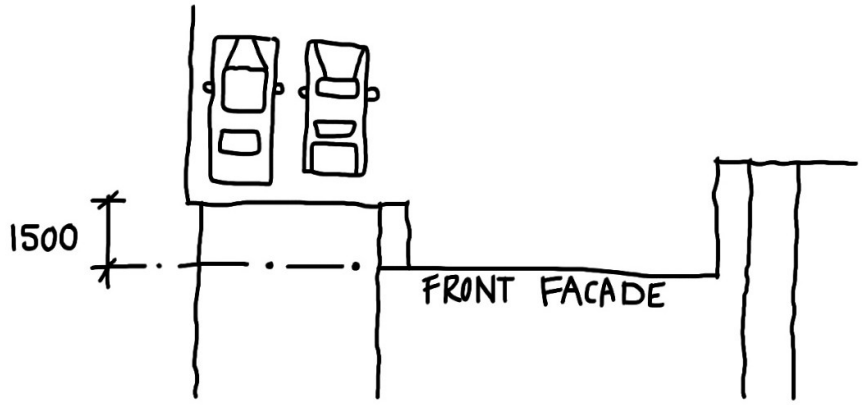
5.3.1 Street boundary

5.3.1.1 For double-storey buildings, the setback from the erf boundary is 5m, except for Stand 39-46 where it's 4.5m. (RULE)

5.3.1.2 If an erf faces multiple streets, the setback requirement only applies to the street where vehicular access is taken. Other boundaries follow the same setback rules as common boundaries. (RULE)

5.3.2 Garages and Covered Parking

5.3.2.1 Garages must be positioned at least 1.5m behind the front façade of the dwelling. (RULE)



5.3.3 Common Boundary

5.3.3.1 In the estate, single-storey buildings must have a minimum side space of 3m, except for Stands 39-46, where it's 10m. (RULE)

5.3.3.2 Double-storey buildings in the estate must have a minimum side space of 3.5m. (RULE)

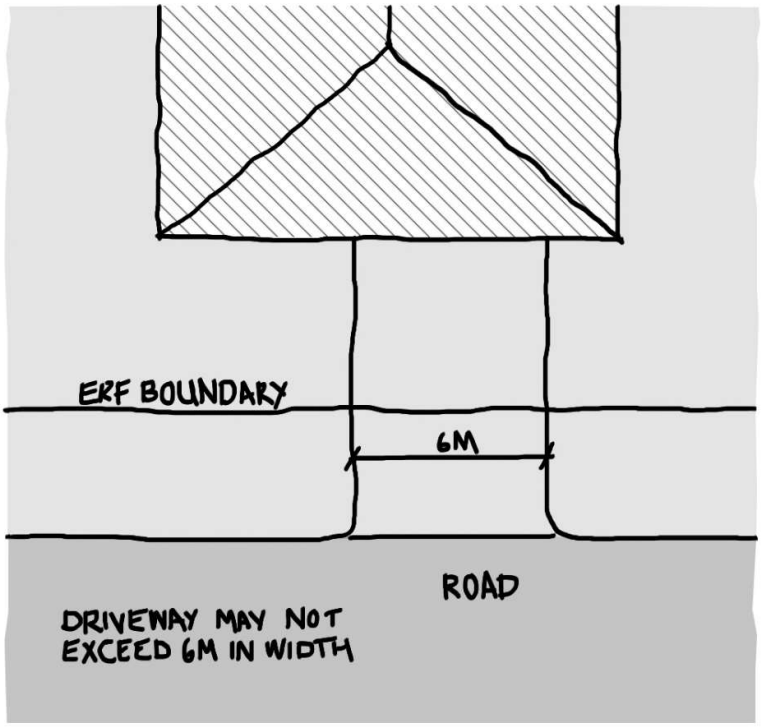
5.3.4 Green Space and ETZ (Environmental Transition Zones)

5.3.4.1 A setback of 5m from the erf boundary is mandated. (RULE)

5.4 Driveways

5.4.1 General note

5.4.1.1 The paved access to the road cannot exceed a combined width of 6m where it intersects with the sidewalk. It's important to note that this can comprise multiple individual strips if their total width doesn't exceed the specified limit when summed together. (RULE)



5.4.2 Appearance

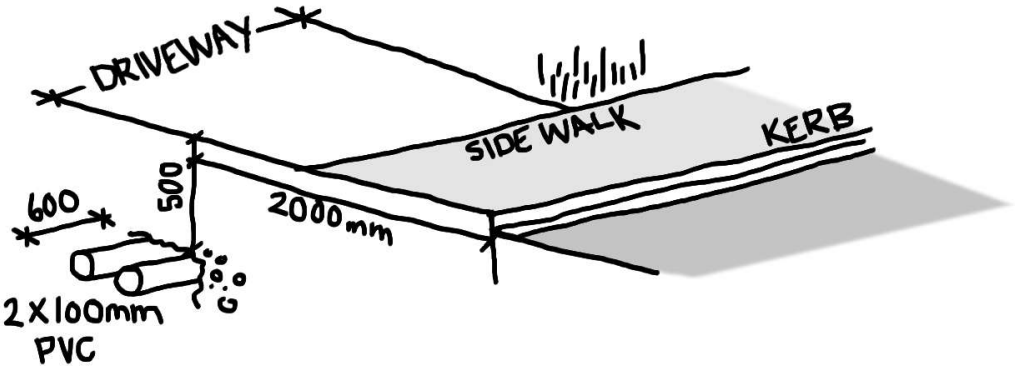
5.4.2.1 Driveways must be constructed using clay brick pavers (red), grey or charcoal concrete cobbles, or exposed aggregate surface beds or pavers made of brown stone. (RULE)

CLAY BRICK PAVERS (COLOR- RED) | BROWN STONE EXPOSED AGGREGATE SURFACE BEDS | GREY CONCRETE COBBLES | CHARCOAL CONCRETE COBBLES

5.4.2.2 Alterations to the sidewalk level for driveway access are not permitted unless the changes have been clearly explained and approved by the committee. (RULE)

5.4.3 Sleeves

5.4.3.1 Each homeowner must install two 100mm PVC sleeves, positioned 500mm below the surface of any new driveway, equipped with draw wires. These sleeves should be placed adjacent to each other, 2000mm away from the kerb edge, and should extend at least 600mm beyond the driveway surface edge. (RULE)



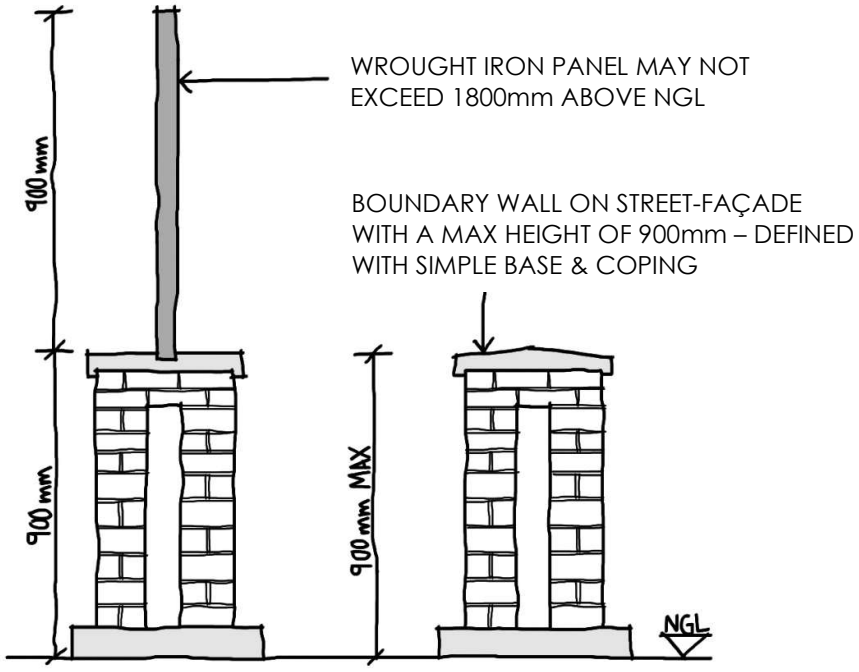
5.5 Boundary Walls

5.5.1 Street Facade and Boundaries facing onto the Estate perimeter and Internal Green Spaces

5.5.1.1 Low masonry walls, not exceeding 900mm in height and featuring a simple base and coping, are permissible along front and side boundaries. These walls may be embellished with a visually permeable balustrade, provided the combined height does not surpass 1800mm above Existing Ground Level. Detailed plans for the proposed balustrade must be submitted for approval prior to manufacturing. (RULE)

5.5.1.2 Timber slats or plain black steel fencing is acceptable as an embellishment installed in vertical orientation. Plant hedges as embellishment is also acceptable.

5.5.1.3 Walls or combinations of walls and fences exceeding 900mm in height or 1800mm in height respectively are not permitted forward of an imaginary line extending from the front facade of the house to the side boundaries, unless integral to the house design as determined by the Design Review Committee (DRC). (RULE)



5.5.1.4 Gates are not to exceed the height of adjoining walls. (RULE)

5.5.1.5 Comprehensive elevation drawings of all boundary walls, indicating wall heights, existing and finished ground levels, and internal and external finishes, must be provided for review. (RULE)

5.5.2 Common (Side and Rear) Boundaries

5.5.2.1 Wall types allowed under 5.5.1 are also permitted for side and rear boundaries.

5.5.2.2 Common boundary walls should not exceed 2100mm in height. Any section of a boundary wall extending from the front facade of the house to the roadway must adhere to the requirements outlined in section 5.5.1. Walls enclosing drying yards must be 2100mm in height. (RULE)

5.5.2.3 All boundary walls must be smoothly plastered and painted, meeting a minimum standard of finish on both sides. (RULE)

5.5.2.4 Boundary walls should be stepped where necessary to comply with height restrictions relative to the Existing Ground Level due to natural slope. Additionally, no soil may be retained more than 300mm above Existing Ground Level (EGL) on the inner side of any boundary walls. (RULE)

5.5.3 Screen Walls

5.5.3.1 Screen walls between the building line and boundary may be allowed in certain cases to shield pools and other private areas. The positioning, height, and extent of these walls must be approved by the Homeowners Association. No screen wall may be positioned closer than 1m to any side, rear, or front boundary.

5.5.3.2 Detailed elevation drawings depicting existing and finished ground levels, as well as relevant wall heights and details, are required for approval of screen walls.

5.6 Retaining Walls/Structures

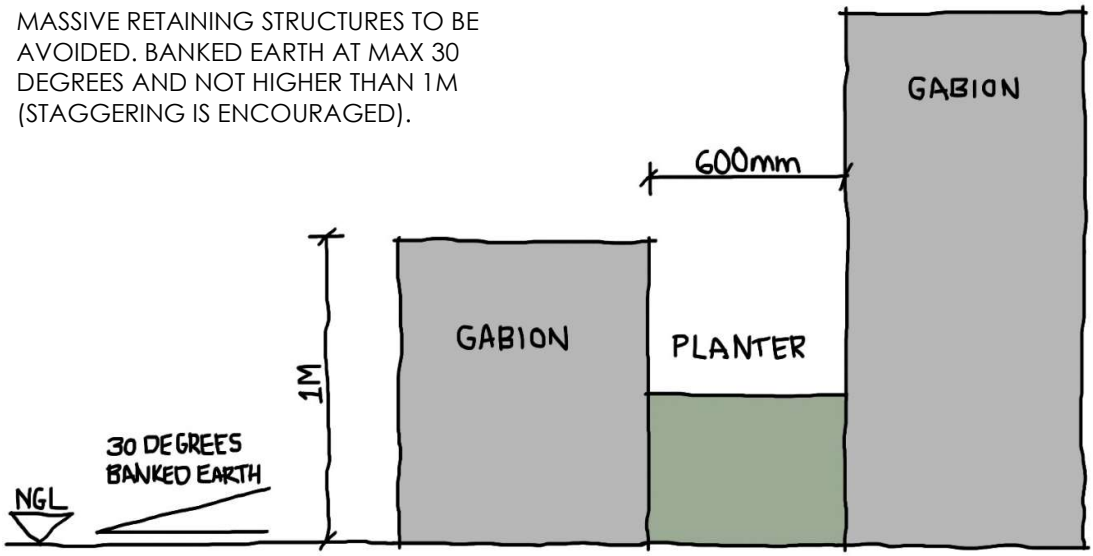
Retaining structures are allowed, but overly massive ones are not permitted. Retaining walls may only be finished with gabions, natural stone, or concrete retaining blocks, subject to special approval by the KHOA. When using these materials, the walls must be stepped in levels not exceeding 1m in height, with enough horizontal steps to accommodate plantings, providing a minimum planting space of 600mm. (RULE)

GABION RETAINING WALLS
(as per approved palette)

NATURAL STONE
(as per approved palette)

CONCRETE BLOCKS
(as per approved palette)

MASSIVE RETAINING STRUCTURES TO BE AVOIDED. BANKED EARTH AT MAX 30 DEGREES AND NOT HIGHER THAN 1M (STAGGERING IS ENCOURAGED).



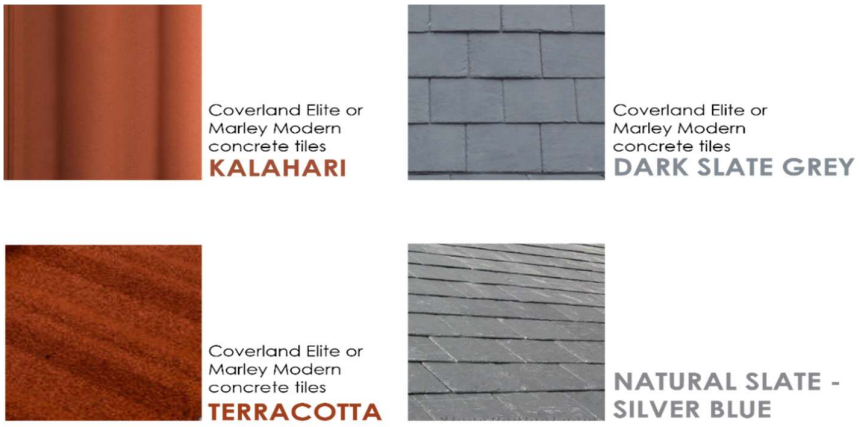
6 Architectural Elements and Materials

6.1 Roofs

6.1.1 Roof Finishes

Only the following finishes are permitted for plans approved before January 2025:

- Coverland Elite or Marley Modern concrete (or equal) tiles in colours: Kalahari, Dark Slate Grey, and Terracotta.
- Natural Slate in colours: Silver Blue.



Note: Illustration for colour guide only, not necessary the type of Marley tile shown

For plans approved after January 2025 as well as major renovations the following roof finishes are also allowed:

- Chromodek galvanised steel sheets - only Klip-Lock or Brown built (interlocking profile and clip fixing system/secret/concealed fixed steel sheet).
  Colour: Charcoal Grey (rule),

6.1.1.1 All exposed rainwater goods must be painted or colored to match walls or gutters. (RULE)

6.1.1.2 Permitted roof pitch options are either 30 or 45 degrees, and the same pitch must be used throughout. (RULE)

6.1.1.3 Vent pipes should not be visible from roadways. (RULE)

6.1.1.4 For pitched roofs, eaves overhangs must measure 500mm from wall to fascia. (RULE)

6.1.1.5 Flat roofs are allowed up to a maximum of 50% of the roof plan area, for plans approved before January 2025, except for Erven 38864-38870 where flat roofs may cover 100% of the roof area.

6.1.1.6 All flat roofs must be constructed of concrete and have a finishing layer of stone pebbles (rounded stones to be approved) laid over any waterproofing.

6.1.1.7 Flat roofs can be constructed as green roofs with suitable waterproofing.

6.1.2 Roof Maintenance

6.1.2.1 The full preparation specification and application methodology must be submitted to the Estate Manager for approval before any work begins. (RULE)

6.1.2.2 Roof repainting is permitted (excluding slate tiles). Only KHOA approved colours are permitted. (RULE)

6.1.2.3 Damaged tiles, valley gutters, and ridges should be properly replaced or repaired to the original specification before repainting. No acrylic bandaging, rubberized finishes, or any remedial work other than matching the original installation is permitted. (RULE)

6.1.2.4 It is recommended to replace the damaged gutters. Any repair or repainting, aside from reinstating to the original specification, must be approved by the Estate Manager before commencing any work. (RULE)

6.2 Walls

6.2.1 Only three (3) of the following wall finishes are permissible (RULE)

6.2.1.1 **Smooth plaster** and paint, with colours chosen from the approved KHOA palette.

6.2.1.2 Face-brick OR fair-faced brick OR locally specified stone.

Face-brick is only permitted in even toned colours as feature walls to a maximum of 30% of wall elevations. No colour blended facebrick permitted. Colours permitted to match the following Corobrik colours (or similar approved):

To note: The above examples are for illustrative purposes. Pre-approval is required. Not all colours might be suitable for the building style in Kanonberg

Fair-faced brick, painted to match other walls and not exceeding 30% of the wall elevations.

Locally specified stone, example to be submitted for approval before installation.

6.2.1.3 **Integral coloured rendered wall coatings** such as Marmoran textured paint, Plascon Marroca textured paint, and Earthcote within the approved Kanonberg palette. Not exceeding 30% of the wall elevations.

6.2.1.4 **Everite Nutec** (or similar approved composite board) fiber cement panels in a shiplap format installed in a horizontal orientation. Not exceeding 30% of the wall elevations.

6.2.1.5 **Profiled sheet metal (charcoal and gray)** installed in vertical orientation. Not exceeding 30% of a wall elevation. All submissions must have a table noting the areas and percentages of the external finishes for consideration by the controlling architects.

6.2.1.6 Examples: 30% smooth plaster with 30% facebrick and 30% Everite Nutec. **OR** 30% smooth plaster with 30% integral coloured rendered wall coating with 30% profiled sheeting. **OR** 30% Locally specified stone with 30% smooth plaster with 30% Everite Nutec.

6.2.2 Colour palette permitted for wall finishes (pre-approval is required. Darker colours are more suitable for accent walls)

6.2.2.1 Plascon Micatex (or similar approved application in terms of the NCS –Natural Colour System):

6.2.2.2 Plascon Wall & All (or similar approved NCS application system):

6.2.3 Other finishing considerations

6.2.3.1 Plumbing pipes must be appropriately concealed within walls or ducts and should not be visible from the exterior. (RULE)

6.2.3.2 Accent colours, as permitted by the KHOA, should not cover more than 30% of the wall area. (RULE)

6.2.3.3 Swatches of the approved colours are available for viewing with the Estate Manager and may be updated by the KHOA periodically. A single field colour and one accent colour may be chosen from the approved colour palette.

Note: Before applying any accent colour, an elevation indicating the extent of the application must be approved by the Homeowners Association.

6.3 Windows, Shutters, and Doors

6.3.1 Only the following materials are allowed

6.3.1.1 Aluminium-powder/epoxy coated in black, dark grey, dark brown, or white. (RULE)

6.3.1.2 uPVC window and door frames are permitted in white and anthracite.

6.3.1.3 Timber, either in its natural finish or coloured as specified for aluminium. (RULE)

6.3.1.4 Large doors and windows, divided by frames into panels of approximately 900mm in width in a vertical format or larger than 900mm in a horizontal format, are allowed preferably screened or recessed to prevent large unarticulated walls.

6.3.1.5 Frameless installations are allowed preferably screened or recessed to prevent large unarticulated walls.

6.3.1.6 Glazing must be clear; heavily coloured or mirrored glass is not permitted. Performance glass is all tinted so an extent will be permitted for performance glass.

6.3.1.7 Garage doors may be single or double and may be sectional overhead or tilt-up type.

6.3.1.8 Garage doors must be of solid material, no windows or transparent paneling allowed. (RULE)

6.3.1.9 Only operational side-hung shutters are permitted and must match either the wall or windows. (RULE)

6.3.1.10 Burglar bars, if fitted, must be internal and aligned with the windows, mullions, and transoms. Clear internal guards are also permitted. (RULE)

6.4 Awnings

Awnings must be concealed from view from the road. Fixed or fitted fabric awnings are permitted only within the building envelope, behind fascia beams, or below pergolas. They must not extend beyond these boundaries. These awnings must be of a single colour consistent with the Kanonberg colour palette. The material of the awning must have a uniformly matte finish resembling canvas. No windows, cutouts, ventilation slots, tassels, crenelated edges, or similar functional or decorative modifications are allowed on the awning. Approval must be sought for any awning installation. (RULE)

6.5 Handrails and Balustrades

6.5.1 The following materials are permitted

6.5.1.1 Timber or steel balustrades must be in vertical orientation. (RULE)

6.5.1.2 Colour must match the door/window frame colour. (RULE)

6.5.1.3 For timber, a natural stained or varnished finish is permitted. (RULE)

6.5.1.4 Frameless glass panel glass balustrades are permitted.

6.5.1.5 Design drawings to a scale of 1:10 of the balustrades must be submitted for approval. (RULE)

6.6 Columns and Pillars

6.6.1 All decorative columns are required to comply with the following guidelines

6.6.1.1 For masonry and concrete: Square, with a maximum dimension of 330 x 330mm. And a maximum height of one storey.

6.6.1.2 For timber: Square, with a minimum dimension of 100x100mm.

6.6.1.3 For steel: Square, with a minimum dimension of 100x100mm (IPE, H and C sections permitted).

6.6.1.4 Combination of steel and timber are also permitted, where the minimum dimension is 100x100mm.

6.6.1.5 No double volume columns are permitted to prevent out of scale porticos.

6.6.2 The following materials are permitted

6.6.2.1 Facebrick (approved facebrick as per palette), with or without copings/plinths.

6.6.2.2 Plaster and paint (colour as per approved palette).

6.6.2.3 Natural stone (as per approved palette).

6.6.2.4 Natural timber (either stained or varnished).

6.6.2.5 Natural timber in conjunction with plaster and paint, with or without copings/plinths.

6.7 Plaster Mouldings

6.7.1 Figurative or curvilinear moulding elements are strictly prohibited. (RULE)

6.8 Pergolas

6.8.1 Pergolas are not permitted to be covered by shade cloth or sheeting. The only shading element allowed is planting. (RULE)

6.8.2 Pergolas are allowed between the boundary and building line as allowed in 2022 Consolidated Municipal Planning By-law.

6.8.3 The following materials are permitted:

6.8.3.1 Natural timber for horizontal slats.

6.8.3.2 Powder coated aluminium or painted steel for the vertical and framing structure. In the case of aluminium or steel channels the ends should be closed.

6.8.4 Only approved colours allowed for steel or aluminium.

6.9 Chimneys and Fireplaces

6.9.1 Masonry chimneys should have a bold, thick, square, or rectangular design, with a minimum width of 1.5m. (RULE)

6.9.2 Chimneys must extend at least 1m and no more than 2.5m above the roof apex. (RULE)

6.9.3 Steel chimney flues are allowed if: (RULE)

6.9.3.1 They are stainless steel or clad in stainless steel.

6.9.3.2 They are a maximum of 200mm in diameter.

6.9.4 Steel chimney flues are permitted to exit through the roof or the wall.

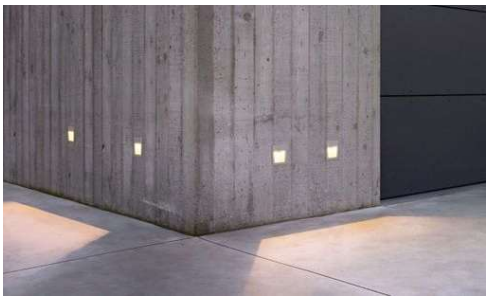
6.9.5 If the steel chimney flue exists through the wall it is not allowed to bend. It must have a perpendicular connection to a vertical shaft.

6.10 External Lighting

6.10.1 External lights facing the road should ideally be brick lights, wall washes, feature lighting, strip LED installations positioned at 300mm above finished floor level (AFFL), or fittings that are fully or largely concealed from the roadway. Full specifications and illustrations must be included in the submission and fully illustrated on the elevations. Floodlights are not permitted. (RULE)

6.10.2 The criteria for outside lighting should be "to see the pool of light but not the source of light." In other words, lights on exterior walls should not be bright and directed towards the streets, neighbours, or upwards. (RULE)

6.10.3 The reduction of unnecessary external light fittings, the use of proximity switching, lower output lamps, shielding light sources from neighbours, and all efforts to minimize light spill and light pollution are strongly encouraged. These measures serve both as an energy-saving strategy and as an endeavour to maintain the essentially rural character of the estate. (RULE)



6.11 Sundry Items

6.11.1 No air conditioner or component of an air conditioning system may be visible from the roadways or public areas. All proposed installations must be clearly marked and approved on the submission drawings. (RULE)

6.11.2 Gas installations must be planned from the outset and, in addition to any statutory or by-law requirements, they must be screened or located so as not to be visible from any roadway or public area. All proposed installations must be clearly marked and approved on the submission drawings. (RULE)

6.11.3 No satellite dishes or similar externally mounted equipment will be permitted. (RULE)

6.11.4 Water tanks may be installed in the following manner, with full details including water collection to be included on drawings for approval: (RULE)

6.11.4.1 Between the building line and boundary, where the tanks are located behind a boundary wall and sunken into the ground, fully boxed with timber cladding or an approved material on a frame, with the top of the finished cladding at least 1m below the height of the adjacent boundary wall.

6.11.4.2 Behind the building line setback, where fully boxed with timber cladding or an approved material on a frame, with the top of the finished cladding not more than 2.2m above the EGL.

6.11.4.3 Where an alternative cladding or material type has been used on the building, the architect may propose the substitution of such material for the prescribed timber cladding if they believe it will better complement the design. Approval of such a proposal will be made by the DRC, and each application will be considered solely on its individual merits, with no decision or waiver creating a precedent.

6.11.5 No Wendy houses, garden sheds, or temporary structures are permitted. (RULE)

6.11.6 The installation and types of generators are regulated by CTCC by-laws. Positioning and screening of any generator installation are controlled by the HOA. Any proposal for a generator must first obtain HOA approval for the position and possible screening requirements, and then be confirmed with the CTCC for compliance with the by-laws regulating noise generation, fuel storage, and noxious fumes, among others. The permitted hours of operation are from 06:00 to 22:00, with testing allowed only during the hours of 08:00 to 17:00, Mondays to Fridays. (RULE)

6.11.7 Photovoltaic installations are permitted where mounted in the same plane as the pitched roof. (RULE)

6.11.8 Any PV panels on flat roofs must not be visible from the street. The top of any solar collector must be lower than the surrounding parapet. (RULE) Photo voltaic panels may be:

6.11.8.1 Glass-on-glass systems with shallow frames in the natural anodized finish (no deeper than 30mm on the sides) (RULE)

6.11.8.2 Glass-on-vinyl or black-backed systems with frames in black or dark grey finish. (RULE)

6.11.9 Full details and specifications of any installation are required for approval before work commences. (RULE)

7 Landscape Design Guidelines

7.1 General Landscape Guidelines

7.1.1 Encouragement is given for the seamless integration of landscape designs between open communal areas, street reserves, and private properties. The following criteria should be adhered to for each property:

7.1.1.1 The arrangement of lawns and planted areas at the boundary between public spaces and private land should blend harmoniously.

7.1.1.2 Homeowners are urged to enhance their landscapes while maintaining consistency with the species and overall aesthetic of adjacent public areas.

7.1.1.3 Homeowners are encouraged to select plants for their gardens from the recommended plant list which may be extended from time to time so as to enhance the overall vision and quality of this lifestyle.

7.1.2 Trees:

7.1.2.1 Brabejum stellatifolum Brachlaena discolour/nerifolia

7.1.2.2 Buddleja salvifolia Calodendrum capense

7.1.2.3 Cassine piragua Celtis Africana

7.1.2.4 Combretum erythrophyllum Cunonia capensis

7.1.2.5 Curtissia dentate Dais cotinifolia

7.1.2.6 Ekebergia capensis Erythrina lysisteman

7.1.2.7 Ficus natalensis Halleria lucida

7.1.2.8 Harpephyllum caffrum Kiggelaria Africana

7.1.2.9 Liquidamber Nuxia floribunda

7.1.2.10 Olea europaea subspesie Africana Platanus acericifolia

7.1.2.11 Podocarpus henkelii Podocarpus latifolius

7.1.2.12 Populus simonii Prunus Africana

7.1.2.13 Quercus ilex Quercus nigra

7.1.2.14 Quercus palustris Quercus subor

7.1.2.15 Salix mucronata Sparmania Africana

7.1.2.16 Syzygium cordatum Trichellia emetic

7.1.2.17 Olive trees

7.1.3 Shrubs, creepers, groundcovers and perennials:

7.1.3.1 Agapanthus nana – blue Agapanthus praecos

7.1.3.2 Agathosma ciliaris Agathosma serphyllaceae

7.1.3.3 Aloe arborescens Aloe tenuoir

7.1.3.4 Anisodontea scabrosa Aptenia cordifolia

7.1.3.5 Aristea major Arctotis hirsute

7.1.3.6 Arctotis sp. Arctotis witkoppen

7.1.3.7 Asystasia gangetica Athanasia crithmifolia

7.1.3.8 Barleria obtuse Barleria purple prince

7.1.3.9 Carrisa macrocarpa “green carpet” Chasmanthe aethiopica

7.1.3.10 Chondropetalum tectorum Chrysanthemoides incana

7.1.3.11 Chrysanthemoides monilifera Cineraria saxifrage

7.1.3.12 Cistus sp. Clerodendron ugandense

7.1.3.13 Coleonema sp. Coleonema album

7.1.3.14 Convulvulus cneorum Cotyledon orbiculata

7.1.3.15 Crassula ovate Dietes grandiflora

7.1.3.16 Dierama pendulum Elegia capensis

7.1.3.17 Eriocephalus africanus Erica spp.

7.1.3.18 Euryops virgineus Euryops pectinatus

7.1.3.19 Felicia amelloides Felecia sp.

7.1.3.20 Gazania Gazania uniflora

7.1.3.21 Gazania krebsiana Geranium incanum

7.1.3.22 Gnidia squarosa Helechrysum argyrophyllum

7.1.3.23 Helechrysum cymosum Helechrysum teretifolium

7.1.3.24 Heliotrope royal marine Hibiscus sp.

7.1.3.25 Hypoestes aristata Jasminum angulare

7.1.3.26 Jasminum multipartitum (shrub) Lavendula dentate

7.1.3.27 Leonotis leonoris Kniphofia praecox

7.1.3.28 Leonotis leonurus (white) Osteospermum ecklonis

7.1.3.29 Pelargonium cuculatum Pelargonium capitatum

7.1.3.30 Pelargonium peltatum Plectranthus ecklonii

7.1.3.31 Plectranthus fruticosus Plectranth mona lavender

7.1.3.32 Plectranthus strigosus Plumbago auriculata

7.1.3.33 Plumbago auriculata – blue Plumbago ariculata – white

7.1.3.34 Podalyria calyptrate Polygala fruticosa

7.1.3.35 Polygala myrtifolia Polygala petite sugar baby

7.1.3.36 Protea spp. Raphiolepis indica

7.1.3.37 Rhamnus prunoides Rhus crenata

7.1.3.38 Rosa sp. Salvia leucantha

7.1.3.39 Scabiosa Africana Senecio macroglossum

7.1.3.40 Strelitzia juncea Strelitzia reginae

7.1.3.41 Sutera sp. Sylvia africana-lutea

7.1.3.42 Tecomaria capensis (Yellow and Orange) Tulbachia violacea

7.1.3.43 Watsonia pillansii Zantedeschia aethiopica

7.1.3.44 Various vine species

7.1.4 Bulbs:

7.1.4.1 Agapanthus spp. Amaryllis belladonna

7.1.4.2 Aristea major Aristea minor

7.1.4.3 Bulbine frutescens Chasmanthe aethiopica

7.1.4.4 Chasmanthe floribunda – yellow Clivea miniata

7.1.4.5 Dierama pendulum Sparaxis bulbifera – white

7.1.4.6 Watsonia marginata

7.1.4.7 Watsonia pyramidata

7.1.4.8 Streams and water margins:

7.1.4.9 Berzelia abrotanoides / lanuginose Calopsis paniculata

7.1.4.10 Condrapetalum tectorum Elegia capensis

7.1.4.11 Elegia cuspidate Erica perspicua

7.1.4.12 Falkia repens Ischyrolepis subverticillata

7.1.4.13 Juncus capensis Kniphofia praecox

7.1.4.14 Lobelia alata Orphium frutescens

7.1.4.15 Psoralea repens Restio festuciformis

7.1.4.16 Rhodocoma filiosa Scirpus nodosus

7.1.4.17 Wachendorfia thyrsiflora

7.1.4.18 Watsonia wet loving spp

7.1.4.19 Zantedeschia aethiopica

7.2 Specific guidelines related to Ecological Transition Zones (ETZ) (Municipal Regulations)

7.2.1 These guidelines only apply to properties bordering the Tygerberg Reserve, the Tygerberg Open Space System, and the north to south Stream Corridor.

7.2.2 It's crucial to maintain the distinctiveness of the Kanonberg Lifestyle Estate while respecting the surrounding natural features like rivers, ridges, and open spaces. A balanced transition between the development and its environment is necessary to preserve the integrity of both natural and human elements.

7.2.3 An Ecological Transition Zone (ETZ), outlined on the Landscape Reference Plan, is mandated for all properties along the edges of the Tygerberg Reserve, the Tygerberg Open Space System, and the Stream Corridor. Its purpose is to manage the interface between development and natural features.

7.2.4 ETZs aim to create a harmonious and respectful relationship with surrounding natural areas, minimizing potential negative impacts and maximizing the preservation and appreciation of these features for future generations.

7.2.5 The following guidelines apply within ETZs:

7.3 The north to south stream corridor.

7.3.1 Developers are tasked with rehabilitating the north to south stream corridor to resemble a natural river landscape. This effort requires careful development control along the riverbanks on private properties.

7.3.2 A 5-meter-wide buffer zone on both sides of the river will be mandated for all properties adjacent to the stream, creating an Ecological Transition Zone (ETZ) to manage the river interface. (RULE)

7.3.3 Within this 5-meter-wide ETZ, only timber decks are permitted; no buildings, structures, or fences are allowed. (RULE)

7.3.4 Planting within the ETZ should exclusively comprise natural wetland species to promote the establishment of an indigenous landscape. (RULE)

7.3.5 Formal or manicured gardens are prohibited within the ETZ along the stream interface. (RULE)

7.3.6 Due to its invasive nature, Kikuyu lawn (Pennisetum clandestinum) is not permitted on any property along the Stream Corridor. (RULE)

7.4 Tygerberg reserve

7.4.1 Constructing developments on private properties bordering the Tygerberg Reserve (lots 38864 to 38870) will lead to the desired improvement and acknowledgment of the Reserve. Therefore, careful control is necessary at the interface between the development and the Reserve.

7.4.2 An Ecological Transition Zone (ETZ), at least 5 meters wide (although a broader zone is encouraged), will be mandated for all properties directly adjacent to the Tygerberg Reserve. Only environmentally sensitive planting will be permitted within this zone. (RULE)

7.4.3 No trees, even if they are exotic, are to be removed on any property along the Reserve. Instead, the gradual replacement of exotic species with indigenous ones is recommended. (RULE)

7.4.4 No structures, elements, or features (except for the boundary fence) are allowed within the ETZ. (RULE)

7.4.5 Only natural landscapes containing endemic species that contribute to the restoration and improvement of the Renosterveld ecosystem are permitted within the ETZ. (RULE)

7.4.6 No domestic or manicured gardens, or garden structures that might conflict with the Reserve, are to be erected within the ETZ. (RULE)

7.4.7 Kikuyu lawn (Pennisetum clandestinum) is prohibited on any property along the interface with the Tygerberg Reserve due to its invasive nature. (RULE)

7.5 Tygerberg open space system

7.5.1 All properties bordering the Tygerberg Open Space System will have a mandated 5-meter-wide Ecological Transition Zone (ETZ) to regulate development on private land facing the Open Space System and ensure a sensitive interface. (RULE)

7.5.2 A minimum 5-meter-wide ETZ will apply to all relevant properties, permitting only environmentally sensitive planting within its boundaries.

7.5.3 No trees, even if exotic, are permitted to be removed from any property along the Open Space System. Instead, the gradual replacement of exotic species with indigenous ones is encouraged. (RULE)

7.5.4 Structures, elements, or features (except for the boundary fence) are prohibited within the ETZ. (RULE)

7.5.5 Only natural wetland-type species are allowed to be planted within the ETZ to foster the establishment of a natural endemic landscape. (RULE)

7.5.6 No domestic or carefully maintained gardens, or garden structures conflicting with the Open Space System, are to be constructed within the ETZ. (RULE)

7.5.7 Kikuyu lawn (Pennisetum clandestinum) is not permitted on any property along the Open Space System due to its invasive nature. (RULE)

For any queries please contact:

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