

# **KANONBERG ESTATE DESIGN GUIDELINES**

# KANONBERG DESIGN GUIDELINES

## 2 March 2023 Rev D

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## 1. INTRODUCTION

This set of design guidelines controls the architectural and environmental identity of Kanonberg. It has been revised by the KHOA and their professional team to meet the requirements of an established Estate. The KHOA and controlling architects will ensure that the guidelines are complied with during any design and construction work.

The guidelines have been carefully reviewed so as to entrench a timeless collective architectural identity throughout the Estate without inhibiting the individual owner's creativity and style. The elements that form the essence of the style and the control of these elements are explained in this document.

The erf owner is free to choose his/her own architect subject to the condition that these written guidelines form the basis of the house design.

### 1.1 SUBMISSION PROCESS:

- 1.1.1 Meetings of the design review committee (DRC) will be convened by the Controlling Architect on an ad hoc basis as required to manage any submissions. (builder's holidays excluded).
- 1.1.2 Hard copies of the submissions are to be delivered to the Controlling Architects, complete with all required architectural and landscape drawings, completed checklists and proof of payment of the applicable submission fees.
- 1.1.3 A set of PDF copies of the plans are to be forwarded by the applicant to the Controlling Architect at the same time, to permit circulation to the DRC members before the meeting.
- 1.1.4 The Controlling Architect will check each submission prior to the meeting and, within fourteen days of receipt of a complete submission, present or circulate each submission to the committee, together with his recommendations, for discussion or acceptance by the DRC.
- 1.1.5 The DRC decision will be communicated to the architect responsible for the design by email within three working days of the date of the meeting or circulation.

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## **2. GENERAL PRINCIPLES**

- 2.1 This "design control document" is defined by a body of text (the written guidelines) which contains rules (which are enforceable) and guidelines (which are suggestions and not enforceable) Where there is any difference in interpretation of the rules the opinion of the Controlling Architect shall be final. (rule)
- 2.2 The constitution requires that homeowners must comply with the architectural and environmental controls when houses are designed, built, altered or renovated.
- 2.3 The approval does not exempt the applicant from any other legislation, bylaws or regulations that may be applicable by any statutory body with control over the estate eg. Municipal approval. (rule). It is advised that neighbours be consulted before construction commences.
- 2.4 Any submissions which deviate from these guidelines shall be accompanied by a fully motivated waiver application. Where the controlling architect and the duly appointed Home Owners Association representatives (DRC) feel that the waiver will promote good architecture and the interest of the overall built environment they may approve such a waiver. No waiver granted in this process will create a precedent for approval of future waiver applications. (rule)
- 2.5 In order to optimize the manner in which the buildings on the estate use their individual locations it is a requirement that the architect employed by the homeowner visit the site, familiarize themselves with the site constraints and opportunities vis a vis (among others but not limited to) access, existing infrastructure, topography, prevailing weather conditions, summer and winter sun angles, distant views and adjacent views and view corridors.
- 2.6 It is a requirement that the property owner engage a registered professional architect (SACAP-PrArch) to carry out the design of any work on the property and that any submission will appear on this registered PrArch's title block and include both the registered persons registration number and signature.
- 2.7 Given the nature of the environment homeowners are encouraged to limit or omit external lighting as far as possible and to look to preventing "light spill" from patios and homes onto adjoining areas.

## **3. PLANNING CONTROLS**

### **3.1 DENSITY, HEIGHT AND COVERAGE OF BUILDINGS**

#### **3.1.1 Density:**

Only one dwelling per single residential or group housing erf is permitted. (rule)

#### **3.1.2 Height:**

- 3.1.2.1 The buildings (excluding chimneys) are limited to a maximum height of 8m measured vertically from natural ground level to the apex or top of any roof. This is to be determined using a survey plan provided by the owner. (rule)
- 3.1.2.2 Each plan submission to 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 / slabs related back to the contour levels. (rule)
- 3.1.2.3 Natural ground level (NGL) is defined as being the existing ground level of each site at handover or as close to the original undisturbed level as can be determined from the survey. (rule)
- 3.1.2.4 Homes may not exceed two storeys in height at any specific point, i.e. max two levels one above another. This does not prevent the staggering levels across the site provided that at no point may there be more than two levels directly one above the other.
- 3.1.2.5 The homeowner is to provide certificates from a registered land surveyor confirming that as built levels are in accordance with approved building plan at each slab level and when roof trusses are fixed; as each respective stage is reached.
- 3.1.2.6 Special conditions are applicable to houses which are to be built on erven 38864 to 38870. These conditions are fully described in 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 of sea level, except for erven mentioned below:

Erf 38864 - 281,8m  
Erf 38865 - 282,3m  
Erf 38866 - 281,8m  
Erf 38867 - 281,0m  
Erf 38869 - 282,4m  
Erf 38870 - 281,3m

### **3.1.3 Coverage:**

- 3.1.3.1 All hard-roofed patios, verandas, and similar areas are to be included in all coverage calculations. (rule)
- 3.1.3.2 The coverage may not exceed 50% of the erf size. (rule)
- 3.1.3.3 Total bulk may never exceed 75% of the erf size. (rule)
- 3.1.3.4 First floor area may not exceed 70% of ground floor area. (rule)

## **3.2 BUILDING LINES**

### **3.2.1 Street Boundary**

- 3.2.1.1 5m from the erf boundary for double storey excluding Stand 39-46 where the setback shall be 4.5m. (rule)
- 3.2.1.2 Where an erf has frontage onto more than one street the street building setback will apply only along the street on which the homeowner takes vehicular access. Any other boundaries will be subject to setbacks as for side boundaries. (rule)

### **3.2.2 Garages and Covered Parking.**

- 3.2.2.1 Garages are to be set back a minimum of 1.5 m behind the line of the façade of the dwelling. (rule) Innovative methods of managing the garages effect on the streetscape will be evaluated on individual merit.
- 3.2.2.2 Where garage entrances are rotated at 90 degrees to the road, from which access is taken, a setback from the boundary of 5m may be permitted subject to the introduction of windows or suitable scaling elements to the road facing façade of the garage.

### **3.2.3 Side Space**

- 3.2.3.1 Single storey 3 m (minimum) in estate generally, except for Stands 39-46 where the side spaces is 10m.(rule)
- 3.2.3.2 Double storey 3.5m (minimum) in estate generally. (rule)

### **3.2.4 Green space and ETZ**

- 3.2.4.1 Set back of 5m from the erf boundary required. (rule)

## **3.3 DRIVEWAYS**

- 3.3.1 The hard-surfaced access to the road may not exceed a total width of 6m where it crosses the sidewalk. (rule) Note this may consist of several separate strips not exceeding the total width when added together.

### **3.3.2 Appearance**

- 3.3.2.1 Driveway materials are to be clay brick pavers (colour- red), grey concrete cobbles or brown stone exposed aggregate surface beds. (rule)
- 3.3.2.2 The side way level may not be altered to provide access for driveways unless the extent and levels have been specifically motivated and approved by the committee.

### **3.3.3 Sleeves**

- 3.3.3.1 Each homeowner shall provide two 100mm PVC sleeves 500mm below any new drive way complete with draw wires. The sleeves are to be situated alongside one another at 2000mm from the kerb edge and are to extend a minimum of 600mm beyond the edge of the driveway surface. (rule)

## **3.4 BOUNDARY WALLS**

### **3.4.1 Street Facade, Boundaries facing onto the Estate perimeter and Boundaries facing onto internal green spaces.**

- 3.4.1.1 Low masonry walls with a simple defined base and coping and a maximum height not exceeding 900mm will be permitted along the front and side boundaries. These may be topped with a decorative timber balustrade in timber or a timber proportioned material in an approved design which must be visually permeable. The combined height of the wall and balustrade shall not exceed 1800mm above the natural ground level. (rule) Full details of the proposed panels must be submitted for approval prior to manufacture being started.
- 3.4.1.2 No wall exceeding 900mm in height or combination of wall and fence exceeding 1800mm in height will be permitted ahead of a line extending the plane of the front façade of the house to the side boundaries except where the DRC considers these to be integral to the design of the house. (rule)
- 3.4.1.3 No gates shall be higher than the adjoining wall. (rule)
- 3.4.1.4 Full elevation of all boundary walls showing heights of wall, natural, finishes, internal and external ground levels required on submission. (rule)

### **3.4.2 Side and Rear Boundaries other than those covered by 3.4.1**

- 3.4.2.1 Wall types permitted under 3.4.1 will be permitted to the side and rear boundaries. (rule)
- 3.4.2.2 Solid walls between the erven shall not exceed 2100mm in height and any portion of a boundary wall extending from the front façade of the house to the roadway is to comply with the requirements of Clause 3.4.1.1. Walls enclosing the drying yard must be 2100mm high solid walls. (rule)
- 3.4.2.3 All boundary walls are to be smooth plastered and painted as a minimum and shall be finished on both sides.
- 3.4.2.4 Where slope of the natural ground requires it the boundary walls shall be stepped to ensure compliance with the height restrictions relative to the original natural ground level. Note that soil may never be retained more than 300 above NGL on the inside of any boundary walls

### **3.4.3 Screen Walls**

In certain cases, screen walls between the building line and boundary may be allowed to screen pools and other private areas. The positioning, height and extent of these walls has to be approved by the Homeowners Association, with the proviso that no screen wall may be closer than 1m to the side, rear or front boundaries.

- 3.4.4 Full elevations for all boundary walling indicating existing and finished ground levels as well as all applicable wall heights and details of the wall required with submission. (rule)

## **3.5 RETAINING WALLS/STRUCTURES**

Retaining structures may be used. Massive retaining structures are not permitted. Natural stone and gabions are the only finishing materials permitted for retaining walls with special approval by the KHOA and where these are used, they are to be stepped in levels not exceeding 1m in height with sufficient horizontal steps to allow plantings – min 600mm planting space (rule)

## **4. ARCHITECTURAL ELEMENTS AND MATERIALS**

### **4.1 ROOFS**

- 4.1.1 Only the following finishes will be permitted:

- 4.1.1.1 Coverland Elite or Marley Modern through colour concrete tiles in colours- Kalahari, Dark slate grey and Terracotta are permitted. (rule)
- 4.1.1.2 Natural Slate - Silver Blue (rule)
- 4.1.2 All rainwater goods which are exposed to be painted or coloured to match walls or gutters. (rule)
- 4.1.3 Permitted roof pitch is either 30 or 45 degrees, same pitch to be used throughout. (rule)
- 4.1.4 Roof articulation to be simple, hipped end, parapets or gabled ends with bargeboards are permitted. (rule)
- 4.1.5 Vent pipes may not be visible from roadways.
- 4.1.6 Eaves overhangs to be 500mm measured from wall to fascia for pitched roofs. (rule)
- 4.1.7 Flat roofs will be allowed to a maximum of 10% of the area of the roof plan except in the cases of Erven 38864-38870 where flat roofs may be 100% of roof area. Flat roofs are intended as connectors between pitched roofs only. (rule)
- 4.1.8 All flat roofs are to be constructed of concrete only and to have a finishing layer of brown stone chip laid over any waterproofing. (rule)
- 4.1.9 Any PV panel or solar collector panels are to be mounted in the same plane as the roof and frames and brackets are to be coloured to match the roof finish. Installation and extent must be shown on the submission drawings (rule)
- 4.1.10 Roof Maintenance
  - 4.1.10.1 The full preparation specification and application methodology is to be lodged with the Estate Manager for approval before any work is started.
  - 4.1.10.2 Roof repainting will be permitted (excluding slate tiles) where the roof paint colours are: Sabre paints mixed to match the existing approved tile colour palette:
    - i. Canon Charcoal TP147 – IK
    - ii. Tile APS - TP063 – IK
    - iii. Rising Moon APS – TP674 – IK
  - 4.1.10.3 Note that damaged tiles, valley gutters and ridges should be properly replaced or repaired to original specification before repainting. No acrylic bandaging, rubberised finishes or any remedial work other than to match the original installation is permitted.
  - 4.1.10.4 It is suggested that gutters are replaced where these have become damaged, any repair or repainting other than reinstatement to original specification to be approved by the Estate Manager before any work is started.

## **4.2 WALLS**

- 4.2.1 The following wall finishes are permitted.
  - 4.2.1.1 Smooth plaster and paint. (colour to be to approved KHOA palette.) (rule)
  - 4.2.1.2 De Hoop red Face brick or fair faced brick work painted to match other walls and not exceeding 30% of external wall surface (rule)
  - 4.2.1.3 Integral coloured rendered wall coatings such as Marmoran, Gama Zenith and Earthcote within the approved Kanonberg palette. (guideline)
  - 4.2.1.4 Everite Nutec fibre cement panels in a shiplap format. (rule)
  - 4.2.1.5 Locally specified stone (as per the Estate Gatehouse – Dry pack sandstone). (rule)
- 4.2.2 Plumbing pipes are to be suitably concealed within walls or ducts and may not be exposed to the exterior.
- 4.2.3 Accent Colours as may be permitted by the KHOA, are not to exceed 15% of wall area. (rule)
- 4.2.4 Swatches of the approved colours are available to view with the Estate Manager and may be updated by the KHOA from time to time. (rule)

## **4.3 WINDOWS, SHUTTERS AND DOORS**

- 4.3.1 Only the following materials are permitted:
  - 4.3.1.1 Aluminum-powder / epoxy coated colour: Dark grey, Dark brown or white. (rule)

- 4.3.1.2 Timber either in a natural finish or coloured as for aluminium above. (rule)
- 4.3.2 Window proportions should be either square or such that height exceeds width. Window proportion is measured across the window from plastered edge to plastered edge. (rule)
- 4.3.3 In the event that burglar bars are fitted these must be internal and should be aligned with the windows, mullions and transoms. Clear internal guards will also be permitted. (rule)
- 4.3.4 Large doors and windows which are divided by frames into panels of approximately 900mm in width in the accepted vertical format or larger than 900mm in a horizontal format will be permitted where screened or recessed a minimum of 1500mm behind the outer line of a roof overhang, pergola or verandah. (rule)
- 4.3.5 Garage doors may be either single or double and may be either sectional overhead or tilt up type. (rule)
- 4.3.6 Only operational side hung shutters will be permitted and must match either wall or windows. (rule)
- 4.3.7 Glazing shall be clear. No heavily coloured or mirrored glass will be permitted. (rule)
- 4.3.8 Corner windows are not permitted without a minimum 100mm vertical junction to the corner to match the frame. (rule)
- 4.4 AWNINGS**
- Awnings must be concealed from the road. (rule) Fixed or fitted fabric awnings may only be fitted within the building envelope or behind fascia beams or below pergolas, they may not project beyond this extent. These awnings may be only of a single colour in line with the Kanonberg colour palette. The awning material must be of a uniformly matt finish with the appearance of canvas. No windows, cut outs, ventilation slots, tassels, crenellated edges or similar functional or decorative modifications will be allowed to the awning. Any awning must be submitted for approval. (rule)
- 4.5 HANDRAILS AND BALUSTRADES**
- 4.5.1 The following materials will be allowed:
- 4.5.1.1 Timber or a timber proportioned material, finish to be to match walls or windows or in the case of timber a natural stained or varnished finish will be permitted. (rule)
- 4.5.2 Design drawings of adequate scale required with submission (min 1:50)
- 4.6 COLUMNS AND PILLARS**
- 4.6.1 All columns are to be square with a minimum horizontal dimension of 330mm thick- masonry or 100mm thick- timber. (rule)
- 4.6.2 The following materials are allowed:
- 4.6.2.1 Facebrick (approved facebrick as per palette) with or without copings/plinths
- 4.6.2.2 Plaster and paint (colour as per approved palette)
- 4.6.2.3 Natural stone (as per approved palette)
- 4.6.2.4 Natural timber (either stained or varnished)
- 4.6.2.7 Natural timber in conjunction with plaster and paint with or without copings/plinths.
- 4.7 PLASTER MOULDINGS**
- 4.7.1 The use of figurative mouldings or curvilinear moulding elements is expressly excluded. (rule)
- 4.8 PERGOLAS**
- 4.8.1 A pergola element is mandatory in front of the garage or an equal length of pergola provided elsewhere on the street facing façade. (rule)
- 4.8.2 The following materials are allowed:
- 4.8.3.1 Natural timber (rule)
- 4.8.3.3 Aluminium or steel to match the proportion of timber and with any exposed ends closed. (rule)

4.8.3 All pergola members to have straight angled ends where end is not fixed to wall (rule)

#### **4.9 CHIMNEYS AND FIREPLACES**

4.9.1 Chimneys should be bold thick, square or rectangular type (minimum of 1,5m in width). (rule)

4.9.2 Chimneys to protrude at a minimum of 1m and a maximum of 2,5m above the roof apex. (rule)

4.9.3 Steel chimney flues will be permitted where they exit through the roof, are coloured to match the roof and are not higher than the adjoining ridge. No flues may exit through walls. (rule)

#### **4.10 EXTERNAL LIGHTING**

4.10.1 All external lights to road facing façades should ideally be brick lights @ 300mm AFFL or fittings fully or largely concealed from the roadway (guideline). Full specification and illustration to be included on submission and fully illustrated on the elevations. Floodlights not permitted (rule)

4.10.2 The outside light criteria should be "to see the pool of the light but not the source of the light", i.e. lights on outside walls should not be bright and shining towards the streets, neighbours or upwards. (guideline)

4.10.3 The omission of unnecessary external light fittings, use of proximity switching, use of lower output lamps, shielding of light sources from neighbours and all efforts to reduce light spill and light pollution are strongly encouraged. This both as an energy saving strategy and, in an effort, to maintain the essentially rural character of the estate. (guideline)

#### **4.11 SUNDRY ITEMS**

4.11.1 No air-conditioner or component of an air conditioning system may be visible from the roadways and public areas and all proposed installations are to be clearly marked and approved on the submission drawings. (rule)

4.11.2 Gas installations shall be planned from the outset and in addition to any statutory or bye-law requirements these shall be screened or located such that they are not visible from any roadway or public area. All proposed installations are to be clearly marked and approved on the submission drawings. (rule)

4.11.3 No satellite dishes or similar components externally mounted equipment will be permitted. (rule)

4.11.4 Water tanks will be permitted to be installed in the following manner, (full detail including water collection to be included on drawings for approval):

Between the building line and boundary where the tanks are located behind a boundary wall and sunken into the ground and fully boxed with a timber cladding or equal approved material on a frame where the top of the finished cladding is a minimum of 1m below the height of the adjacent boundary wall. (rule)

Behind the building line setback where fully boxed with a timber cladding or equal approved material on a frame where the top of the finished cladding is not more than 2.2m above the NGL. (rule)

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 where they believe that this will better compliment the design. The approval of such a proposal will be made by the DRC and each application will be considered solely on its own individual merits and no decision made, or waiver granted, in this respect shall create a precedent. (guideline)

4.11.5 No Wendy houses, garden sheds or temporary structures are permitted. (rule).

4.11.6 The Installation and types of generators are regulated in terms of the CTCC bye-laws. Positioning and screening of any generator installation is controlled by the HOA. Any proposal for a generator should thus first obtain HOA approval for the position and possible screening requirements and then be confirmed with the CTCC for compliance with the bye-laws regulating, among others, noise generation, fuel storage and noxious fumes. The permitted hours of operation are 06h00-22h00. Testing of the generator set shall take place only during the hours of 08h00 to 17h00 Mondays to Fridays.

4.11.7 Photovoltaic installations are permitted where mounted in the plane of the roof, photo voltaic panels

may be:

- a. Glass on glass systems with shallow frames in natural anodised finish (no deeper than 30mm on the sides)
- b. Glass on vinyl or black backed systems with frames in black or dark grey finish.

Other solar collectors and systems are to be mounted in the plane of the roof and the framing is to be black or coloured to match the roof.

Full details and specification of any installation are required for approval before work is commenced.

## **5. LANDSCAPE DESIGN GUIDELINES**

Every stand within the Kanonberg Lifestyle Estate will be subjected to the general landscape guidelines as stipulated in section 6.1. Stands bordering the Tygerberg Reserve, the Tygerberg Open Space System and the north to south Stream Corridor will be subjected to additional guidelines as laid down in section 6.2 (refer to Addendum 4 for figures and sketches).

### **5.1 GENERAL LANDSCAPE GUIDELINES**

#### **INTENT:**

The purpose of the general landscape guidelines is to create an integrated and responsive landscape with emphasis on nature, open space and style that will be unique to the Kanonberg Lifestyle Estate. It will also create sensitivity and harmony between the development and the surrounding nature. The guidelines furthermore aim to preserve and enhance the existing environmental attributes, minimise possible negative impacts whilst at the same time establish a new, dynamic and elegant character to the estate.

In order to control the general landscape development on private property to be a continuation of the landscape design of public spaces as will be established by the developer, the following set of guidelines will apply to every stand:

#### **GUIDELINES:**

##### **5.1.1 PRESERVATION OF EXISTING TREES**

The development will at all cost, preserve as many as possible of the existing trees, even though they may be exotic species. This will minimise visual impacts and preserve the value and character of the Farm. However any new tree planting will be indigenous as far as possible.

Several of the stands are characterised by already having an abundance of trees on them. As the trees on the farm do much to define the sense of place and character of Kanonberg, strict environmental guidelines and penalties will apply to the future homeowner regarding the preservation of existing trees.

A maximum area consisting of the construction footprint plus an additional "buffer" of maximum 4.5m wide outside the footprint can be cleared for construction. Any tree outside this area must be preserved unless it can be proven that a tree might be unstable and can cause a potential danger by falling over. This 4.5m wide "buffer" is not allowed to encroach onto the stand's building lines. Any tree within the building line area will automatically be preserved, except those trees that need to be removed for building the boundary walls and for security purposes.

In order to control and minimise the area of tree clearing on individual stands the following guidelines will apply:

- 5.1.1.1 The principle will be that a maximum area consisting of the house footprint area plus an additional area of maximum 3m wide outside the footprint, can be cleared for construction.
- 5.1.1.2 Any tree outside this area must be preserved at all cost unless it can be proven that a tree might be unstable and can cause a potential danger for falling over.

- 5.1.1.3 The 3m wide zone is not allowed to encroach on the building line area.
- 5.1.1.4 Apart from trees that need to be cleared for purposes of the boundary walls, any other trees within the building line area must be preserved.
- 5.1.1.5 Trees within driveway, patio and pool areas can only be cleared within an area equals to the minimum dimensions of the structure plus maximum 1m on either side (2m in the case of a pool).

*Architects are encouraged to rather use the existence of trees on the stand as design opportunities, as opposed to seeing the trees as design inhibitors.*

## **5.1.2 BOUNDARY FENCES**

In order to create an "open and integrated" environment, the use of boundary fences is restricted to the following

- 5.1.2.1 The facade should ideally be left open and the use of natural and indigenous landscaping onto the facade is encouraged.
- 5.1.2.2 Only "werf" walls are allowed on any boundary facing onto a street or any open space in order to encourage the use of the front elevation of a house as part of the security line.
- 5.1.2.3 Boundary fences as described above may not exceed a height of 900 mm
- 5.1.2.4 Design and material to be in accordance with the architectural guidelines.
- 5.1.2.5 Boundary fences other than specified in 6.1.2.1 may not exceed 2m in height and the materials thereof are to be in accordance with the architectural guidelines.

## **5.1.3 DRIVEWAYS**

Every homeowner will be responsible for the construction of a driveway on the street reserve according to the following specification and as indicated on the general landscape plan:

- 5.1.3.1 Driveways are to be 5m wide and 3m away from the most southern stand boundary.
- 5.1.3.2 Driveway materials are to a combination of Smartstone (or similar) concrete cobble (charcoal colour) and De Hoop (or similar) red clay bricks.
- 5.1.3.3 Driveways on private property facing towards the street are to be of the same materials.
- 5.1.3.4 Base for paving to be compacted to 93% MODAASHTO density.

## **5.1.4 PLANT SPECIES**

The character of Kanonberg constitutes not only in the existing environmental attributes but also by the architectural style as well as the specific landscape architecture to be introduced. The landscape vernacular will fulfill a crucial role in the harmonious integration of the "existing" and the "new", typical of Kanonberg. For this reason the use of plant species on private property need to be controlled as follows:

- 5.1.4.1 The establishment of an indigenous, and as far as possible endemic, plant community is encouraged throughout Kanonberg.
- 5.1.4.2 No exotic or invader species are to be introduced.
- 5.1.4.3 The use of Kikuyu lawn is permitted only in the private garden areas. The use of Kweek or Buffalo lawn is also encouraged.
- 5.1.4.4 The planting of Palm trees will not be permitted.
- 5.1.4.5 In response to the historical context of the environment, certain exotic tree species will be allowed as indicated in the table below. On the same par, limited exotic but non-invasive shrub and groundcover species will be allowed in properties covered by the existing Pine or Blue Gum forest.
- 5.1.4.6 Plant species on private property are to enhance the character of the adjoining street and or open space landscape.

### **5.1.5 LANDSCAPE DESIGN**

The integration of the landscape design of open spaces and street reserves with that of private property is encouraged. The following measures are to be applied in the landscape design of each stand:

- 5.1.5.1 Homeowners are encouraged to enhance and to stay within the framework of species and landscape character of the public landscape adjoining a stand.
- 5.1.5.2 The landscape layout, in terms of lawn and bed areas, at the interface between public spaces and private property are to be harmoniously integrated.

### **5.2 SPECIFIC GUIDELINES RELATED TO ECOLOGICAL TRANSITION ZONES (ETZ)**

The following guidelines will only be applicable to stands bordering the Tygerberg Reserve, the Tygerberg Open Space System as well as the north to south Stream Corridor.

In simultaneously ensuring the uniqueness of the Kanonberg Lifestyle Estate as well as the surrounding natural features (rivers, ridges and open space), an appropriate and sensitive transition between the development and its surroundings will be essential. The integrity of the open spaces and natural features can only be achieved through the successful integration of the natural and the human components.

An Ecological Transition Zone (ETZ), as indicated on the Landscape Reference Plan, will apply to all stands (private property) along the periphery of the Tygerberg Reserve, the Tygerberg Open Space System as well as the Stream Corridor, with the objective to control the interface between the development and the surrounding natural features.

The purpose of the ETZ's is therefore to ensure a harmonious and sensitive responds to the surrounding natural open spaces and to minimise any possible negative impact. It will furthermore capitalize on the value of the natural features whilst also restoring and preserving it for generations to come.

The following set of guidelines will then apply within the various ETZ's:

#### **5.2.1 THE NORTH TO SOUTH STREAM CORRIDOR**

The rehabilitation of the north to south stream corridor into a riverine-type landscape (undertaken by the developers), need to be enhanced through controlled development on private property along the riverbank.

- 5.2.1.1 A 5m wide interface zone on private property on both sides of the river will be imposed on all stands adjoining the stream in order to establish an Ecological Transition Zone (ETZ) with the aim to control the stream interface.
- 5.2.1.2 No buildings, structures or fences other than timber decks will be allowed within the 5m wide ETZ.
- 5.2.1.3 Only natural wetland-type species should be planted within the ETZ, in order to ensure the establishment of a natural endemic landscape.
- 5.2.1.4 No formal or manicured gardens will be allowed within the ETZ along the stream interface.
- 5.2.1.5 No Kikuyu lawn (*Pennisetum clandestinum*) will be allowed on any stand along the Stream Corridor, due to the invasive nature thereof.

#### **5.2.2 TYGERBERG RESERVE**

Appropriate development on private property along the periphery of the Reserve (erven 38864 to 38870) will result in the desired recognition and enhancement of the Tygerberg Reserve. The

interface between the development and the Reserve need therefore be controlled.

- 5.2.2.1 An ETZ, with a minimum width of 5m (although a wider zone is encouraged), will be applicable to all the stands immediately adjoining the Tygerberg Reserve, wherein only environmentally sensitive planting will be allowed.
- 5.2.2.2 No trees are to be removed on any stand along the Reserve, even though it may be exotic. The gradual replacement of exotic species by indigenous species is encouraged.
- 5.2.2.3 No structures, elements or features (other than the boundary fence) are to be built within the ETZ.
- 5.2.2.4 Only natural landscapes consisting of endemic species that will restore and enhance the Renosterveld eco-system will be allowed within the ETZ.
- 5.2.2.5 No domestic or manicured gardens or garden structures that could be in conflict with the Reserve are to be constructed within the ETZ.
- 5.2.2.6 No Kikuyu lawn (*Pennisetum clandestinum*) will be allowed on any stand along the Tygerberg Reserve interface, due to the invasive nature thereof.

### **5.2.3 TYGERBERG OPEN SPACE SYSTEM**

All stands along the Tygerberg Open Space System will be subjected to a 5m wide ETZ, with the aim to control the development on private property facing towards the Open Space System and ensuring a sensitive interface.

- 5.2.3.1 An ETZ of minimum 5m wide will be applicable to all relevant stands, wherein only environmentally sensitive planting will be allowed within the ETZ.
- 5.2.3.2 No trees are to be removed on any stand along the Open Space System, even though it may be exotic. The gradual replacement of exotic species by indigenous species is encouraged.
- 5.2.3.3 No structures, elements or features (other than the boundary fence) are to be built within the ETZ.
- 5.2.3.4 Only natural wetland-type species should be planted within the ETZ, in order to ensure the establishment of natural endemic landscape.
- 5.2.3.5 No domestic or manicured gardens or garden structures that could be in conflict with the Open Space System are to be constructed within the ETZ.
- 5.2.3.6 No Kikuyu lawn (*Pennisetum clandestinum*) will be allowed on any stand along the Open Space System, due to the invasive nature thereof.