



OUTENIKUAS BOSCH

The Wildlife Village

ARCHITECTURAL DESIGN MANUAL – December 2021

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1.0 INTRODUCTION

1.1 BACKGROUND AND CONTEXT

Outeniquasbosch is an eco-estate located on the outskirts of the coastal town Mossel Bay, between the Hartenbos and Brandwag rivers. This area is known as the Garden Route, a popular holiday destination which stretches along the Southern Cape coast from Mossel Bay in the west to Natures Valley in the east.

The closest town is Hartenbos to the south-east, conveniently within easy reach of the development. Both George and Mossel Bay, two major towns in the Garden Route, are accessible along the N2 motorway and are both not more than 30 minutes' drive away by car.

Outeniquasbosch will be developed on an undulating terrain with prominent ridges and valleys rich in indigenous vegetation.

A number of game species was introduced more than 30 years ago and these roam freely along the slopes and valley thicket. The entire property is game fenced along its perimeter. It is within this natural habitat that approval has been granted by the authorities for the development of the Estate.

1.2 THE ECO ESTATE CONCEPT

The *eco estate* concept is distinctly different from that which is commonly referred to as suburban security or walled estates. The main focus of eco-village living is primarily the experience of being in a built environment responsive to its natural setting.

This type of development encourages a lifestyle of embracing nature and being sensitive to an environment where both the homeowners and the wild animals share the same domain.

In order to create the framework for the development of such an eco-village on the property, a number of detailed studies were commissioned to inform the planners on the most suitable approach to follow on this challenging terrain. These recommendations by various specialists were adopted in the final approvals issued by both local and provincial authorities. It is imperative that these recommendations be adopted as the foundation on and spirit in which all development of *Outeniquasbosch* will take place.

The town planners adopted the concept of creating clusters or pockets of erven where the houses are to be developed. These developed areas will be surrounded by natural areas that will result in a whole network of grouped houses and natural corridors. These corridors are important to allow the free movement of game throughout the entire development.

The most important challenge proved to be the way in which built structures or a modified landscape would impact on the natural landscape. It was clear that any intervention on certain areas of the site would be highly visible from outside the development. The impact on neighbouring clusters within the village also had to be considered.

A whole host of "visual mitigations" were suggested and approved and these have been incorporated in the *Outeniquasbosch* Design Manual (ODM).

ADJUDICATING ARCHITECT

The Adjudicating Architect means the architect appointed by the Home Owners Association (HOA) of *Outeniquasbosch* or his successor in title, who will act as adjudicator to assist the Association's Architectural and Aesthetics Committee (AAC) to approve proposed building work in terms of the aesthetic requirements as stipulated in the design manual. The Adjudicating Architect will also from time to time monitor building works to ensure it is completed in accordance with the AAC approved plans.

ASSOCIATION'S ARCHITECTURAL AND AESTHETICS COMMITTEE (AAC)

The Association's Architectural and Aesthetics Committee (AAC) is appointed by the HOA of *Outeniquasbosch* to review proposed building work in terms of the aesthetic requirements as stipulated in this design manual. The HOA and Adjudicating Architect are represented on the committee.

ATTIC

Attic means that portion of the roof space that is adapted to be used as habitable living space. This area shall not be taken into consideration as a storey for the purposes of height restrictions, as long as the building falls within the height restriction as applicable.

BASEMENT

That portion of a building of which the ceiling at any given point does not protrude more than one metre above natural ground level.

BOUNDARY

In relation to a land unit means one or more of the cadastral lines separating the land unit from another land unit or from a road reserve.

BOUNDARY WALL

Means any wall, fence or enclosing structure erected on or directly next to a cadastral property boundary.

BUILDING LINE

Means an imaginary line on a land unit, which defines a distance from a specified boundary, within which the erection of buildings or structures are completely or partially prohibited.

CADASTRAL LINE

Means a line representing the official boundary of a land unit as recorded on a diagram or general plan approved by the Surveyor-General and registered in the Deeds Office.

COMMON BOUNDARY

In relation to a property, means a boundary common with the adjoining property other than a street boundary.

COUNCIL

Means the municipal council of the Mossel Bay Municipality.

COVERAGE

Means the total area of a land unit that is covered by buildings, expressed as a percentage of the total erf area of the land unit, and includes –

- (a) Walls and buildings;
- (b) Solid roofs
- (c) Stairs, steps, landings, except entrance landings and steps, galleries, passages and similar features, whether internal or external; and
- (d) Canopies, verandahs, porches, balconies, terraces and similar features provided that the following portions of buildings must be disregarded in the calculation of coverage, namely –
 - (i) Stoeps less than 1.5m above natural ground level, entrance steps and landings;
 - (ii) Cornices, chimney breasts, pergolas, flower boxes, water pipes, drain pipes and minor decorative features not projecting more than 500 millimetres from the wall of the building;
 - (iii) Eaves not projecting more than 1,0 metres from the wall of the building; and
 - (iv) A basement, provided that the basement ceiling does not project above the ground level.

DISTURBED AREA

The disturbed site area is defined as the areas on site that are **permanently** disturbed or altered during the building process or developed as part of the final development on the site. This will include the building footprint, paved surfaces and landscaped areas not left in its natural state or rehabilitated according to the prescribed standards in the Landscape Manual.

DWELLING UNIT

Means a self-contained, inter-leading group of rooms with a uniform architectural style approved by the Municipality used for the living accommodation and housing of one family, together with such outbuildings as are ordinarily used with such a dwelling unit –

- (a) With not more than one kitchen
- (b) Provided that a maximum of two rooms which are not inter-leading with the dwelling unit and do not include a kitchen, are permissible.
- (c) With at least 1 single-or double garage

EAVE

Means a portion of a roof projecting beyond the face of a building, including any gutters.

ECO ESTATE

A housing development combining both a residential component and natural areas worthy of conservation. The management of the Eco Estate aims to ensure that the relationship between residents and the built- and natural environment is developed and maintained.

ENVIRONMENTAL CONTROL OFFICER

The Environmental Control Officer (ECO) is appointed by the HOA of *Outeniquasbosch* to monitor the environmental aspects in the process of design approval, construction work and landscape development.

ERF

The land unit registered in the name of the purchaser.

ERF BOUNDARY

Means a line representing the official boundary of a land unit as recorded on a diagram or general plan approved by the Surveyor-General and registered in the Deeds Office. Erf boundary has the same meaning as cadastral boundary.

ESTATE MANAGER

The Estate Manager (EM) is appointed by the HOA of *Outeniquasbosch* to ensure that residents, visitors and contractors adhere to the Estate Rules & Regulations and the Contractors Conduct Agreement.

FLOOR

Means the inner, lower surface of a room, garage or basement, and includes a terrace or atrium to which the occupants of a building have access;

FLOOR SPACE

In relation to any building, means the area of a floor which is covered by a slab, roof or projection; provided that -

- (a) any area, including a basement, which is reserved solely for parking or loading of vehicles is excluded;
- (b) external entrance steps and landings, a canopy, a stoep and an area required for external fire escapes are excluded;
- (c) a projection, including a projection of eaves, and a projection which acts as a sunscreen or an architectural feature, which projection does not exceed 1 metre beyond the exterior wall or similar support, is excluded;
- (d) any covered paved area outside and immediately adjoining a building at or below the ground floor level, where such paved area is part of a forecourt, yard, external courtyard, pedestrian walkway, parking area or vehicular access, and which is permanently open to the elements on at least the front or long side, is excluded.
- (e) Any covered balcony, verandah or terrace which, apart from protective railings, is permanently open to the elements on at least the front or long side, and which does not exceed 2,5 metres in width, is excluded;
- (f) Subject to paragraph (h), any stairs, stairwells and atriums that are covered by a roof are included;
- (g) In the case of multi-level buildings, any stairwells, lift wells, light wells or other wells, and any atrium, are only counted once; and provided further that –
 - (i) Floor space is measured from the outer face or the exterior walls or similar supports of the multi-level building; and

- (ii) The total floor space is the sum of the floor space of all the levels of the multi-level building, including that of any basement.

HEIGHT

Of a structure means a vertical dimension of the structure from the natural ground level to the wall plate or, in the case of a pitched roof, the ridge of the roof or the highest point of a building, measured in metres, provided that –

- (a) The height of a structure does not include chimneys, flues, masts or antennae.

HOME OWNERS ASSOCIATION

HOA means *Outeniquasbosch* Home Owners Association.

LANDSCAPING

Means the placement of plants, contoured features, water features, paving, street furniture and other soft and hard elements for the purposes of enhancing the aesthetic appeal, environmental management, amenity and value of a property.

MUNICIPALITY

Means the Municipality of Mossel Bay.

NATIONAL BUILDING REGULATIONS

Means the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977).

OUTENIKUABOSCH DESIGN MANUAL (ODM)

Means the prescribed design parameters outlined in Part 4 of this document.

OUTBUILDING

Means a structure, whether attached or separate from the main building, which is normally ancillary and subservient to the main building on a land unit, and includes a building which is designed to be used for the garaging of motor vehicles, and any other normal activities in so far as these are usually and reasonably required in the connection with the main building, but does not include a second dwelling.

OWNER

Owner means the registered owner of an erf or erven in *Outeniquasbosch*.

PARAPET

Means a low projection, wall or moulding which finishes the uppermost edge of a building with a flat or low pitched roof.

PERGOLA

Means any unroofed horizontal or approximately horizontal grille or framework and associated vertical support structure, such that the area in the horizontal projection of its solid portions does not exceed 25% of the total area thereof.

PROPERTY

Means land together with any improvements or buildings on the land.

RETAINING STRUCTURE

Means a wall or structure constructed to hold back earth or loose rock.

ROAD

Includes a public street or private road.

ROAD RESERVE

Means the designated area of land that contains a public street or private road (including the road and associated verge), which land may or may not be defined by cadastral boundaries.

SACAP REGISTERED PROFESSIONALS

Means for purposes of outlining professionals who qualify to submit projects for Outeniquasbosch :

Qualified Architects, Technologists, and Draughtspersons registered at the South African Council for the Architectural Profession in one of the following categories:

- Professional Architectural Technologist (P.Arch T)
- Professional Architectural Technologist (P.S Arch T)
- Professional Architect (P.Arch)

P.Arch Draft registrations are excluded from this definition

SERVICE YARD

Means a defined screened area proving utility services for, amongst others, general residential developments which include facilities such as washing lines.

SITE DEVELOPMENT PLAN

Means a dimensioned plan drawn to scale that indicates details of the proposed land development, including the site layout, positioning of buildings and structures, property access, building designs and landscaping;

STOEP

Means an uncovered paved area or projecting floor outside and immediately adjoining a building, at or below the level of the ground floor of the building, and includes any low walls or railings enclosing the paved area or floors;

STOREY

Means that portion of a building between the surface of any floor and the surface of the next floor above; or, if there is no floor above the ceiling, then up to the ceiling, provided that;

- (a) A basement does not constitute a storey
- (b) A roof, or dome which forms part of a roof, does not constitute a separate storey unless the space within the roof or dome is designed for, or used for, human occupation or other living or entertainment purposes, in which case it is deemed to be a storey;

- (c) The utilisation of an open roof area does not constitute a separate storey; however, should any means of coverage or fixtures such as a Jacuzzi, swimming pool or built-in braai be added to the roof of a building in a single residential zone, such area is regarded as an additional storey;
- (d) Any storey which is greater than 4 metres, measured from the finished floor level to the finished floor level of the storey above, or to the ceiling in the case of a top storey, but equal to or less than 6,5 metres in height is, for the purpose of the height measurement, regarded as two storeys, and every additional 4 metres in height or portion thereof, is regarded as an additional storey, and
- (e) In counting the number of storeys of a building, the ground floor is the first storey and the next floor above is the second storey.

STREET BOUNDARY

Means the boundary between a land unit and a public street or private road.

TERRACE

Means an area to which occupants of a building have access, created on a flat roof over a portion of the building, resulting from the setting back or part of the building above that portion.

TOP OF THE ROOF

For the purpose of height control, means the top of the roof ridge in the case of a pitched roof, or the top of the parapet where a parapet extends above the roof.

TOTAL FLOOR SPACE

Of a building means the sum of the floor space of all the levels of a particular building, including basements.

ZONING SCHEME

Means a land use scheme as defined in section 1 of the Spatial Planning and Land Use Management Act.

3.0 DEFINING THE ARCHITECTURE

3.1 DESIGN PRINCIPLES

The following broad principles, informed by the agreed “visual mitigations”, will govern the overall planning approach for developments in *Outeniquasbosch*:

3.1.1 Macro Scale Planning Principles:

- 3.1.1.1 Visual rehabilitation of the entire site will be undertaken by planting large bush clumps to create the green corridors which stretch out between the clusters of houses, softening their impact in the broader landscape and screening the development from the surrounding urban sprawl.
- 3.1.1.2 Planning restrictions were adopted to minimise the visual impact of houses close to the ridgelines. The footprint size and height of these dwellings have been restricted. Special planning considerations will be applicable to these units.
- 3.1.1.3 Because of the relatively steep slopes on which units will be built, the concept of fragmented interlinking building structures dug into the sloping landscape rather than sitting on top of it, will be the norm.
- 3.1.1.4 Building structures should follow the natural contours of the site.
- 3.1.1.5 No unnatural landfill areas, not consistent with the concept of a cut and fill approach, may be created as built-up platforms on which to build.

3.1.2 Detail Design Planning Principles:

- 3.1.2.1 Houses should be designed to focus on the connectivity between the dwelling and the surrounding open space and distant vistas. No fences or boundary walls will be allowed on erf boundaries, except for Type 1 erven. Section 4.8 on Courtyards and Garden Walls explains the approach and restrictions in more detail.
- 3.1.2.2 The intention is to discourage dwellings built as large monolithic structures on elevated raised platforms. Designs should accommodate the natural contours of the site and may allow for floor level changes within the design to create an overall aesthetic of stepped and linked rectangular shapes.
- 3.1.2.3 The footprint of the houses and the area of the site that will be disturbed as part of the total intervention by the owner, is referred to as the disturbed area (refer to Clause 4.1.4.1) The remainder of the site will have to be rehabilitated to a prescribed natural state of vegetation. A Landscape Manual has been included as part of this document to explain the vision and how the proposals are to be implemented.
- 3.1.2.4 Indigenous “screening” vegetation will have to be planted as part of an approved landscaping proposal. The aim is to effectively screen large parts of the building structure.
- 3.1.2.5 Create a landscape that encourages views between and underneath trees.
- 3.1.2.6 The unifying aesthetic of all buildings in the Village will be rooted in the South Cape rural vernacular style. Designers may interpret this aesthetic to reflect a more modern lifestyle or to adapt to specific challenges of a site.

3.1.2.7 The architectural style will contain the stylistic elements of pitched roofs, verandas, pergolas and stepped rectangular plan forms interconnected with flat roofed linking elements to create an overall fragmented building mass following the natural contours of the site.



3.1.2.8 Earthy building materials like stone and timber, textured plaster and non-reflective finishes and subdued colours will be the accepted materials and finishes specifications.

3.1.2.9 By adopting this design theme, a common architectural language will prevail that will create the unifying aesthetic and distinct rural character the developers wish to achieve.

3.2 INTRODUCTION TO THE OUTENIKUSBOSCH DESIGN MANUAL (ODM).

3.2.1 The aim of this document is to guide planning and architectural design of *Outeniqusbosch* to ensure a built environment that embraces the broad design principles set out in points 3.1.1 and 3.1.2.

3.2.2 Although the manual will serve as a protective mechanism to ensure a cohesive approach to aesthetics, freedom of design should not be jeopardised.

3.2.3 All designs for houses must be submitted to the The Association's Architectural and Aesthetics Committee (AAC) for approval prior to submission to the Mossel Bay Municipality for building plan approval.

3.2.4 The AAC will review proposed building work in terms of the aesthetic requirements as stipulated in this design manual.

3.2.5 The HOA and Adjudicating Architect will be represented on the AAC.

3.2.6 The ODM will be managed by the Adjudicating Architect and the AAC and may be revised from time to time as provided for in terms of the HOA constitution. The amended document will be submitted to the Mossel Bay Municipality for approval.

3.2.7 It remains the responsibility of each home owner and his architect / designer, who executes the design and submission drawings, to ensure that the design complies with the South African Building Regulations.

- 3.2.8 Only SACAP Registered Professionals may submit plans to the AAC. See definition .p.8
- 3.2.9 Only one residential structure may be developed per erf. No double or “duet” dwellings are allowed.
- 3.2.10 A second dwelling or “Granny flat” may be incorporated as an integral part of the main dwelling, or as a stand-alone structure linked to the main dwelling by a linking structure such as a pergola or covered walkway. This concession will be subject to consent use approval by the Mossel Bay Municipality. Furthermore, all restrictions pertaining to this consent use, as outlined in the latest published municipal zoning scheme regulations, will be applicable.
- 3.2.11 Five categories of erven appear in the development – Type 1 to Type 5 erven.
Type 1 to type 4 erven are of varied sizes, each with its own related allowed coverage, allowed disturbed footprint and prescribed building lines

	ERF TYPES	Size
	TYPE 1	Erven < 500 Sq.m
	TYPE 2	Erven ≥ 500 Sq.m and ≤ 1000 Sq.m
	TYPE 3	Erven ≥1001 Sq.m and ≤ 1500 Sq.m
	TYPE 4	Erven > 1501 Sq.m
	TYPE 5	Ridgeline erven

Type 5 erven have been identified as those close to prominent ridgelines and are clearly marked on the attached Site Development Plan. More restrictive conditions are applicable to Type 5 erven.

- 3.2.12 Designers are to familiarise themselves with the Mossel Bay Integrated Zoning Scheme dated 19 January 2018 (Chapter 1: Definitions) in order to fully understand the definition of words and phrases in this document and how it should be interpreted in the design process.
- 3.2.14 Where definitions, conditions and restrictions in this document differ from those in the Mossel Bay Integrated Zoning Scheme, those in this document will apply.

4.0 DESIGN MANUAL

4.1 SITE DEVELOPMENT

4.1.1 Building platform

4.1.1.1 Buildings should preferably follow the site contours to minimise cut and fill.

4.1.1.2 Create stepped building platforms by excavating into the slope. The maximum depth of the excavation may not exceed 1,5m measured from the natural ground level.

4.1.1.3 Create filled platforms adopting the cut and fill principle. The maximum height of a filled platform may not exceed 1,5m measured from the natural ground level.

4.1.1.4 Habitable ground floor excavations may not exceed 2m .

4.1.1.5 Basements to be used as non-habitable spaces only e.g. spaces for storage and services.

4.1.1.6 No building may appear to be 3 storeys high from any vantage point.

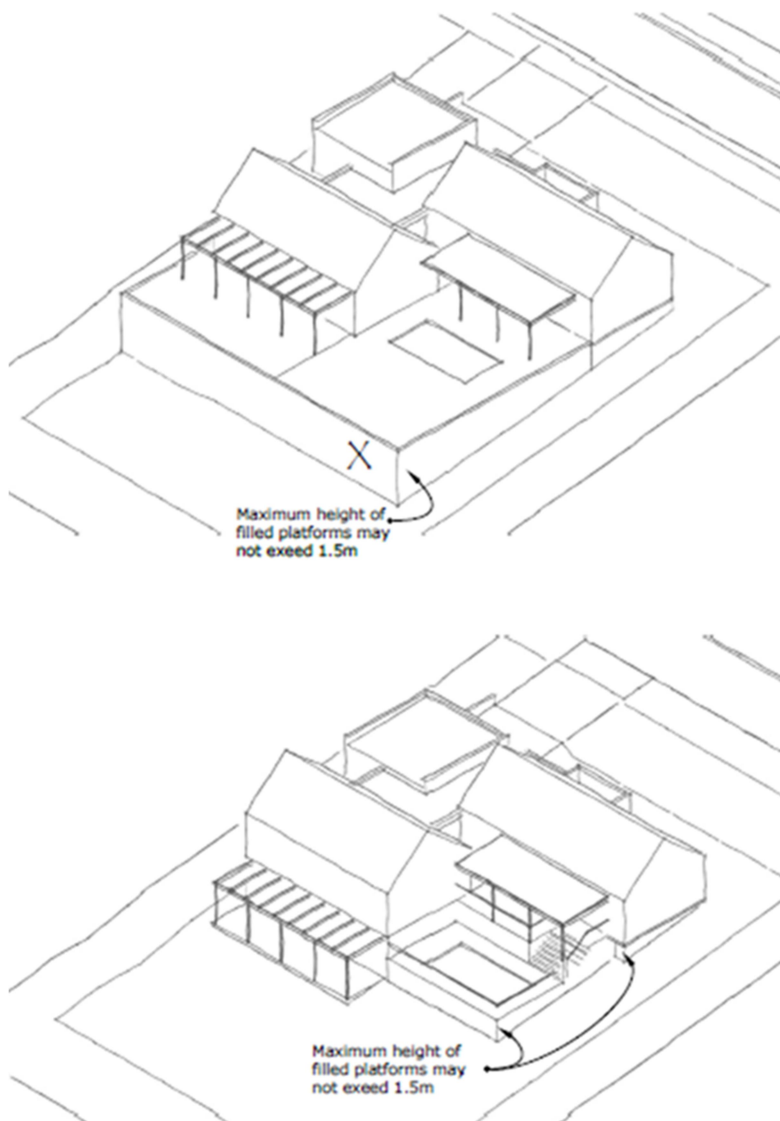


Fig 1

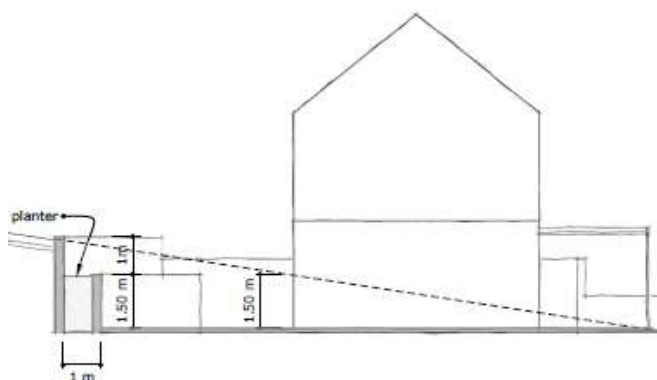


Fig 2

4.1.2 Coverage

4.1.2.1 The maximum coverage for all Type erven will be as follows:

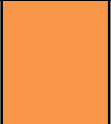
	ERF TYPES	Size	Max. coverage
	TYPE 1	Erven < 500 Sq.m	60%
	TYPE 2	Erven ≥ 500 Sq.m and ≤ 1000Sq.m	300 m ² or 50% of the erf size, whichever is the greater.
	TYPE 3	Erven ≥1001 Sq.m and ≤ 1500 Sq.m	550 m ² or 40% of the erf size, whichever is the greater.
	TYPE 4	Erven > 1501 Sq.m	650 m ² or 40% of the erf size, whichever is the greater.
	TYPE 5	Ridgeline erven	To be determined as for type 2 to 4 above.

4.1.2.2 The minimum footprint of any dwelling will be:

TYPE 1 erven: 110 m²
 TYPE 2 to TYPE 5 erven: 180 m²

4.1.3 Building lines

4.1.3.1 Building lines are as follows:

	ERF TYPES	Size	Building Lines		
			Street	Side	Rear
	TYPE 1	Erven < 500 Sq.m	2m and 5m for garages measured from the inside tar road edge of the kerb	1,5m	2m
	TYPE 2	Erven ≥ 500 Sq.m and ≤ 1000Sq.m	5m and 7m for garages measured from the inside tar road edge of the kerb	3m	3m
	TYPE 3	Erven ≥1001 Sq.m and ≤ 1500 Sq.m	5m and and 7m for garages measured from the inside tar road edge of the kerb	4m	4m
	TYPE 4	Erven > 1501 Sq.m	5m and and 7m for garages measured from the inside tar road edge of the kerb	A total of 10m with a minimum of 4m for one side.	5m
	TYPE 5	Ridgeline erven	5m and and 7m for garages measured from the inside tar road edge of the kerb	To be determined as for type 2 to 4 above.	5m

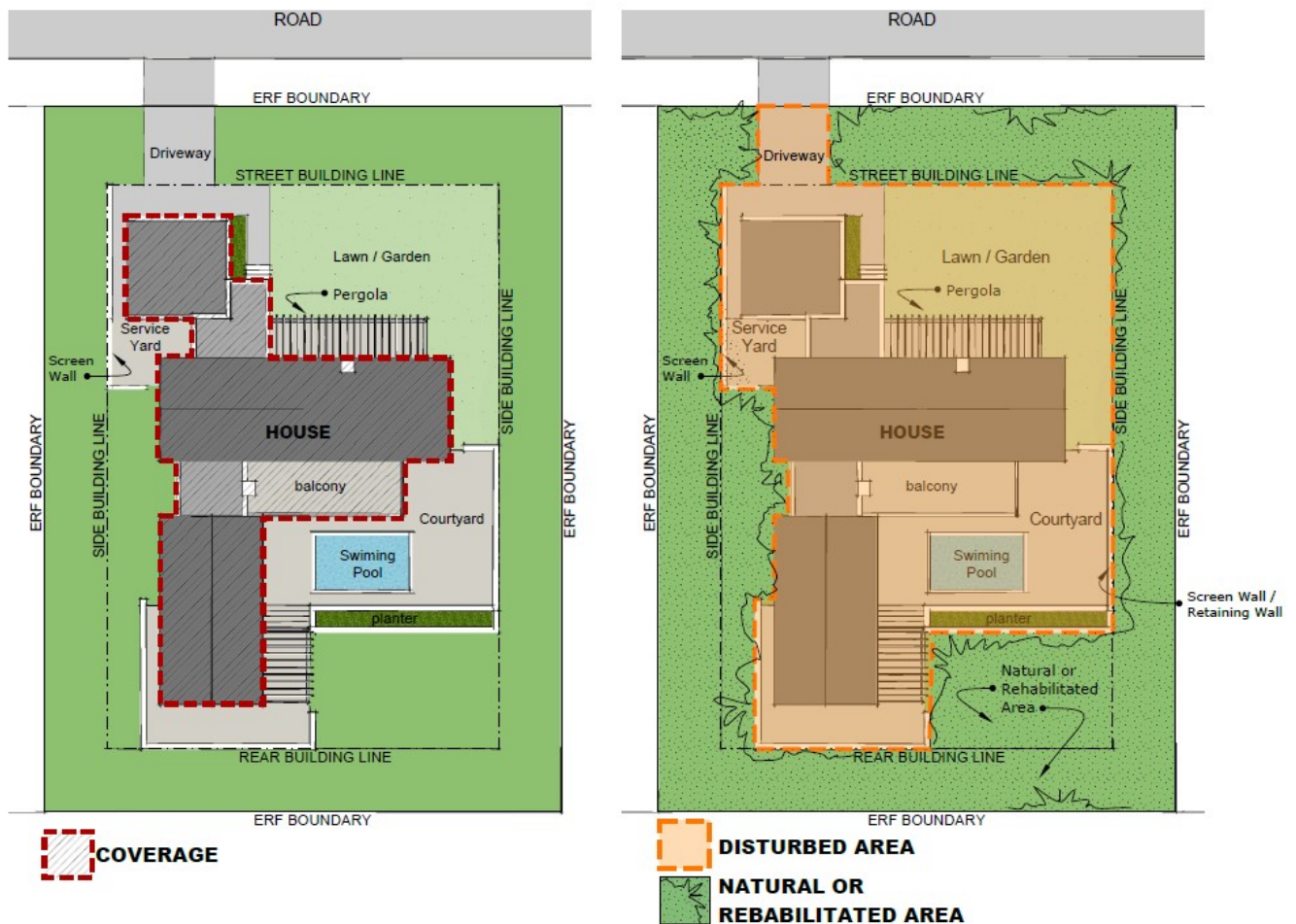


Fig 3 Coverage and Disturbed Area

- 4.1.3.2 For Type 2, 3, 4 and 5 erven, no building structures, retaining walls, boundary walls, hard surface patios and paved areas may be located within areas between the cadastral boundaries and the applicable building lines. Paved driveways and entrance paths are excluded from the above restriction, but should be kept to a minimum.
- 4.1.3.3 The Type 1 erven are excluded from this restriction. Boundary walls and retaining walls may be constructed in areas between the cadastral boundaries and building lines. Take note however that services/kitchen yard walls may not encroach over the street building line.
- 4.1.3.4 The natural ground may also not be disturbed by excavating or filling in the areas between the cadastral boundaries and building lines, except for the construction of a driveway for motor car access. Again, Type 1 erven are excluded from this restriction.

4.1.4 Disturbed area

- 4.1.4.1 The disturbed site area is defined as the areas on site that are **permanently** disturbed or altered during the building process or developed as part of the final development on the site. This will include the building footprint, paved surfaces and landscaped areas not left in its natural state or rehabilitated according to the prescribed standards in the Landscape Manual.

4.2 BUILDING FORM AND CONFIGURATION

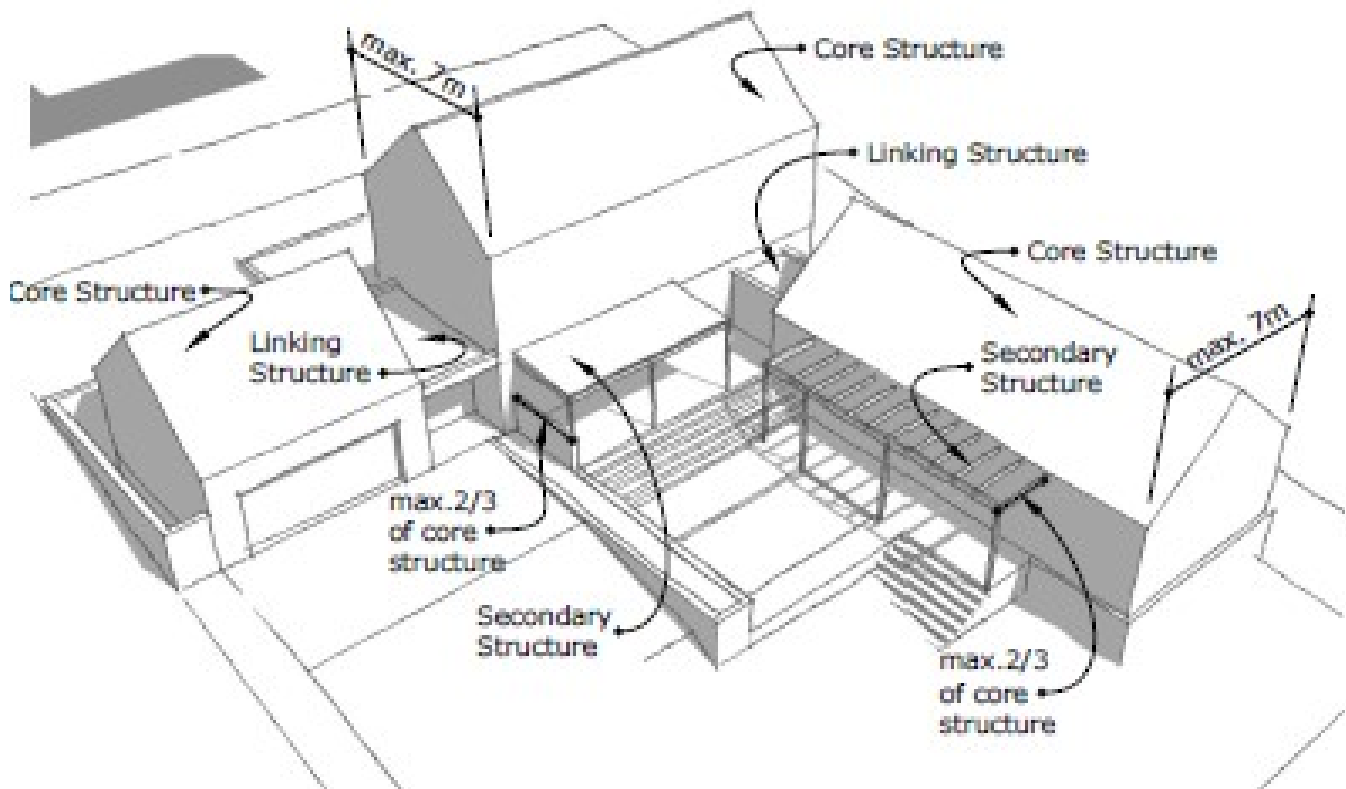


Fig 4: General considerations

4.2.1 General Considerations

- 4.2.1.1 Plan forms are to be fragmented rectangular shapes, incorporating level changes within the design to create an overall aesthetic of stepped and linked building components grounded in the landscape.
- 4.2.1.2 Dwellings built as large monolithic structures on excavated or raised platforms are not allowed.
- 4.2.1.3 No elevated building platforms supported on free standing columns will be allowed.
- 4.2.1.4 All dwellings are to be built with solid plinths based and constructed on conventional foundations.
- 4.2.1.5 Non-habitable outbuildings may be free standing, but should be connected to core structures by linking elements.

4.2.2 Core Structures

- 4.2.2.1 The core structure visually contains the main dwelling space.
- 4.2.2.2 The design can be a single core structure or a combination of perpendicularly linked core structures.
- 4.2.2.3 The maximum width of core structures may not exceed an external width of 7,0m.

4.2.3 Secondary Structures (Abutments)

- 4.2.3.1 Secondary structures are structures that abut and extend the overall width of core structures.
- 4.2.3.2 The maximum external width of secondary structures may not exceed 4,5m.

4.2.4 Linking structures and Linking Elements

- 4.2.4.1 Linking structures are lower than and serve to connect core structures, creating an overall fragmented building silhouette.
- 4.2.4.2 Linking elements can be free-standing elements or structures like under-cover walkways or pergolas linking outbuildings to core structures.

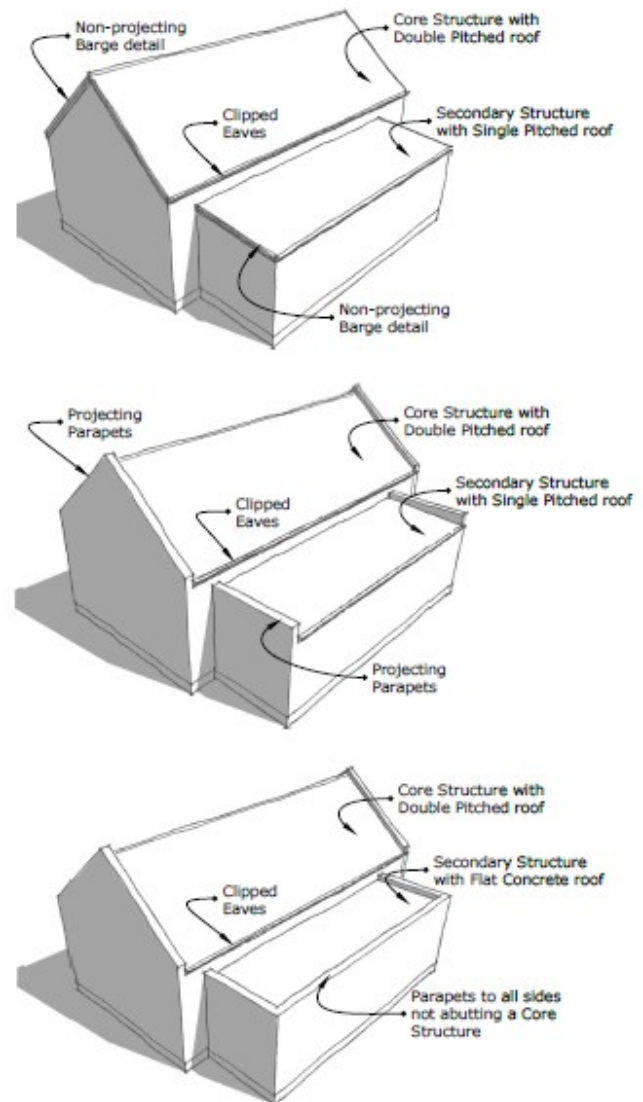
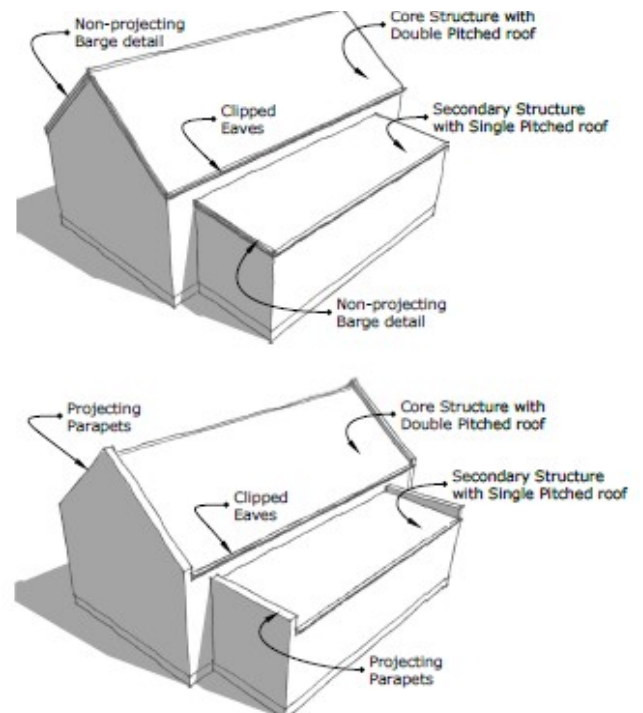


Fig 5: Core- and secondary structures



4.3 ROOFS

4.3.1 General Considerations

- 4.3.1.1 The roof outline of buildings in the landscape will have a considerable impact on the overall aesthetic of the development as a whole.
- 4.3.1.2 In keeping with the desire to introduce a common design theme based on the Southern Cape vernacular architecture, only double pitched roofs, designed to be symmetrical at the gable ends, may be used for the core structures of buildings.
- 4.3.1.3 The roofs of core structures must have clipped eaves or “narrow” eave overhang for the full length of the gutter line. Narrow eave should **not exceed 300 mm width**.
- 4.3.1.4 Gable walls may either be finished with projecting parapets above the roof line or the roof finish may be terminated on the outside face of the gable wall with a non-projecting barge detail.
- 4.3.1.5 Secondary structures, linking structures and outbuildings may have flat or single pitched roofs.
- 4.3.1.6 Flat roofs must have parapets and may only be visible from the gutter side.
- 4.3.1.7 Single pitch roofs (such as secondary structure lean-to roofs) to be detailed as in Fig 5.
- 4.3.1.8 Flat or single roofs are limited to linking- and secondary (abutting) structures.
- 4.3.1.9 All pitched roofs to have gutters.

4.3.2 Roof Pitch

- 4.3.2.1 The roof pitch of core structure roofs must be a minimum of 35° and a maximum of 45°
- 4.3.2.2 The roof pitch of secondary structures may not exceed 10°

4.3.3 Roof Materials

- 4.3.3.1 Roof materials are limited to the following:

- Natural slate
- Lafarge Elite or similar concrete tiles
- Non-reflective finish corrugated iron or standing seam profile sheets.
- Green (vegetated) flat roofs
- Limited use of roof glazing

- r4.3.3.2 The same roof material is to be used for all roofs visible from the outside.

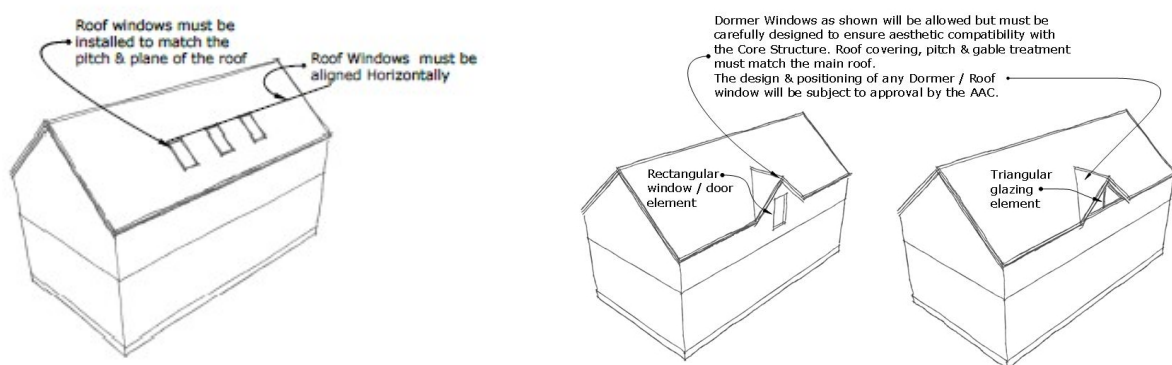


FIG 6: Examples of dormer windows which may be used subject to AAC approval

4.3.3 Roof Colours

4.3.4.1 All roof materials have to be finished in hues of charcoal, black and grey.

4.3.4 Gutters and Downpipes

4.3.5.1 All roofs to be fitted with gutters for rainwater collection.

4.3.5.2 Only half-round PVC or O-gee shaped aluminium gutters with matching downpipes may be used.

4.3.5.3 Gutter fascia's and barge board colours to complement the roof finish and colour.

4.3.5.4 Rainwater downpipes to match roof colour or may be or painted to match the wall colour.

4.4 HEIGHT RESTRICTION

4.4.1 General Principles

4.4.1.1 Two height restrictions regulations are applicable. Erven close to prominent ridgelines (ERVEN TYPE 5) will be subject to a different height restriction than the remainder of the erven in the development.

4.4.1.1 The ridgeline erven are categorised as Type 5 erven and the remainder are Types 1 to Type 4 erven as marked on the Site Development Plan.

4.4.2 Definition of Height Restriction

4.4.2.1 The height restriction for a particular erf is an imaginary 3 dimensional plane parallel to the natural 3 dimensional ground level plane of the erf.

4.4.2.2 No part of the building, excluding chimneys, may protrude above the height restriction plane.

4.4.2.3 The height restriction for Type 5 (ridgeline erven) is 6,0m and all dwellings on this category erf have to be a single storey design with the possibility of developing the loft space above the ground floor.

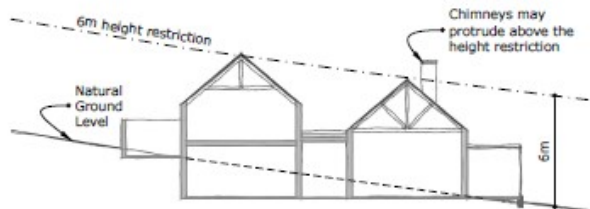


FIG 7: Height restriction on Ridgeline erven

4.4.2.4 The height restriction for Types 1 to type 4 erven is 8,5m.

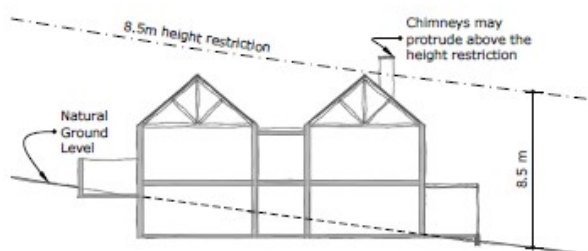


FIG 8 Height restriction on Erven types 1-4

4.4.3 Regulating the Height Restriction

- 4.4.3.1 The height restriction shall be determined by a registered professional land surveyor by surveying the site.
- 4.4.3.2 The designer shall incorporate this information on all the documentation submitted to the AAC.
- 4.4.3.3 The designer shall certify that the design submitted to the AAC, adheres to the specified height restriction calculated by the land surveyor.
- 4.4.3.4 On completion of the built structure, the land surveyor will issue a certificate of compliance confirming that this regulation has been complied with.

4.5 EXTERNAL WALLS

- 4.5.1.1 All external walls to be smooth plastered and painted or texture plastered to an approved sample.
- 4.5.2 The wall paint colours will be according to an approved colour chart selected by the AAC.
- 4.5.3 Dressed sandstone or local stone may be used for the construction of plinths, retaining walls and for limited architectural detailing as part of the dwelling.
- 4.5.4 **No** imitation rock/stone products may be used.
- 4.5.5 Exposed concrete blockwork is not allowed. Only terraforce rockface blockwork is allowed. Structures alike must be planted and may not be filled with concrete.
- 4.5.6 Hardwood timber cladding elements may be used as feature elements in the design subject to the approval of the AAC.
- 4.5.7 Moulded sills and plaster band detailing are encouraged to offset the starkness of plain plastered surfaces. Mouldings should however be simple modern details without ornate embellishment.
- 4.5.8 Off-shutter concrete and dry packed stone accent elements may be permitted subject to the approval of the AAC.
- 4.5.9 Galvanised corrugated sheeting - or chromadeck sheeting cladding may be used as feature elements in the design subject to the approval and sole discretion of the AAC.

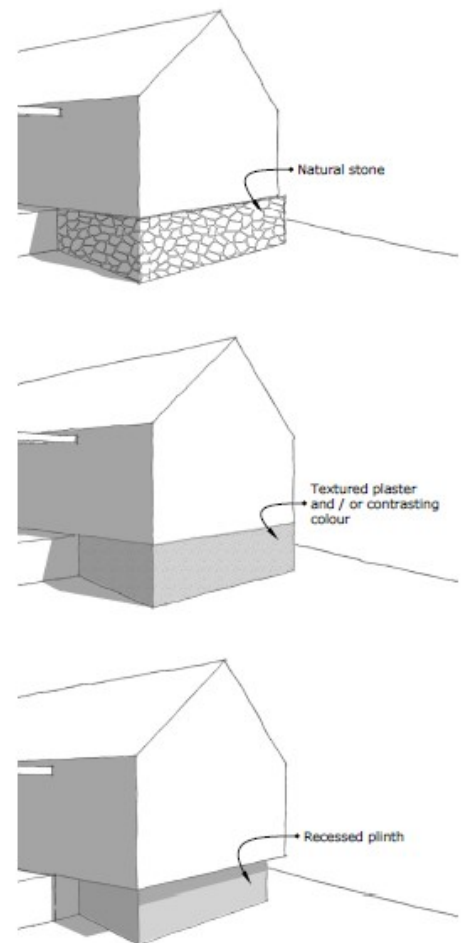


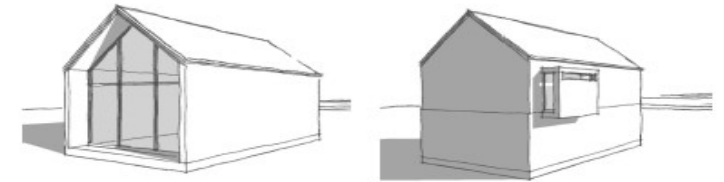
FIG 9 Plinths

4.6 WINDOW AND DOOR OPENINGS

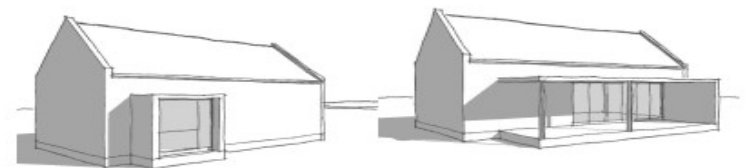
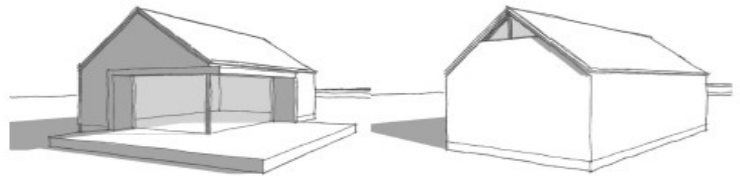
4.6.1. Wall opening proportions

- 4.6.1.1 All windows and doors openings in external walls to have vertical or square proportions.
- 4.6.1.2 For larger openings a combination of vertical elements may be combined to create the desired opening size.

4.6.1.3 Where very large glazed openings are created a screening device such as a veranda or pergola or projection above has to be incorporated to reduce the impact of large glazed areas and the possibility of resultant glare.



4.6.1.4 Windows openings with pronounced horizontal proportions may only be used where the designer can convince the AAC that the incorporation of such an element enhanced the overall elevational composition.



4.6.1.5 No round, half-round, diamond, oval or non-rectangular shaped window or door openings are allowed.

4.6.1.6 Glazing at roof level allowed subject to approval by the AAC.

FIG 10: Examples of Modern fenestration options which can be used subject to AAC approval

4.6.2 Materials

4.6.2.1 Natural hardwood painted or stained and varnished.

4.6.2.2 Anodized aluminium with factory applied epoxy coating.

4.6.2.3 uPVC

4.6.3 Colours

4.6.3.1 The window and door colours will be according to an approved colour chart selected by the AAC. The principle of the colour scheme is to blend with nature and minimise visual impact.

4.6.3.2 It will be the responsibility of the designer to select the most appropriate combinations of wall and window/door colours from the approved colour charts.

See Appendix .B.

4.6.4 Garage Doors, Shutters and Burglar Bars

4.6.4.1 Garage doors should be slatted or horizontally panelled aluminium , chromadeck or timber sectional overhead doors finished in colours to match the colour scheme of the main dwelling.

4.6.4.2 Only fully functional side hung or sliding or stackable shutters may be used in front of windows and doors, finished in an approved colour to match the selected colour scheme.

4.6.4.3 No external burglar bars are allowed.



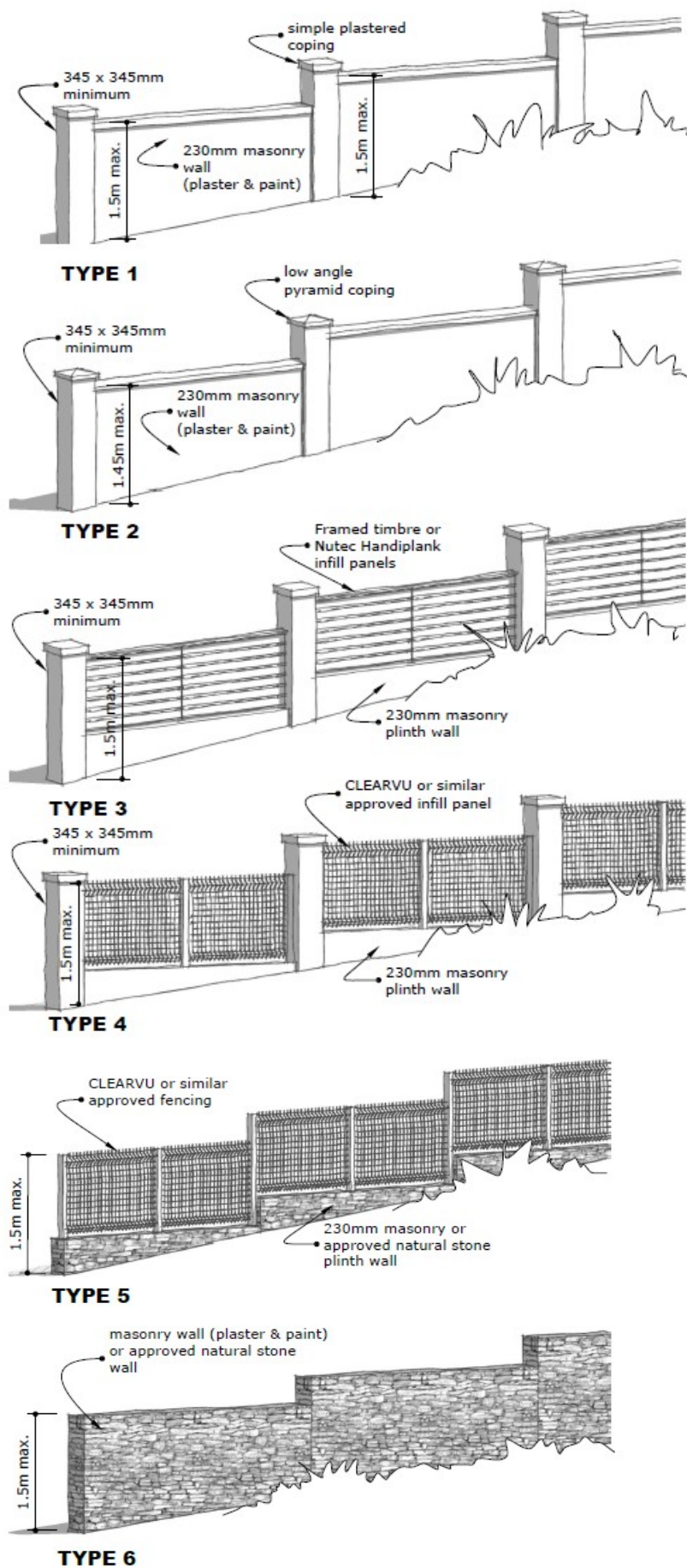
4.7. VERANDAS AND PERGOLAS

- 4.7.1 These structures are either secondary structures (4.2.3) or linking elements (4.2.4) and serve to scale down the mass of core structures, shade outdoor glazed areas and link free-standing structures to the core building.
- 4.7.2 The maximum width of these structures may not exceed 4.5m.
- 4.7.3 Materials to be used are steel, timber and plastered brickwork.

4.8 COURTYARDS, GARDEN WALLS, RETAINING WALLS & FENCES

- 4.8.1 For Type 2, 3, 4 and 5 erven no walls or fences may be erected on erf boundaries. Courtyards may be developed for outdoor living purposes as part of the disturbed area, but may not extend beyond the erf building lines
- 4.8.2 For Type 1 erven walls may be erected on the erf boundaries with the following exceptions: Kitchen yard or services yard walls may not encroach over the street building line. Street boundary wall if placed on the erf boundary should be integrated with landscape design plan to ensure acceptable aesthetics w.r.t. plant screening of walls and placement of entrance gates
- 4.8.3 The maximum height of garden walls to enclose courtyards, or garden walls used in landscaping to retain earth, may not exceed 1,5m. In cases where garden walls are also retaining walls, the maximum height is measured from the side of the wall with the highest visible protrusion above the adjacent finished ground level.
- 4.8.4 Service yards, for the concealment of washing lines, refuse bins and rainwater storage tanks, must have walls 2,1m in height.
- 4.8.5 Service yards may not exceed a total area of 20m² and have to be positioned between and behind core structures and not in front of dwellings where it will be visible from the road. Type 1 erven are exempt subject to 4.8.2.
- 4.8.6 Boundary walls or fences (as per the approved examples illustrated in Fig 11), may be erected on or anywhere on site within the building lines to create secure areas for pets and children, but these may not extend beyond the building lines, have to be restricted to the minimum to serve its stated purpose and may not exceed a maximum height of 1,5m measured from the adjacent finished ground level. Refer to section 4.1.3.3 for exceptions.

On larger erven the intention of guidelines are to encourage less walls to have a flow of open space



4.8.7 To reduce the visual impact of boundary walls and fences, appropriate “screening” vegetation has to be planted on the public side of such structures.

. FIG 11: Garden wall details

4.9 ROAD ACCESS , DRIVEWAYS & GUEST PARKING

- 4.9.1 Only one vehicle access per erf is allowed on TYPE 1 erven.
- 4.9.2 The maximum width per driveway is 4,5m measured on the erf boundary.
Should services or vehicular approach direction coupled with slope and distance of garage from roadway make this width impossible the AAC may be approached for a relaxation to allow a driveway for the full width of the double garage (7m maximum width)
- 4.9.3 Provision of Guest parking is encouraged. On type 1& 2 erven a maximum of 75 % frontage may be utilised for paved parking whilst a minimum of 25% frontage must be retained for green landscaping. On type 3 erven a maximum of 60 % frontage may be utilised for paved parking whilst a minimum of 40 % frontage must be retained for green landscaping. Parking must be indicated on drawings for approval by the AAC
- 4.9.4. Driveways may be constructed in the areas between cadastral erf boundaries and building lines where it needs to cross to access on-site parking for vehicles.
- 4.9.5. A standard engineering detail for the construction of driveways in road reserves is applicable. The area of driveway in the road reserve has to be paved to match the road finish.
- 4.9.6. Driveways will form part of the total disturbed area on site. The use of grass blocks in lieu of paving is encouraged.
- 4.9.7. It is imperative that designers ensure that driveways work w.r.t. comparative levels garage floor and road kerb level to ensure driveways are safe and maximum slopes complies to the national building regulation and road safety considerations. For this purpose a driveway cross section from road kerb to garage door to be included in the final submission

4.10 SERVICES

- 4.10.1 Exterior plumbing installations, and water tanks may not be visible from any street, neighbouring properties and/or the nature reserve area. Ducts shall be suitably and aesthetically integrated into walls. Approved colour of rainwater tanks: Brown or Grey. No John Deere green tanks are allowed.
- 4.10.3 External lights are to be kept to a minimum and only low level down-lighting fixed to a maximum height of 2,4 may be installed to illuminate pathways and access routes.
- 4.10.4 No external television, antenna is allowed .Only one satellite dish per stand is allowed. Satellite dishes may not be fixed against any projecting architectural feature of house for e.g. the chimney and may not interfere with the aesthetics of the house. Position of satellite dish must be shown on working drawings for approval (elevations & floor plans)
- 4.10.5 No radio masts may be erected
- 4.10.6 No externally fitted burglar bars will be permitted
- 4.10.7 Mechanical equipment and plants such as air-conditioners (and grills), air-breeze systems, pool pumps, conduits etc. must be designed into the buildings and/or adequately enclosed or screened off from view and be clearly indicated on plans & elevations of drawings submitted for stage 1 and stage 2 AC approval.
- 4.10.8 All retro fitted geysers on flat roofs are to be enclosed in an aesthetical pleasing enclosure.

4.10.9 Underground Electrical Service Connection Cables/conduit

Underground service connection cables are preferred and:-

The Supply Authority's (Outeniquabosch HOA) service connection cable shall be installed in a conduit buried in the wall and terminated in a UT6 junction box (260 mm high x 210 mm wide x 125 mm deep) built into the wall.

A 50 mm diameter cable entry pipe/conduit, with a slow bend, shall be connected to the bottom of the conduit to enable the service cable to be drawn into the conduit. The end of the cable entry pipe shall extend beyond any hardened apron situated outside the dwelling. Each conduit must be equipped with a 1 mm draw wire for easy pulling of service cables.

The Supply Authority's service connection cable installed from the Distribution kiosk to the cable entry pipe shall be buried in a trench at least 500 mm deep. The cable shall be covered with 100 mm fill, free of any stones or items which could damage the cable, followed by the installation of "danger tape". The trench shall be properly compacted and backfilled.

4.10.10 Underground Fibre Service Connection Cables/conduit

The fibre/data cable shall be installed in a conduit buried in the wall and terminated in a UT4 junction box (210 mm high x 160 mm wide x 90 mm deep) built into the wall.

A 32 mm diameter cable entry pipe, with a slow bend, shall be connected to the bottom of the conduit to enable the data cable to be drawn into the conduit. The end of the cable entry pipe shall extend beyond any hardened apron situated outside the dwelling.

Each conduit must be equipped with a 1 mm draw wire for easy pulling of data cables.

4.10.11 Energy saving Devices:

The use of energy saving devices is obligatory and the designer has to clearly indicate to what extent the design conforms to this requirement. The use of solar panels, heat pumps, solar geysers, energy saving light fittings and water saving sanitary fittings are all encouraged.

Where these devices and products are used, they should be installed and positioned to form an integral part of the overall design and be concealed as far as possible from public view.

The use of solar panels for the heating of water is encouraged. Only the solar panels (either the vacuum tube-type or flat panel-type) may be visible – no external geyser, header tanks or coiled pipes may be visible. The solar panels must be incorporated flush onto the adjoining structure and may not be placed on an elevated structure.

No wind turbines are allowed.

4.10.12 Rainwater Harvesting & wastewater connection:

The harvesting of rainwater from the roof is obligatory. Rainwater can either be stored in underground tanks or in above ground tanks suitably screened.

Each erf will be supplied with a 40mm wastewater connection on its street boundary. This wastewater connection will be separately metered and the water will be made available at a cheaper rate than the potable municipal water. The wastewater may be used for servicing all water closets in the dwelling by installing a dedicated wastewater connection to each WC fitting (allowing for switch-over to municipal water); and irrigation purposes where a 32mm ring feed can be connected to the waste-water supply in order to irrigate all landscaped areas, including the undisturbed site areas.

Whereas the homeowner may elect to use the wastewater for WC connection and garden irrigation purposes, it is compulsory that the homeowner shall install a 40mm feeder line

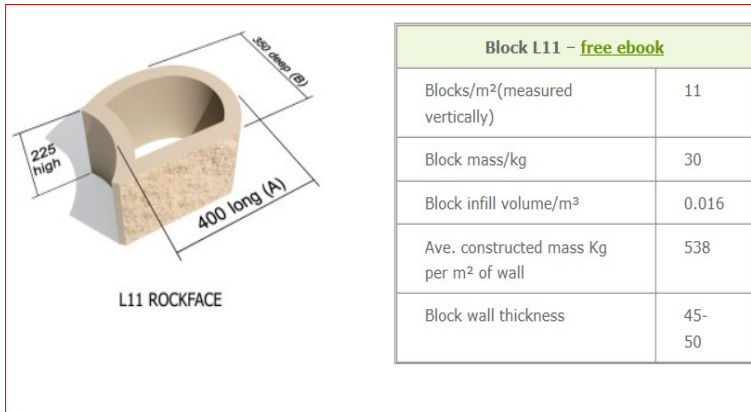
along the erf building lines, connected to the 40mm wastewater connection on the street boundary, as a dedicated fire- fighting service. The following provisions shall apply in respect of the aforesaid feeder system ("the system"):

- The system must be installed along the building lines and not along the erf boundaries.
- The system must contain sprinklers placed at distances that will ensure the effective wetting of all areas around the buildings so as to prevent or contain the spreading of veld fires.
- The sprayers must be installed at a height of not less than 1,5m above ground level, and where practical, on the garden walls or fences.
- The system must be approved as part of the landscaping plan of the property and may not be changed without the prior written approval of the person or committee responsible for approving the landscaping plan.
- The system must be tested on a regular basis (at least every 6 (six) months) in order to ensure that it remains functional for fire-fighting purposes.
- The system must be provided with a tap at the street boundary of the property so as to ensure that the system in its entirety could be activated by opening the tap.
- The system may not be placed on top of a garden wall or be attached to the outside of any wall but must be recessed into the wall.

4.11 LANDSCAPING

- 4.11.1 The successful landscaping of both public and private spaces will result in the end goal of establishing an Eco Village developed in a setting that strikes a perfect balance between man-made structures and the natural areas that surround it.
- 4.11.2 All public areas will be landscaped and planted according to an approved professionally managed programme.
- 4.11.3 The Environmental Control Officer (ECO) will publish guidelines for the landscaping of private gardens, including a list of suggested indigenous plant species to be considered as suitable for the particular area.
- 4.11.4 As part of the design approval process, each submission has to include a landscape design showing how areas outside the disturbed area will be managed or if these areas are to be planted, how the proposal meets the requirements of the ECO guidelines.
- 4.11.5 The landscape design has to take into account that a fire-fighting service has to be installed on the erf boundaries and this service has to be clearly indicated on the landscape design. Care should be taken to not inhibit the effectiveness of the fire-fighting system by planting that could obstruct or inhibit the effective reach of the fire sprinkler system.
- If boundary wall is absent on erf, it is required to install 50mm minimum width mullions, finished in galvanized matte black to support greywater sprinkler at heights of 1.5m for firefighting purposes. Mullion with sprinkler must be installed every 12 metres. This is required for all boundaries on green belt, but will be exempted for street boundary of erf with no boundary wall.
- 4.11.6 Each homeowner will be required to plant a prescribed minimum number of indigenous trees around his property. The positions of and species proposed, will form part of the landscape design submission. The number of trees will depend on the erf size and is specified in the Landscape Manual.

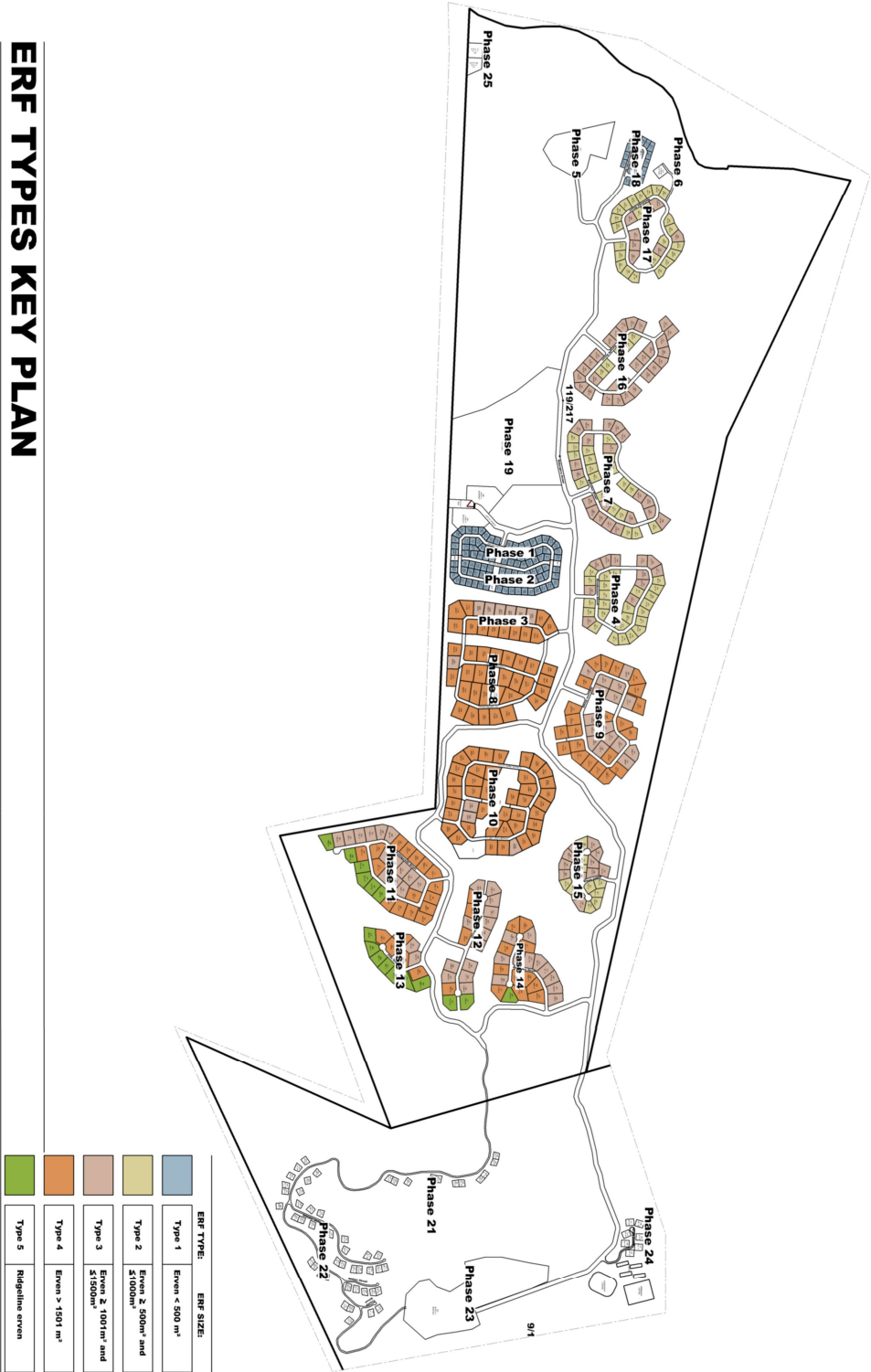
- 4.11.7 Each homeowner will have access to recycled wastewater for the irrigation of garden areas. This service will be available on the site boundary near the road and be clearly marked in order to identify it as non-potable water. This water can be used to irrigate all garden areas, both inside and outside the restricted area.
- 4.11.8 Retaining walls used to create stepped levels and level outdoor living areas have be constructed from materials like natural stone or plastered masonry painted in contrasting colours to the main dwelling colour. The maximum exposed height of retaining structures may not exceed 1.5m.

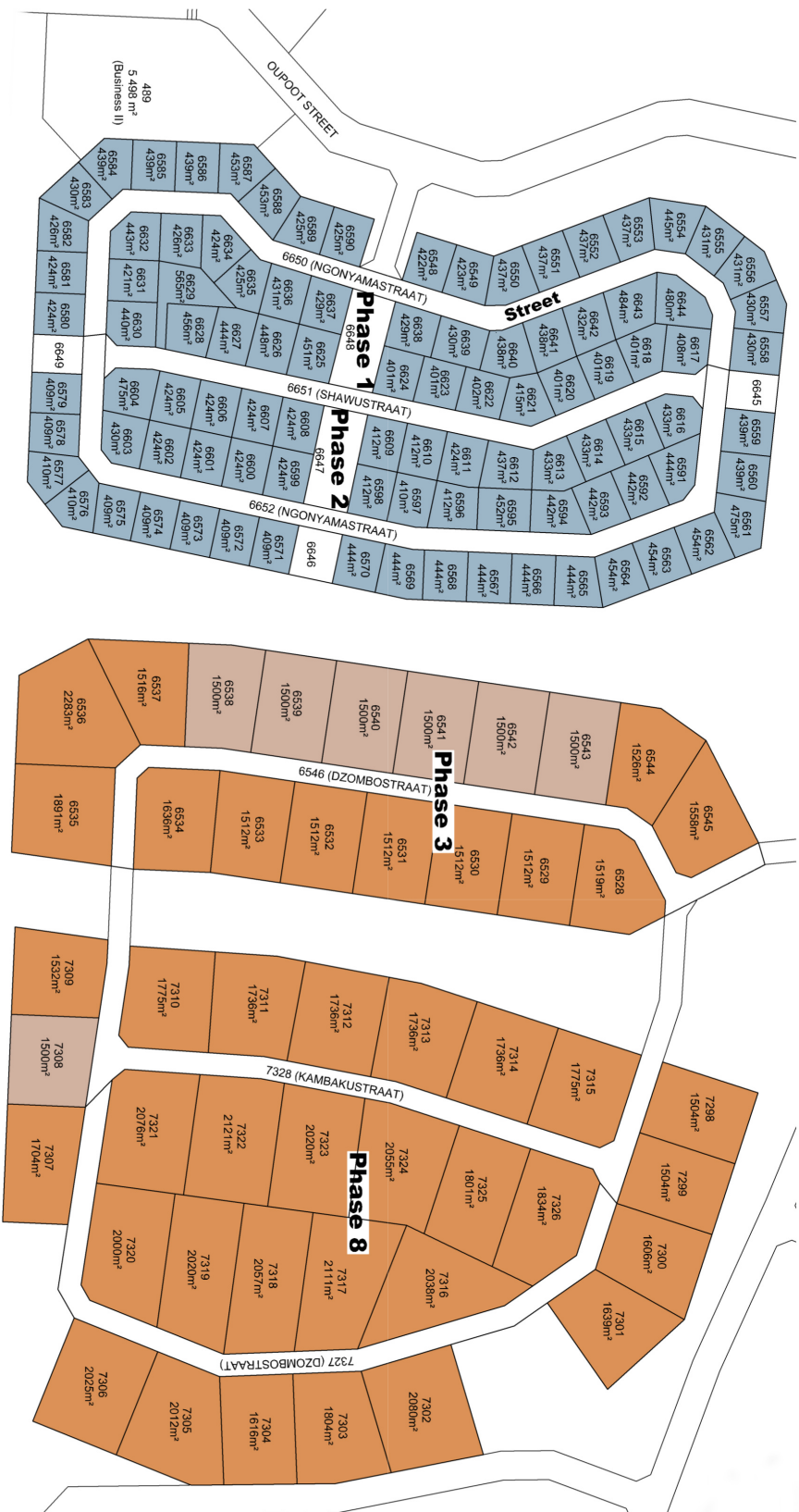


Exposed concrete blockwork is not allowed

Only terraforce rockface blockwork is allowed if planted and may not be filled with concrete.

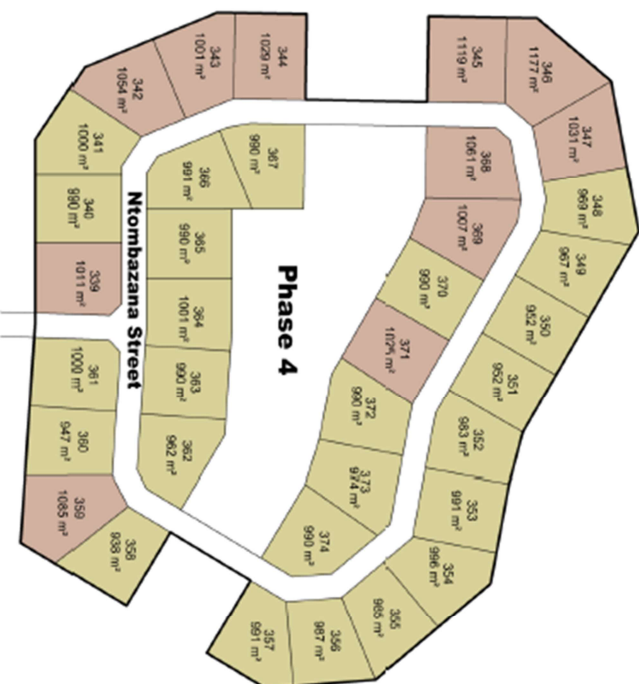
5.0 ERF TYPES KEY PLANS



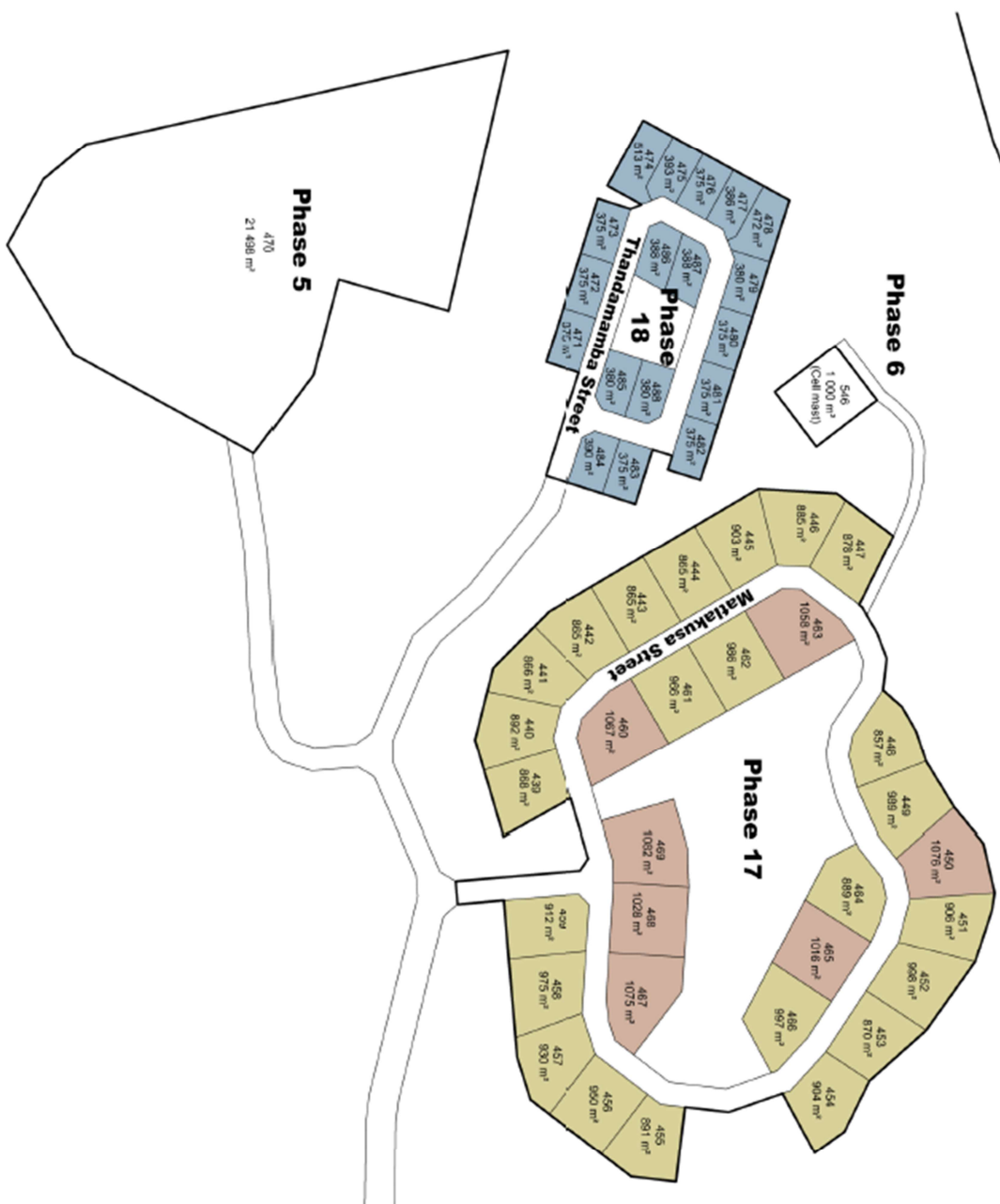


Phases 1, 2, 3 & 8 Erf Types.

ERF TYPE: ERF SIZE:	
	Type 1 Even < 500 m ²
	Type 2 Even 3 500m ² and 5 1000m ²
	Type 3 Even 3 1001m ² and 5 1500m ²
	Type 4 Even > 1501 m ²
	Type 5 Ridgeline even

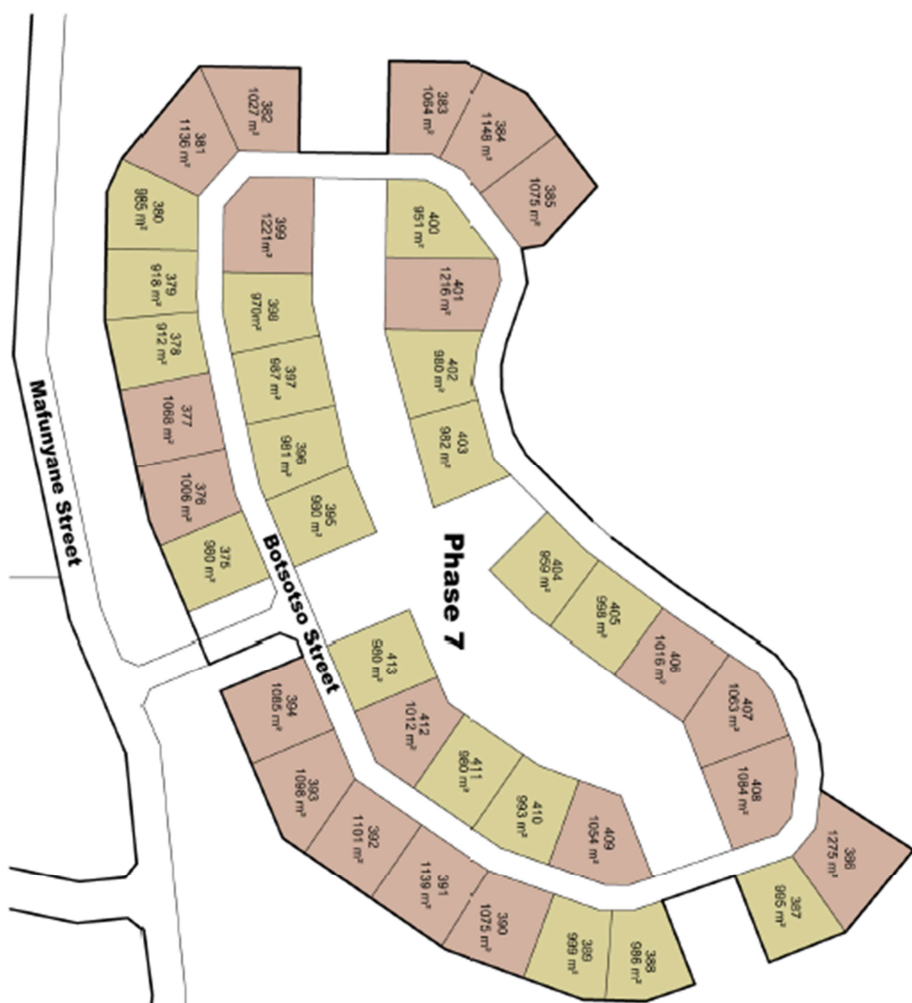


Phase 4 Erf Types.



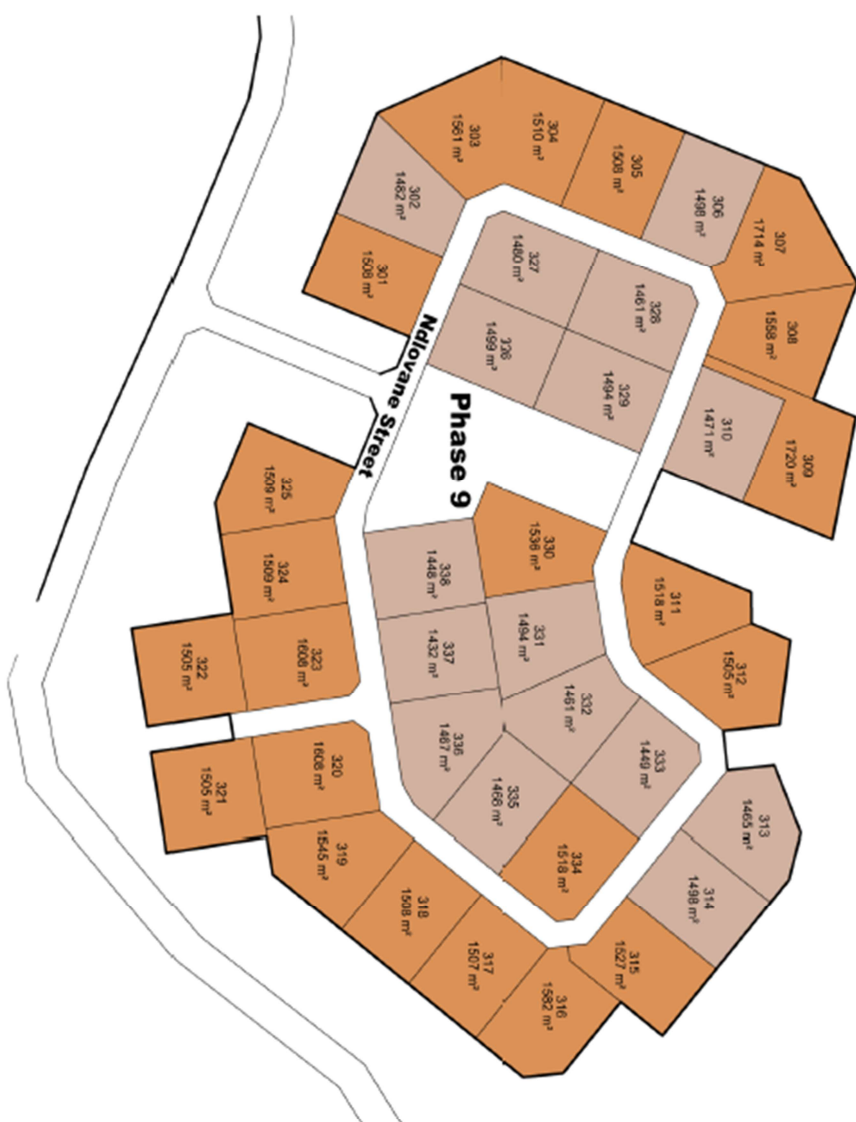
Phases 5, 6, 17 & 18 Erf Types.

ERF TYPE:		ERF SIZE:	
	Type 1	Erven < 500 m²	
	Type 2	Erven ≥ 500m² and ≤1000m²	
	Type 3	Erven ≥ 1001m² and ≤1500m²	
	Type 4	Erven > 1501 m²	
	Type 5	Ridge-line erven	



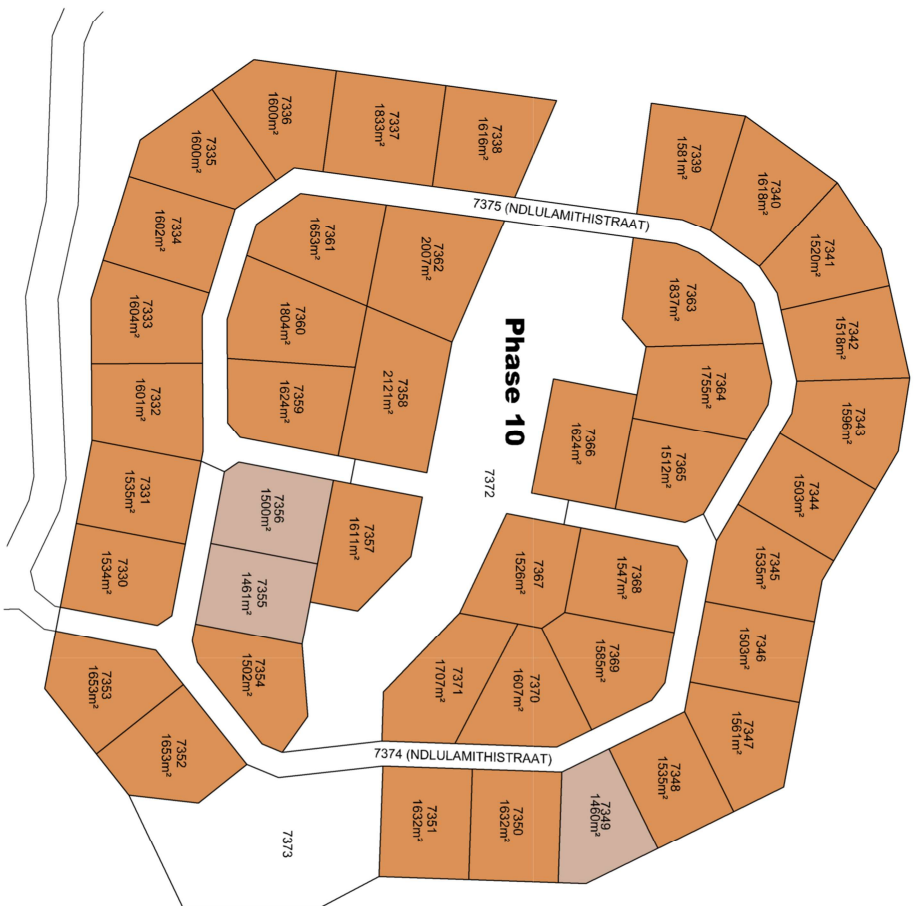
Phase 7 Erf Types.

ERF TYPE:	ERF SIZE:
Type 1	Erfen < 500 m²
Type 2	Erfen ≥ 500m² and < 1000m²
Type 3	Erfen ≥ 1001m² and < 1500m²
Type 4	Erfen > 1501 m²
Type 5	Mixing erfen



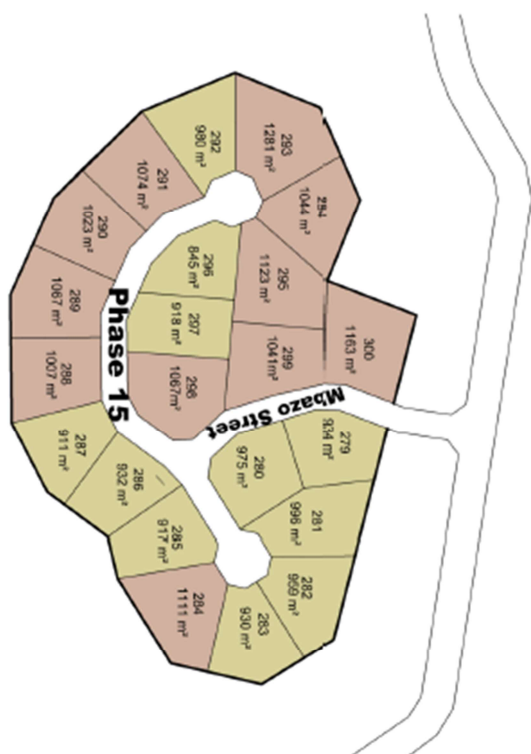
Phase 9 Erf Types.

ERF TYPE:	ERF SIZE:
Type 1	Erven < 500 m²
Type 2	Erven ≥ 500m² and ≤ 1000m²
Type 3	Erven ≥ 1001m² and ≤ 1500m²
Type 4	Erven > 1501 m²
Type 5	Religious erven



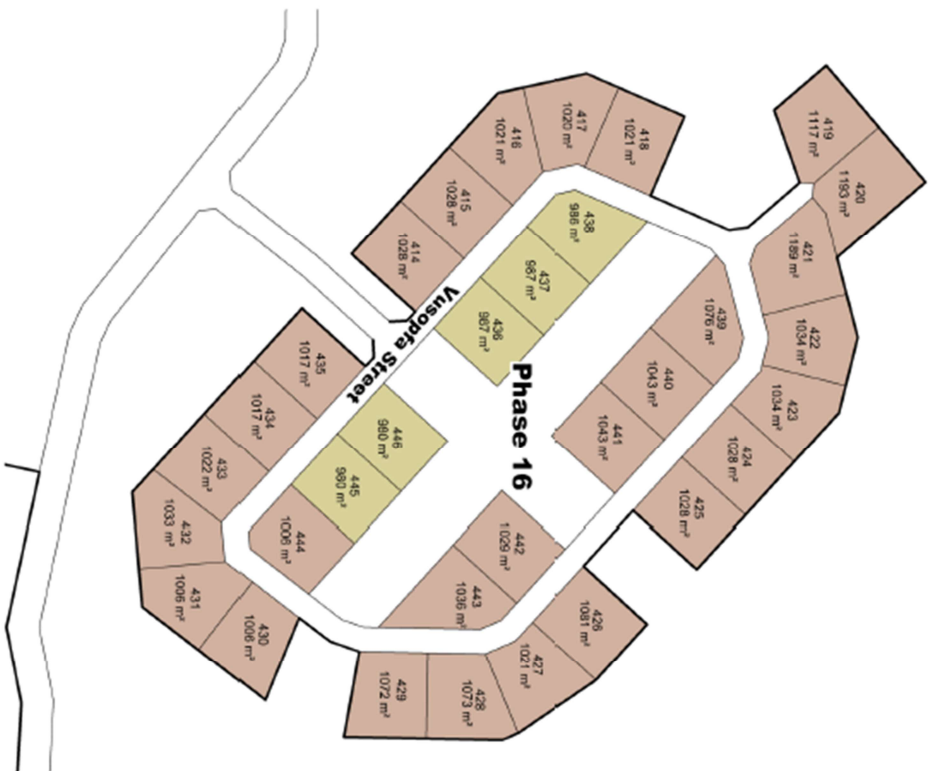
Phase 10 Erf Types.

ERF TYPE: ERF SIZE:	
Type 1	Even < 500 m²
Type 2	Even 2 500m² and ≤1000m²
Type 3	Even 2 1001m² and ≤1500m²
Type 4	Even > 1501 m²
Type 5	Ridgeline even



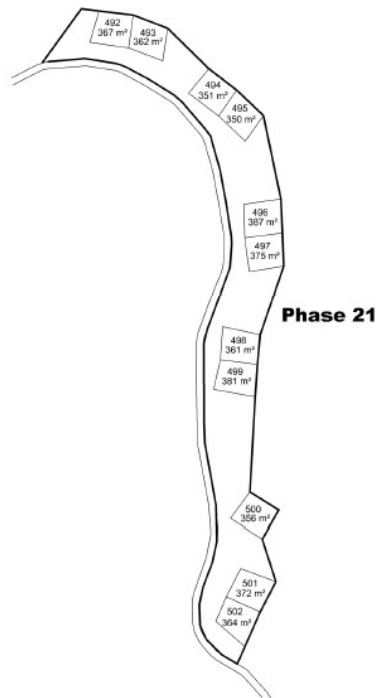
Phase 15 Erf Types.

ERF TYPE: ERF SIZE:	
Type 1	Erven < 500 m²
Type 2	Erven 2 500m² and \$1000m²
Type 3	Erven 2 1001m² and \$1500m²
Type 4	Erven > 1501 m²
Type 5	Ridge-line erven

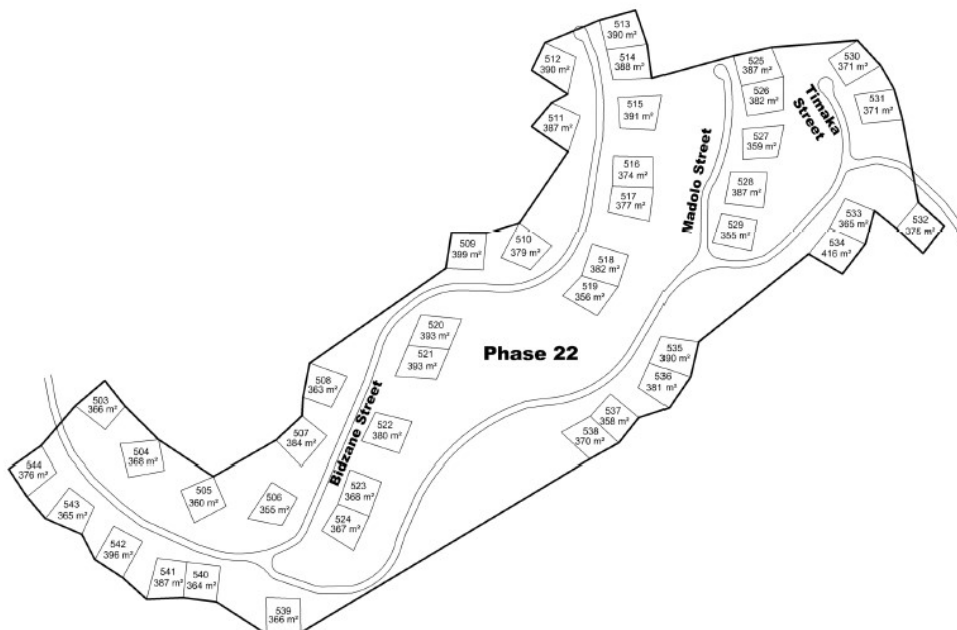


Phase 16 Erf Types.

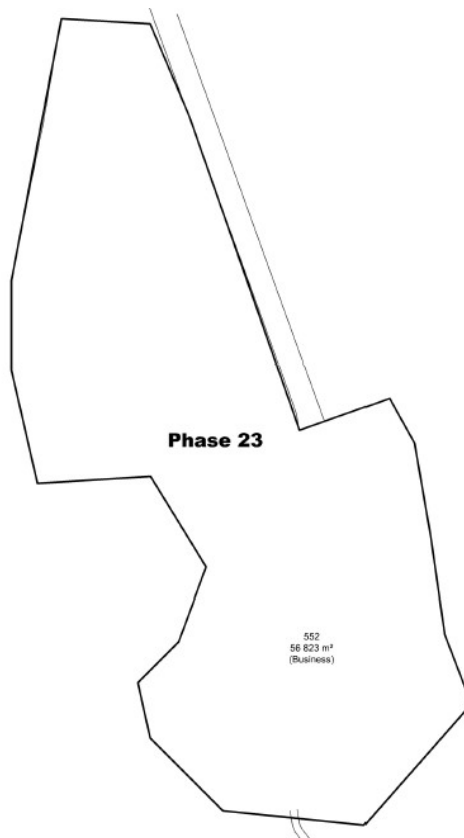
ERF TYPE:		ERF SIZE:	
Type 1	Erven < 500 m²	Type 2	Erven 2 500m² and 51000m³
Type 3	Erven 2 1001m² and 51500m³	Type 4	Erven > 1501 m²
Type 5	Ridge-line erven		



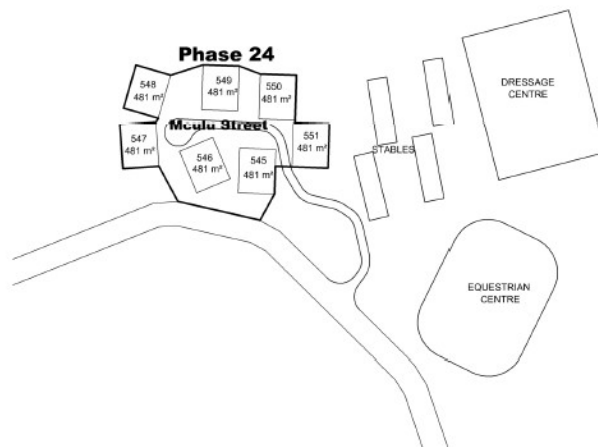
Phase 21: Resort Erven



Phase 22: Resort Erven



Phase 23



Phase 24

6.0 PROCEDURE FOR APPROVAL OF PLANS

6.1 PLAN SUBMISSION AND APPROVAL PROCESS

Plans submission to the Association will be in two phases as follows:

6.1.1 Phase 1: Preliminary Concept Plan Submission

6.1.1.1 Prior to the submission of formal plans, stand owners must submit conceptual sketch drawing to the Association for principle approval of the design concept.

It is required that concept phase (first phase) drawings be submitted electronically in PDF format. This submission must include 1x 3D design, which will be the only time a 3D design is required, unless otherwise specified by the AAC.

Please see APPENDIX C: CONCEPT BUILDING PLAN SUBMISSION FORM for list of drawings to be included in this submission

6.1.1.2 Drawings must be to a scale of 1:100 and selected materials and colours must be indicated on the drawing, according to the plan submission form.

6.1.1.3 See the requirement regarding the land surveyor height restriction survey information in Clause 4.4.3.

6.1.1.4 Site development plan/site plan must show adjacent erven, (including existing structures on adjacent erven), all hard paved surfaces, timber decking, soft landscaping, soil retaining structures and all other types of hard landscaping as well as natural vegetation so that the extent of the disturbance of the natural vegetation can be determined (scale 1:200).

- Rough floor plans : Ground Floor, First Floor, Lower Ground Floor /Basement Plans (scale 1:100)
- Basic Longitudinal Section showing height restriction – and natural ground level line (scale 1:100)
- 3 Dimensional Model Views or Sketches
- Basic Elevations showing NGL (scale 1:100)
- Surveyor's plan showing 0.5m contours and datum level for building height calculation.
- Completed Preliminary application form (See APPENDIX C)

6.1.2 Phase 2 : Final Building Plan Submission

Once concept phase drawings have been scrutinized by the AAC and approved, it is required that working drawings (final phase) be submitted electronically in PDF format to the Association. This submission must also include 1 set of printed paper copies of the final building plans. The set of printed paper copies of the final building plans must be hand delivered to the Association. These documents when approved will be endorsed by the AAC prior to enable your submission thereof to the municipality for building plan approval.

Please note: the stamp of approval will only be valid for twelve (12) months from date thereof

6.1.2.1 Before drawings can be submitted to the Local Authority for approval it must carry the stamps of approval from the AAC

6.1.2.2 The following drawings and documents are to be submitted with the completed prescribed FINAL BUILDING PLAN SUBMISSION FORM: APPENDIX D

- Site development plan/ site plan-showing adjacent erven, (including existing structures on adjacent erven), all hard paved surfaces, timber decking, soft landscaping, soil retaining structures and natural vegetation so that the extent of the disturbance of the natural vegetation can be determined (scale 1:200).
- Roof plan
- Floor plans: Ground Floor, First Floor, Lower Ground Floor /Basement Plans (scale 1:100)
- Sections through all major elements showing height restriction – and natural ground level line as well as surrounding retaining structures (scale 1:100)
- 4 elevations showing NGL
- Surveyor's plan showing 0.5m contours and datum level for building height calculation.
- Storm water & drainage layouts
- Bulk, earthworks
- All retaining and free standing wall elevations and sections
- Chimney, Column , gate and Balustrade Details
- Section through driveway
- Completed Final application form (See APPENDIX D)

6.1.3 Approved Documentation

6.1.3.1 The electronic PDF format of building plans approved and stamped by the AAC, must thereafter be submitted to be approved by the municipality before any construction work may commence. Once the final plans have been scrutinized and approved by the municipality, the Association must be supplied with an electronic copy in PDF format and 1 set of printed paper copies containing the approval stamp of the municipality

6.1.3.2 A perusal fee is to be paid to the Association (HOA) upon submission of each application of the proposed building work. The approved documents / endorsement/ comments will only be handed over to the applicant once the perusal fee has been paid.
This fee is stipulated on the plan submission form.

Plan Fees :

Phase 1: Preliminary Concept Plan Submission

- | | |
|---|-----------|
| • Plan fee concept phase payable to the Association (HOA): | R1 000.00 |
| • Scrutinizing of concept plan drawings payable to the AA : | R1 000.00 |

Phase 2 : Final Building Plan Submission

- Scrutinizing and approval of detailed final plans payable to the AA: R4 000.00

Alteration Submissions:

- Submission for alterations / additions exceeding 10m²:
Payable to the Association(HOA): R 1000.00
Payable to the AA: R 1000.00
- Submission for alterations / additions less than 10m²
or swimming pool:
Payable to the Association (HOA): R 1000.00
Payable to the AA: R 500.00

- 6.1.3.3 The approval, or non-approval, by the AAC of any proposed building work is final and binding by agreement.
- 6.1.3.4 Members may not commence construction work without the prior written approval of the plans by both the Association and thereafter the municipality and without a land surveyor having certified that the building on the property will comply with the height restrictions applicable to the particular erf and that the building has been or will be correctly placed. Members may not commence construction work without the site-handover inspection conducted by the Association.
- 6.1.3.5 Upon completion of works the owner or his/her representative shall submit to the Local Authority and the Association a certificate from a registered Land Surveyor stating the final height of the building and the levels of the boundary pegs. The Surveyor must also certify that the building conforms to the relevant height restrictions.
- 6.1.3.6 Upon completion the appointed designer or appointed registered architect shall submit a certificate of compliance with the requirements of this Manual and the approved plans.
- 6.1.3.7 The member shall only be entitled to a refund of the building deposit once a certificate of practical completion of the works has been formally issued by the architect and an occupation certificate has been issued by both the municipality and Association and the landscape plan referred to in paragraph 9.20 as contained in the “Architectural Rules” has been approved.
- 6.1.3.8 Occupation shall, subject to paragraph 9.20 as contained in the “ Architectural rules”or any other provision that may be applicable, only be permitted once an occupation certificate has been obtained from the Association and m unicipality and a copy must be lodged forthwith with the Association.
- 6.1.3.9 The HOA reserves the right to halt any building work not approved in advance, and to have any building or structure not in accordance with these approved drawings demolished and removed at the cost of the owner.

6.2 SUBMISSIONS FOR ALTERATIONS AND APPROVALS

- 6.2.1 All changes to approved plans need to be submitted for approval by the Adjudicating Architect and HOA prior to submission to the local authority for building plan approval and/or construction and prior to construction.
- 6.2.2 All perusal fees are to be paid to the Adjudicating Architect on submission of the proposed addition or alteration
Alteration application form (See APPENDIX E)

7.0 LANDSCAPE MANUAL

7.1 LANDSCAPE MANUAL FOR DOMESTIC GARDENS

The philosophy of the landscaping and rehabilitation of the Outeniquasbosch Eco-Village is to restore the naturally occurring habitats from the area and enhance the screening effect as a visual barrier and softening tool within the urban context.

As the development village nodes have been approved in areas previously disturbed and the remaining natural vegetation has been protected, the philosophy for the development is one of restoring the naturally occurring habitat diversity within the and between the new village areas so as to create a seamless natural area. The natural habitats of the area are a mosaic of fynbos, renosterveld and valley bushveld / thicket. This diversity will be recreated within the open space areas between the villages and will be brought back into the individual rehabilitation areas and gardens through the use of indigenous vegetation.

As a Wildlife Village it must be strongly noted that Wildlife will be moving through the areas including private properties and as such they will be browsing and grazing within private property and the corridors between the properties. This implies that the rehabilitation areas will be frequented by animals and that plant material planted to rehabilitate the area is for the benefit of the wildlife. Special precautions will be required while establishing this vegetation to ensure that it is not permanently damaged by premature grazing or browsing.

Also note that private garden areas within the courtyards could be subject to wildlife browsing and grazing depending on how it is defined and demarcated.

Use will be made of locally occurring indigenous species (as per the lists) to restore and rehabilitate areas previously disturbed.

Within the private garden inner courtyards, owners may include non-locally indigenous species and exotic species e.g. lavender are restricted to being in pots. Fruit trees and vegetables are an exception to this however, it must be noted that they may be particularly attractive to wildlife.

Private areas

- 7.1.1 Private Courtyard gardens – may be planted as desired by the owner (no restrictions)
- 7.1.2 Gardens – areas outside the disturbance area permitted and approved for the property but within the building lines. These are to be indigenous material only from the lists provided or as approved by the E.C.O.
- 7.1.3 Rehabilitation areas – those areas on the property but outside the building lines. Rehabilitation areas inside and outside of private property will be designed to be a seamless continuation of the natural habitats that are to be restored around the village nodes.
- 7.1.4 Street trees: need to be approved prior to planting to ensure that only species with non-aggressive root systems are planted. Trees may only be planted 5m from a road verge.
- 7.1.5 At least 15 indigenous trees from the attached lists (appendix A) are to be planted in and around the home. These can be within the building line garden areas or between the building lines and the property boundary, or along the road verge of their property as described above.
- 7.1.6 Tree planting is to be done in the form of creating bush clumps or clusters to simulate natural conditions. A minimum of 3 trees and 10 shrubs are required per bush clump.
- 7.1.7 Screening of rehabilitation areas will be required until they are established in order to protect them from premature grazing and browsing.
- 7.1.8 The owner is responsible to remove all screening their property within 6 months of completion of building works.
- 7.1.9 Use of the irrigation water provided for gardens and rehabilitation areas must be made.
- 7.1.10 Landscape plans including lists of species to be planted are to be submitted with the plan approval phase for approval and should include the courtyard garden, garden and rehabilitation areas.
- 7.1.11 In private garden- and courtyard areas not visible from any adjoining property, green open space or street, artificial lawn may be installed in the following specifications made available by Artgrass Mosselbay
 - Premium 30mm • Caesar 25mm • Verdiant 20mm, 30mm, 38mm

Public areas

- 7.1.12 All public areas between the village nodes that have been designated and designed as linking open space corridors will be rehabilitated to restore the naturally occurring habitats present on and around the larger development property as a whole.
- 7.1.13 The rehabilitation of these areas will be commenced by the Developer and then handed over to the H.O.A. for long term maintenance.
- 7.1.14 Screening off of these areas during establishment will be undertaken to prevent premature browsing and grazing.
- 7.1.15 Rehabilitation of these linking corridors will be undertaken in accordance with a master plan for rehabilitation. This will be started by the Developer and will be continued by the HOA into the life of the Eco-Village.
- 7.1.16 At all times, the needs of wildlife in these areas will come first over any above any “nuisance” caused to the Home owners.
- 7.1.17 Creation of bush clumps between and around homes to assist in the visual screening.
- 7.1.17 It must be noted that visual screening is a requirement of the Environmental Authorisation and as such no “views” are preserved for the sole enjoyment of the home owners.
- 7.1.18 Pruning and cutting of trees for views is not permitted under any circumstances.

7.1.19 As the vegetation of the area consists of low growing fynbos and renosterveld with clusters of valley bushveld, it is not anticipated that any views will ever be totally obscured. They will rather be enhanced by restoring the natural habitats and feel of the area

7.1.20 Landscape plan (garden layout plan) to be submitted timeously for Environmental Approval to ensure that garden can be completed prior to beneficial occupation inspection.

8.0 APPENDICES

APPENDIX A : COLOURS:

1. Wall Colours

The spectrum of the following colours from the Midas and Plascon ranges are merely a guide. Other paint brands can be used but deviations must be approved by submitting a painted A4 colour sample to the adjudicating architect before application.

Take Note: Alternative colours may be used subject to approval (by the D.R.C.) of painted samples on site.

Plascon	Paintsmiths (Midas)	Dulux
Ivory Parchment Y3-D2-3	Burnt Lawn 3HDP	Spheric Beige03yy 66/085
Ivory Rige Y3-D2-2	Combo 1CDP	Sand White 30yy 58/082
Beach Wood Y3-D2-1	Somewhere Between 3EEG	Beachcomber 20yy 58/082
Resplendent Y4-D2-3	Candle Light 3FDP	Scroll Beige 20yy 43/083
Lightning Y4-D2-2	Thai 4SDP	Heron Grey 20yy 37/094
French Linen Y3-E2-3	Tyre Track 1EDP	Toastygrey 30yy 51/098
Ageless Y3-E2-2	Conclusion 4BEG	Elegant Mud 21yy 38/102
Hollyhock Y3-E2-1	Trawl 1EEG	Burmese Beige 40yy 51/084
Houri Y4-E2-2	My Love 2GEG	Grey Mountain 40yy 25/074
Samovar Y4-E2-1	Karoo Sand 1HEG	Potter's Clay 40yy 38/107
Amazon Mist Y5-E2-3	Bleached Wash Table	Silver Pendant 34yr 35/025
Castle Stone Y5-E2-2		Unicorn White 10yy 64/048
Wishing Well Y5-E2-1		Stone Harbor 10yy 48/071
Papyrus 22		Taupe Tower 02yy 32/054
Liberia 19		Wayside Inn 00yy 63/024
Light Stone 68		Chinchilla White 10yy 46/041
River Clay 69		Mansard Stone 30yy 20/029
Ravine 62		Roma Haze 10yy 54/034
Geneva Morn 51		Zeppelin 30yy 46/036
Off Shore 50		Urban Road 15yy 33/043
Crete Shore 52		Wood Smoke 40yy 41/054
Beijing Moon 63		Fossil Grey 30yy 56/060
Bali Deep 46		Designer Grey 50yy 63/041
Baby Elephant Y1-E1-4		Evolving Rocks 21yy 45/060
Beach Wood Y3-D2-1		Grey Feather 39yy 53/067
		Elephant Tail 46yy 33/057
2. Window and Door Colours:		Universal Grey Oonn 62/000

Aluminium epoxy-coated to be in earthy colours. White and silver anodised frames are not approved.

Veil 00nn 53/000

Sophisticated grey 31bg 26/004

APPENDIX B: GUIDELINE PLANTING LIST

The following species list has been compiled from the various documents detailing the species known to occur on site and recorded on site.

The list is not exhaustive or prescriptive but the essence of the landscaping and rehabilitation at Outeniquasbosch is to plant what occurs naturally in the area and not to bring in any species (indigenous or exotic) that do not naturally occur in the local area.

The list is provided as a guide and will be added to and updated as a living document.

KEY

Vegetation type

	Grootbrak Dune Strandveld
	Mosaic Renosterveld Fynbos
	Vachellia karroo dominated thicket

Species name	Growth Form
<i>Erica glandulosa</i>	Bushy shrub
<i>Brunsvigia orientalis</i>	Geophytic herb
<i>Chasmanthe aethiopica</i>	Geophytic herb
<i>Hesperantha falcata</i>	Geophytic herb
<i>Satyrium muticum</i>	Geophytic herb
<i>Romulea luteoflora</i>	Geophytic Herb
<i>Cynodon dactylon</i>	Graminoids
<i>Ehrharta erecta</i>	Graminoids
<i>Ficinia indica</i>	Graminoids
<i>Panicum deustum</i>	Graminoids
<i>Stipa dregeana</i>	Graminoids
<i>Brachiaria serrata</i>	Graminoids
<i>Ehrharta calycina</i>	Graminoids
<i>Ischyrolepis capensis</i>	Graminoids
<i>Pentaschistis eriostoma</i>	Graminoids
<i>Pentaschistis pallida</i>	Graminoids
<i>Sporobolus africanus</i>	Graminoids
<i>Themeda triandra</i>	Graminoids
<i>Commelina africana</i>	Herb
<i>Moraea australis</i>	Herb
<i>Polygala pubiflora</i>	Herb
<i>Wahlenbergia polyantha</i>	Herb
<i>Astephanus triflorus</i>	Herbaceous climbers
<i>Cynanchum obtusifolium</i>	Herbaceous climbers
<i>Kedrostis nana</i>	Herbaceous climbers
<i>Pelargonium peltatum</i>	Herbaceous succulent climber

<i>Asparagus suaveolens</i>	Low shrub
<i>Balotta africana</i>	Low shrub
<i>Eriocephalus africanus</i>	Low shrub
<i>Clusia daphnoides</i>	Low shrub
<i>Phyllanthus axillaris</i>	Low shrub
<i>Chironia baccifera</i>	Low shrub
<i>Ruschia leptocalyx</i>	Low shrub
<i>Carissa bispinosa</i>	Low shrub
<i>Helichrysum teretifolium</i>	Low shrub
<i>Lauridia tetragona</i>	Low shrub
<i>Polygala myrtifolia</i>	Low shrub
<i>Aspalathus alpestris</i>	Low shrub
<i>Barleria pungens</i>	Low shrub
<i>Blepharis capensis</i>	Low shrub
<i>Carissa bispinosa</i>	Low shrub
<i>Elytropappus rhinocerotis</i>	Low shrub
<i>Eriocephalus africanus</i>	Low shrub
<i>Indigofera denudata</i>	Low shrub
<i>Metalasia pungens</i>	Low shrub
<i>Oedera genistifolia</i>	Low shrub
<i>Pentzia incana</i>	Low shrub
<i>Ursinia discolor</i>	Low shrub
<i>Aspalathus alpestris</i>	Low shrub
<i>Anisodonteia pseudocapensis</i>	Low Shrub
<i>Aspalathus obtusifolia</i>	Low Shrub
<i>Polhillia connata</i>	Low Shrub
<i>Ruellia pilosa</i>	Low Shrub
<i>Salvia muirii</i>	Low Shrub
<i>Osyris compressa</i>	Semiparasitic shrub
<i>Thesium fragile</i>	Semiparasitic shrub
<i>Euchaetis albertiniana</i>	Shrub
<i>Muraltia knysnaensis</i>	Shrub
<i>Chionanthus foveolatus</i>	Small tree
<i>Hypoestes aristata</i>	Soft shrub
<i>Lebeckia gracilis</i>	Subshrub
<i>Haworthia chloracantha</i>	Succulent
<i>Haworthia parksiana</i>	Succulent
<i>Lampranthus pauciflorus</i>	Succulent
<i>Tulista kingiana</i>	Succulent
<i>Carpobrotus deliciosus</i>	Succulent
<i>Carpobrotus edulis</i>	Succulent herb
<i>Crassula expansa</i>	Succulent herb
<i>Senecio radicans</i>	Succulent herb
<i>Carpobrotus acinaciformis</i>	Succulent herb
<i>Senecio crassulaefolius</i>	Succulent herb
<i>Haworthia chloracantha</i>	Succulent herb

<i>Haworthia magnifica</i>	Succulent herb
<i>Haworthia retusa</i>	Succulent herb
<i>Crassula pubescens</i>	Succulent shrub
<i>Aloe arborescens</i>	Succulent shrub
<i>Cotyledon orbiculata</i>	Succulent shrub
<i>Crassula perforata</i>	Succulent shrub
<i>Euphoria burmannii</i>	Succulent shrub
<i>Euphoria mauritanica</i>	Succulent shrub
<i>Tetragonia fruticosa</i>	Succulent shrub
<i>Zygophyllum morganiana</i>	Succulent shrub
<i>Aloe arborescens</i>	Succulent shrub
<i>Crassula perforata</i>	Succulent shrub
<i>Drosanthemum intermedium</i>	Succulent shrub
<i>Aloe ferox</i>	Succulent Tree
<i>Aloe speciosa</i>	Succulent Tree
<i>Azima tetraacantha</i>	Tall shrub
<i>Cussonia thyrsiflora</i>	Tall shrub
<i>Diospyros dichrophylla</i>	Tall shrub
<i>Euclea racemosa</i>	Tall shrub
<i>Grewia occidentalis</i>	Tall shrub
<i>Gymnosporia buxifolia</i>	Tall shrub
<i>Maytenus procumbens</i>	Tall shrub
<i>Metalasia muricata</i>	Tall shrub
<i>Morella cordifolia</i>	Tall shrub
<i>Myrsine africana</i>	Tall shrub
<i>Mystroxydon aethiopicum</i>	Tall shrub
<i>Olea exasperata</i>	Tall shrub
<i>Pterocelastrus tricuspidatus</i>	Tree
<i>Putterlickia pyracantha</i>	Tall shrub
<i>Rhus crenata</i>	Tall shrub
<i>Rhus glauca</i>	Tall shrub
<i>Rhus longispina</i>	Tall shrub
<i>Rhus lucida</i>	Tall shrub
<i>Schotia afra</i>	Tree
<i>Sideroxylon inerme</i>	Tree
<i>Tarchonanthus littoralis</i>	Tall shrub
<i>Diospyros dichrophylla</i>	Tall shrub
<i>Rhus glauca</i> ,	Tall shrub
<i>Rhus pterota</i>	Tall shrub
<i>Vachellia karroo</i>	Tree
<i>Asparagus racemosus</i>	Woody climber
<i>Asparagus aethiopicus</i>	Woody climbers
<i>Cissampelos capensis</i>	Woody climbers
<i>Rhoicissus digitata</i>	Woody climbers
<i>Sarcostemma viminalis</i>	Woody succulent climber

Indicative list of commercially available species as an example of what could be used in landscaping areas (not necessarily rehabilitation areas) Note this list will change based on commercial availability and ideally a nursery on site should be established from which the residents can purchase material specific to the property, sourced from the property

Species	Growth form
<i>Clivia miniata</i>	Bulbs
<i>Dietes butcheriana</i>	Bulbs
<i>Nerine humilis</i>	Bulbs
<i>Senecio tamoides</i>	Creeper
<i>Asparagus africana</i>	Creeper
<i>Coleonema album</i>	Fynbos
<i>Elegia tectorum</i>	Fynbos
<i>Erica caffra</i>	Fynbos
<i>Erica Formosa</i>	Fynbos
<i>Erica gibbosa</i>	Fynbos
<i>Erica gilva</i>	Fynbos
<i>Erica glandulosa</i>	Fynbos
<i>Erica mammosa</i>	Fynbos
<i>Erica sessiliflora</i>	Fynbos
<i>Erica sparsa</i>	Fynbos
<i>Erica versicolor</i>	Fynbos
<i>Erica verticillata</i>	Fynbos
<i>Ischyrolepsis sieberi</i>	Fynbos
<i>Ischyrolepsis subverticillata</i>	Fynbos
<i>Leucadendron salignum</i>	Fynbos
<i>Leucadendron uliginodum</i>	Fynbos
<i>Restio multiflorus</i>	Fynbos
<i>Arctotis acaulis</i>	Groundcovers
<i>Barleria obtusa</i>	Groundcovers
<i>Felicia ameloides</i>	Groundcovers
<i>Gazania rigens</i>	Groundcovers
<i>Helichrysum crispum</i>	Groundcovers
<i>Hermannia saccifera</i>	Groundcovers
<i>Justicia capensis</i>	Groundcovers
<i>Knowltonia vesicatoria</i>	Groundcovers
<i>Monopsis unidentata</i>	Groundcovers
<i>Pelargonium reniforme</i>	Groundcovers
<i>Plectranthus zuluensis</i>	Groundcovers
<i>Stachys aethiopica</i>	Groundcovers
<i>Sutera sp</i>	Groundcovers
<i>Syncarpha argentea</i>	Perennials
<i>Rhodocoma foliosa</i>	Restios
<i>Artemesia afra</i>	Shrubs
<i>Brillantaisia subulugurica</i>	Shrubs
<i>Burchellia bubalina</i>	Shrubs

<i>Carissa bispinosa</i>	Shrubs
<i>Carissa macrocarpa</i>	Shrubs
<i>Chrysanthemoides monilifera</i>	Shrubs
<i>Euryops chrysanthemoides</i>	Shrubs
<i>Freylinia lanceolata</i>	Shrubs
<i>Freylinia tropica</i>	Shrubs
<i>Freylinia tropica</i>	Shrubs
<i>Gnidia oppositifolia</i>	Shrubs
<i>Gnidia pinifolia</i>	Shrubs
<i>Gnidia squarrosa</i>	Shrubs
<i>Hypoestes aristata</i>	Shrubs
<i>Leonotis leonurus</i>	Shrubs
<i>Mackaya bella</i>	Shrubs
<i>Maytenus bachmanii</i>	Shrubs
<i>Orphium frutescens</i>	Shrubs
<i>Orphium frutescens</i>	Shrubs
<i>Pelargonium citronellum</i>	Shrubs
<i>Pelargonium fragrans</i>	Shrubs
<i>Plectranthus chimanimanensis</i>	Shrubs
<i>Plectranthus ecklonii</i>	Shrubs
<i>Polygala fruticosa</i>	Shrubs
<i>Polygala myrtifolia</i>	Shrubs
<i>Psoralea pinnata</i>	Shrubs
<i>Rhus crenata</i> (Searsia)	Shrubs
<i>Salvia aficana caruelea</i>	Shrubs
<i>Sutherlandia frutescens</i>	Shrubs
<i>Aloe arborescens</i>	Succulents
<i>Cotyledon campanulata</i>	Succulents
<i>Cotyledon orbiculata</i>	Succulents
<i>Crassula muscosa</i>	Succulents
<i>Crassula ovata</i>	Succulents
<i>Drosanthemum micans</i>	Succulents
<i>Drosanthemum sp.</i>	Succulents
<i>Drosanthemum speciosum</i>	Succulents
<i>Lampranthus amoenus</i>	Succulents
<i>Lampranthus aureus</i>	Succulents
<i>Portulacaria afra</i>	Succulents
<i>Senecio ficoides</i>	Succulents
<i>Acacia karroo</i> (=Vachelia karroo)	Trees
<i>Cussonia paniculata</i>	Trees
<i>Cussonia spicata</i>	Trees
<i>Dovyalis caffra</i>	Trees
<i>Eckebergia capensis</i>	Trees
<i>Ficus sur</i>	Trees

<i>Gonioma kamassi</i>	Trees
<i>Halleria lucida</i>	Trees
<i>Harpephyllum caffrum</i>	Trees
<i>Pittosporum viridiflorum</i>	Trees
<i>Podocarpus latifolius</i>	Trees
<i>Sideroxylon inerme</i>	Trees
<i>Vachellia xanthophloea</i>	Trees
<i>Vachellia sieberiana</i>	Tree

Species name	Growth Type
<i>Erica glandulosa</i>	Bushy shrub
<i>Euchaetis albertiniana</i>	Shrub
<i>Haworthia chloracantha</i>	Succulent
<i>Haworthia parksiana</i>	Succulent
<i>Lampranthus pauciflorus</i>	Succulent
<i>Lebeckia gracilis</i>	Subshrub
<i>Moraea australis</i>	Herb
<i>Muraltia knysnaensis</i>	Shrub
<i>Polygala pubiflora</i>	Herb
<i>Ruschia leptocalyx</i>	Low shrub
<i>Satyrium muticum</i>	Herb
<i>Tulista kingiana</i>	Succulent
<i>Wahlenbergia polyantha</i>	Herb
<i>Eriocephalus africanus</i>	Low shrub
<i>Clutia daphnoides</i>	Low shrub
<i>Phylla axillaris</i>	Low shrub
<i>Chironia baccifera</i>	Low shrub
<i>Carpobrotus deliciosus</i>	Succulent
<i>Crassula pubescens</i>	Succulent shrub
<i>Aloe arborescens</i>	Succulent shrub
<i>Chionanthus foveolatus</i>	Small tree
<i>Azima tetracantha</i>	Tall shrub
<i>Cussonia thyrsoflora</i>	Tall shrub
<i>Diospyros dichrophylla</i>	Tall shrub
<i>Euclea racemosa</i>	Tall shrub
<i>Grewia occidentalis</i>	Tall shrub
<i>Gymnosporia buxifolia</i>	Tall shrub
<i>Maytenus procumbens</i>	Tall shrub
<i>Metalasia muricata</i>	Tall shrub
<i>Morella cordifolia</i>	Tall shrub
<i>Myrsine africana</i>	Tall shrub
<i>Mystroxydon aethiopicum</i>	Tall shrub
<i>Olea exasperata</i>	Tall shrub
<i>Pterocelastrus tricuspidatus</i>	Tall shrub
<i>Putterlickia pyracantha</i>	Tall shrub
<i>Rhus crenata</i>	Tall shrub
<i>Rhus glauca</i>	Tall shrub
<i>Rhus longispina</i>	Tall shrub
<i>Rhus lucida</i>	Tall shrub
<i>Schotia afra</i>	Tall shrub
<i>Sideroxylon inerme</i>	Tall shrub
<i>Tarchonanthus littoralis</i>	Tall shrub
<i>Asparagus suaveolens</i>	Low shrub
<i>Balotta africana</i>	Low shrub
<i>Carissa bispinosa</i>	Low shrub
<i>Helichrysum teretifolium</i>	Low shrub
<i>Lauridia tetragona</i>	Low shrub
<i>Polygala myrtifolia</i>	Low shrub
<i>Cotyledon orbiculata</i>	Succulent shrub
<i>Crassula perforata</i>	Succulent shrub

<i>Euphoria burmannii</i>	Succulent shrub
<i>Euphoria mauritanica</i>	Succulent shrub
<i>Tetragonia fruticosa</i>	Succulent shrub
<i>Zygophyllum morgsana</i>	Succulent shrub
<i>Asparagus aethiopicus</i>	Woody climbers
<i>Cissampelos capensis</i>	Woody climbers
<i>Rhoicissus digitata</i>	Woody climbers
<i>Sarcostemma viminalis</i>	Woody succulent climber
<i>Osyris compressa</i>	Semiparasitic shrub
<i>Thesidium fragile</i>	Semiparasitic shrub
<i>Hypoestes aristata</i>	Soft shrub
<i>Commelina africana</i>	Herb
<i>Brunsvigia orientalis</i>	Geophytic herb
<i>Chasmanthe aethiopica</i>	Geophytic herb
<i>Hesperantha falcata</i>	Geophytic herb
<i>Carpobrotus edulis</i>	Succulent herb
<i>Crassula expansa</i>	Succulent herb
<i>Senecio radicans</i>	Succulent herb
<i>Astephanus triflorus</i>	Herbaceous climbers
<i>Cynanchum obtusifolium</i>	Herbaceous climbers
<i>Kedrostis nana</i>	Herbaceous climbers
<i>Pelargonium peltatum</i>	Herbaceous succulent climber
<i>Cynodon dactylon</i>	Graminoids
<i>Ehrharta erecta</i>	Graminoids
<i>Ficinia indica</i>	Graminoids
<i>Panicum deustum</i>	Graminoids
<i>Stipa dregeana</i>	Graminoids

<i>Aloe ferox</i> ,	Succulent Tree
<i>Aloe speciosa</i>	Succulent Tree
<i>Diospyros dichrophylla</i>	Tall shrub
<i>Rhus glauca</i> ,	Tall shrub
<i>Rhus pterota</i>	Tall shrub
<i>Aspalathus alpestris</i>	Low shrub
<i>Barleria pungens</i>	Low shrub
<i>Blepharis capensis</i>	Low shrub
<i>Carissa bispinosa</i>	Low shrub
<i>Elytropappus rhinocerotis</i>	Low shrub
<i>Eriocephalus africanus</i>	Low shrub
<i>Indigofera denudata</i>	Low shrub
<i>Metalasia pungens</i>	Low shrub
<i>Oedera genistifolia</i>	Low shrub
<i>Pentzia incana</i>	Low shrub
<i>Ursinia discolor</i>	Low shrub
<i>Aspalathus alpestris</i>	Low shrub
<i>Anisodonte</i>	Low Shrub
<i>pseudocapensis</i>	
<i>Aspalathus obtusifolia</i>	Low Shrub
<i>Polhillia connata</i>	Low Shrub
<i>Ruellia pilosa</i>	Low Shrub
<i>Salvia muirii</i>	Low Shrub
<i>Aloe arborescens</i>	Succulent shrub
<i>Crassula perforata</i>	Succulent shrub
<i>Drosanthemum intermedium</i>	Succulent shrub
<i>Asparagus racemosus</i>	Woody climber
<i>Romulea luteoflora</i>	Geophytic Herb
<i>Carpobrotus acinaciformis</i>	Succulent herb
<i>Senecio crassulaefolius</i>	Succulent herb
<i>Haworthia chloracantha</i>	Succulent herb
<i>Haworthia magnifica</i>	Succulent herb
<i>Haworthia retusa</i>	Succulent herb
<i>Brachiaria serrata</i>	Graminoids
<i>Ehrharta calycina</i>	Graminoids
<i>Ischyrolepis capensis</i>	Graminoids
<i>Pentaschistis eriostoma</i>	Graminoids
<i>Pentaschistis pallida</i>	Graminoids
<i>Sporobolus africanus</i>	Graminoids
<i>Themeda triandra</i>	Graminoids
<i>Vachellia karroo</i>	Tree