

PINELANDS HERITAGE PROTECTION OVERLAY ZONE

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PINELANDS RATEPAYERS and RESIDENTS ASSOCIATION **DEVELOPMENT RULES**

## **Background to the “Garden City” concept**

The initial Pinelands suburb, established in the early 1920's as the first planned town and self-contained “Garden City” in South Africa, has a unique history and development, the ethos being to provide adequate space for civic functions, so promoting healthy living and a strong sense of community. The result was a suburb planned with adequate provision of public open space and specific urban and street planning where space for pedestrians and treed road verges and islands was created. This resulted in a standard of urban aesthetics not achieved elsewhere. The architecture of the buildings in the typical “arts and crafts” movement created a cohesiveness of style of residences, and attention to landscaping in the garden cities tradition and the existence of mature trees together all contributed to the strong character of the suburb.

The layout generally consists of relatively large areas used for sidewalks, public open spaces and road islands planted with a variety of mature trees. Pine trees especially have special significance as they were part of the original Pinelands Forest. Buildings relate to each other by their architectural language, setbacks from the street (houses and garages are set back from the street boundary with gardens between houses and the street), vegetated / visually permeable boundary treatment, planted pergola structures to facade of garage, treed forecourts and common building materials. Each building / element / landscape feature is important in itself but also insofar as it contributes to the group of houses / streetscape / overall Pinelands Garden City Aesthetic. Characteristic design features / elements that featured in the “arts and crafts” movement include the following: dominant pitched roofscapes, entrance portico / verandas, specific nature of door/window openings on street facade, proportioning of windows and use of thatch and timber.

## **Primary land Uses within the Pinelands HPOZ**

The garden setting at the macro scale is one of the key characteristics of the Pinelands HPOZ and is considered the most vulnerable to loss of overall character since changes impact on more than simply buildings or elements.

The nature of the HPOZ is of domestic scaled buildings that live within a garden setting with the open green space as the dominate visual and experiential characteristic. Within this setting are suburban houses of varying forms, types, material characteristics and significances, loosely working in the idiom of the arts and crafts aesthetic. Notwithstanding this, the capacity of the HPOZ overall to withstand change is moderately high provided that the dominant characteristics and attributes of the garden setting are maintained.

There are a number of different and yet identifiable character areas. Development in this area should therefore take account of the street context, rather than the character of the HPOZ as a whole. The HPOZ consists primarily of a relatively low residential density Single Residential land use which is characterised by single dwellings set on large erven (average appr. 900 squ.m but generally ranging between 700 and 1 500 squ.m) where the residence is generally setback from the street / lateral building lines with such spaces being used for greenery / lawn and trees. The careful allocation of public land and open spaces that includes open frontages, middle islands, wide sidewalks and cul de sac streets (planted with a variety of mature trees and hedgerows) create a feeling of space and adds to the “Garden City” character. Intermittent General residential zones occur within this single residential fabric. Business / Education, Community and Sports / Open Space zones are largely located within the historic hub of the HPOZ, around a central square with tree lined avenues radiating out to the residential zones.

## **Objective of Development Rules**

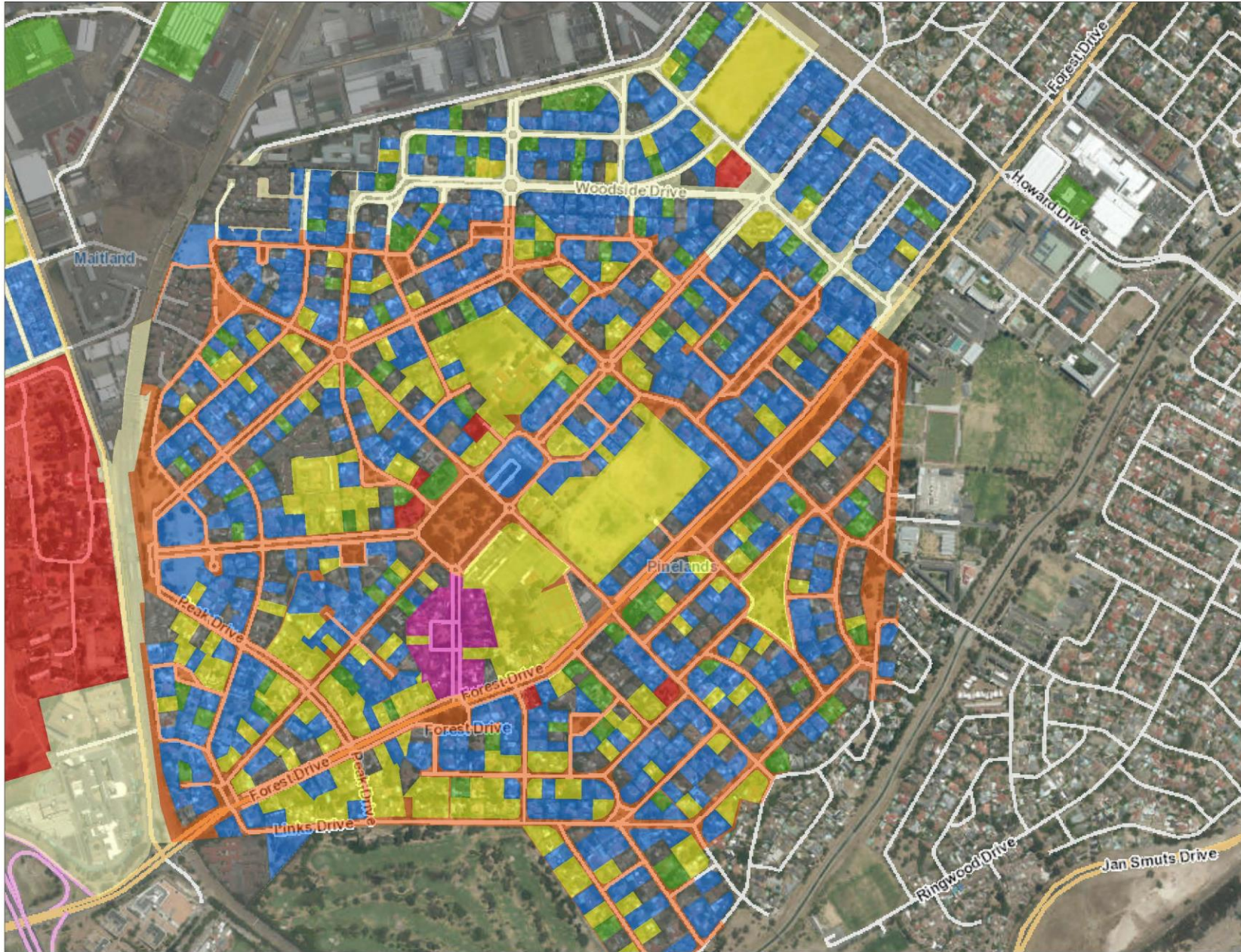
The Pinelands Heritage Protection Overlay Zone is identified in the Municipal Planning Bylaw for protection in order to retain the special characteristics and aesthetic cohesiveness, as laid out above, in perpetuity. These Rules are an attempt to provide guidance when taking decisions on building work in this Overlay Zone so as to ensure that we retain and enhance in perpetuity, the uniqueness of this “Garden City”.

These Development Rules should be applied in the assessment of a plan for any works in the HPOZ. Works = “any development application for external alterations to structures, demolition of existing structures, new structures, landscaping or boundary treatments.” The objective is to retain the integrity and aesthetic cohesiveness of this special area by ensuring the conservation and enhancement of this unique environment, so ensuring that the local heritage significance, visual amenity and sense of place is respected and kept intact in perpetuity. The application of these Rules will ensure that all changes made are in keeping with the spirit of the original layout design and concept of the Pinelands “Garden City”, to protect the character of the suburb as well as the setting of individual houses and groups of houses / streetscapes. The general principle applied in the Development Rules is that all proposals must respond sympathetically to the architectural style (character and proportions of the surrounding / original buildings) to ensure a cohesive and appropriate character for the suburb.

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# City of Cape Town Map Viewer



**Legend**

- 23 Street Number
- Freeway/Expressway
- Main Roads
- Streets
- SG Approved
- Registered
- Wards
- Subcouncils
- Area Based Service Delivery Areas

**Points of Interest**

- + Clinics
- H Hospitals
- ★ Police Stations
- F Fire Stations
- A Resorts
- C Community Centres
- \* Recreational Hubs
- S Schools
- G Sports Grounds
- P Swimming Pools
- B MyCiti Bus Stops
- W Places of Worship
- L Libraries
- C CCT Free Call Lines

0 0.125 0.25  
Kilometers  
1:12 000

Transverse Mercator Projection,  
Central Meridian 19° East,  
WGS84 Ellipsoid using the  
Hartebeesthoek94 Datum

Please Note:  
Every effort has been made to ensure the accuracy of information in this map at the time of publication.  
- The spatial data portrayed in this map is as current, accurate and complete as provided by the various line departments responsible for the maintenance of these datasets.  
- The City of Cape Town accepts no responsibility for, and will not be liable for, any errors or omissions contained herein.

**THIS MAP WAS COMPILED BY:**  
**City of Cape Town  
Map Viewer**  
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STAD KAAPSTAD**

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**PINELANDS DEVELOPMENT RULES FOR BUILDING WORK IN THE HPOZ**

	RULE	COMPLIES
1. <i>General</i>	When assessing whether or not to approve an application for an extension, the following must be considered:	
	Whether or not the building is part of a group and if so that it does not upset the harmony and balance of the whole,	
	Whether or not it is a significant (graded) building and the proposed alteration will not impact the property's heritage attributes. The construction does not entail removal, covering or other adverse impacts on the heritage attributes or other important architectural features of the original building	
	The proposed floor area in relation to the original and balance between the footprint and the open space.	
	The scale relation to surrounding/ neighbouring buildings and structures are observed to prevent over scaling	
	No additional rights should be permitted where the exercising of that right negatively affects the streetscape, the overall character of the Streetscape, the public realm or the setting of an individual house or group of houses.	
	The interface between buildings and street, including setback distances, the scale and design of boundary walls, verandahs and balconies does not affect the streetscape	
	The interface between the natural and built environment, including topography, geology, vegetation and open spaces has been addressed to not effect street scape	

		If the proposed intervention was commonly applied to other properties, the cumulative impact would be in keeping with the overall character of the Pinelands?	
		The garden setting should be the dominate feature rather than structures.	

2. <i>Sub-Division</i>	Applications for subdivision must respect the grain and character of the area. Subdivisions and new houses are not encouraged. New houses should be placed to the rear / side of the of the property.	
	Should the existing erf be subdivided, each portion may not be smaller than 700sqm.	
	The height of the addition is no more than that of the main building and, preferably, lower, in order to clearly distinguish it from the original building	
	Sites that are located within the PHS or on major roads (Forest drive, central ave etc) will be evaluated on a case by case and should be of similar size as existing immediate surrounding erf's.	

3. <i>Demolition</i>	Applications for demolition are not encouraged.	
	A site development plan will be required to show the intention for replacement buildings	
	In the case of fire damage etc., all due care must be taken to temporary protect the structure to allow adequate assessment	
	Sites that are located within the PHS or on major roads will be evaluated on a case by case and replacement buildings may have to follow similar existing architectural styles as the previous existing structures.	
	Application for demolition will not be supported unless palpable reasons with appropriate and substantial motivation are presented in a solid report compiled by an experienced and registered person in this field.	

4. <i>House extensions</i>	The additions are complementary to the main building and clearly secondary in terms of size, form and detail.	
	The dominant architectural style responds sympathetically to the character and proportions of surrounding/ Original existing buildings.	
	Additions avoid causing irreversible changes to the original building	
	The orientation and siting are shaped to minimize impact	
	Front extensions must be carefully considered as these may lead to an overall loss of open space or forecourt area on the street.	
	Front extensions must not add to the width of the front of the building and change the scale or character of the architecture	
	Generally, building footprints should adhere to the established "built line" of existing development, with a preferable set back of at least 7m from the street.	
	Side extensions which require departures must be carefully considered as they may close up gaps between properties and in this way detract from the grain of the urban quality.	
	Where additions are located at the side of the building, the additions are set back from the face of the heritage structure to maintain its prominence, entrance, and proportions	


Where these extensions would harm the open character of the layout or close views between buildings (i.e. create edge to edge development) or result in restricted passages between buildings, these will not be approved.

Houses should be limited to two storeys. Additional storeys must be built in similar architectural form and materials and be stylistically sensitive. (Unless the building was originally designed with a symmetrical elevation, symmetry in new designs should be discouraged).



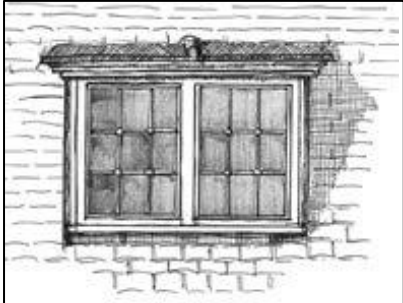


A two store extension carefully detailed to respect the main building

5. <i>Building Finishes, Materials</i>	Design of buildings must be compatible with the Pinelands garden city aesthetic and architecture and must show aesthetic cohesiveness with context and streetscape and the height, proportions and scale of buildings must match the surrounding built fabric. All finishes must be in keeping with the Pinelands garden city aesthetic.	
	Materials used should be sensitive to the historical character and integrity of the Pinelands garden city aesthetic.	
	The integrity of historical layers of the architecture are not removed but integrated into the design	
	No heritage architectural building elements are removed. Original elements and their design must be retained and restored where possible.	
	No exposed concrete, tiled walls, metal sheeting or cladding / corrugated iron, inappropriate colours or styles should be used.	
	Reflective and coloured glass is not appropriate.	
	No plastic canopies.	
	Face brick may be allowed but drawings that show well designed detail will be required for assessment and the colour must be appropriate.	


<p>6. <i>Roofs</i></p>	<p>3.1</p>	<p>Roof arrangement requires careful design to be in keeping with the “arts and crafts” architecture, for example, the way a roof on a double story continues down to form the ground floor eave and asymmetry in the roof format.</p> 	
		<p>The Roof profile visible from the street remains unaltered</p>	
		<p>The rear addition roof ridgeline height will not exceed the existing building roof ridgeline</p>	
		<p>Existing original details should be precisely matched.</p>	
		<p>The pitch and design of roofs has to be considered in relation to the existing and surrounding properties. Roof form to be pitched (typically 45 – 55 degrees) with pitched “gable end” or hipped roofs. Part gable / part hip roofs are encouraged.</p>	

	<p>The roofing material is compatible with the age and architectural style of the specific property. Materials to be used on the roof include thatch, Welsh slate roof and Nutec fiber cement tiles. Every effort must be made to retain existing thatched roofs especially on significant (graded) buildings. Rehabilitation to thatch will be supported. No existing roof covering may be changed to a different kind without necessary plans having been submitted for scrutiny and comments by the HAC.</p>	
	<p>Solar panels, teslar or wall panel batteries, satellite dishes, wind turbines, geysers and similar / associated infrastructure / structures should, as far as possible, be positioned to the rear of the property, so as to not be visible from the street and public realm. If facing the street then an application must be made to the HAC with appropriate motivation and drawing indicating the impact such will have on the streetscape and architecture</p>	
	<p>Roof / Skylights should be used sparingly and should preferably only be used on rear elevations and not in conjunction with dormers. They must be small and have a slim-frame. Generally do not exceed 1 per roof slope (but this depends on the size of the roof and skylight). Drawings that show well designed detail will be required for assessment.</p>	
	<p>For significant (graded) buildings, 'flip up' roof extensions are only allowed to the rear of the property and the new roof should not exceed one third of the total roof space.</p>	
	<p>A room in a roof i.e. a loft room to a two storey building may be permitted.</p>	
	<p>Flat roofs (i.e. low pitched less than 5 degrees) may only be used as 'connector roofs' in certain cases so that they read as minor roofs between / on pitched roofs.</p>	

<p>7. <i>Windows, Doors, Dormers</i></p>	<p>New windows and doors must be sympathetic to the existing “arts and crafts” architecture in respect of materials, proportions and scale. . Create a punctured appearance with a balance of glazing to solid walls</p>	
	<p>The positions and proportions of windows and doors are similar to the originals</p>	
	<p>Powdered aluminum and timber may be used. For graded buildings retain the use of timber, even for replacement of existing openings.</p>	
	<p>Architectural features such as dormer windows and bay windows may be acceptable where they do not negatively impact on existing roof form. If a street elevation is proposed, drawings that show well designed detail will be required for assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">    </div>	
	<p>Roofed entrance portico’s and different sized windows on the same elevation are supported however foreign elements, motifs and double height columns at a front door will not be supported.</p>	
	<p>The scale and proportions of dormers should not detract from the roof plane. Their purpose is to light the roof space and not gain extra headroom over any great width. They must be contained within the roof</p>	

	<p>slope and must be subservient to the roof of the property. They must not extend above the ridge height of the existing dwelling and the dormer cheeks should be at least 1m from the flank wall of the property.</p>	
	<p>Large / excessive glazed areas will not be allowed facing public areas. Large areas of new glazing are at the rear and not visible to the street</p>	
	<p>Plaster bands around windows, and large vertically proportioned windows more suited to the “Georgian” aesthetic must be avoided.</p>	

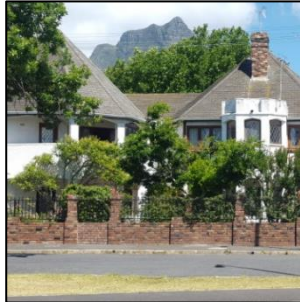
<p>8. <i>Carports, Garages</i></p>	<p>Garages may not be hard on any street boundary and not beyond the established “built line”. Generally, these must be set back from the front of the main building facade. (Only where there is no other alternative, a minimum set back of 3 meters from the street building line is required)</p>	
	<p>Number of garages per property? Garages and car ports must not impact on the garden setting and street interface and must be positioned to minimise visual impact.</p>	
	<p>Garages must be built with either pitched tiled roofs (or flat roofs with parapets), as appropriate.</p>	
	<p>A garage facing the street may not be wider than a standard double garage and if a double garage is proposed this must consist of two separate “single” garage doors.</p> <div data-bbox="423 689 831 1077" data-label="Image"> </div> <div data-bbox="860 1034 1350 1129" data-label="Caption"> <p>Two separate “single” garage doors not in front of main building</p> </div>	
	<p>Car ports should be a pergola system made of timber / lattice work. No steel or shade cloth will be allowed without clear motivation. No doors on a carport will be allowed. Drawings that show well designed detail will be required for assessment.</p>	

<p>9. Patios, Porches, Pergolas</p>	<p>Awnings / porches and pergolas may be acceptable to the front of the house as long as they are well designed and in keeping with the architectural style of the building and the prominent facade of the main building is retained / visible.</p> 	
	<p>Existing open-air porches, verandahs or balconies facing the street that are being enclosed must not effect heritage or streetscape. Carefully consideration of materials has been applied to enclosing or partly enclosing a verandah</p>	
	<p>Roofed entrance portico's are supported however double height columns at a front door will not be supported.</p>	
	<p>Closing of recessed porches are not encouraged.</p>	
	<p>On street elevation, recessed porches may not be filled in so that they detract from the original appearance of the house.</p>	
	<p>No aluminum louvres will be allowed to the front of the property.</p>	
	<p>Door canopies must relate to the architectural style. (No covered pedestrian gate canopies on the street will be allowed?).</p>	

<i>10. Basements</i>	The above ground evidence of a basement must be as discreet as possible so as to have a minimal impact on the house and garden.	
	Limit basements to the footprint of the house. In larger houses with extensive gardens it may be possible to extend under part of the rear garden but the garden should be re-established above the basement.	
	No basement will be allowed that removes mature trees or vegetation on a boundary or as viewed from the street, or that restricts future planting of boundary vegetation.	


11. Chimneys,  
Steel flues

Chimneys help to puncture rooflines and create visual interest especially if large and dominant. Keep the proportions appropriate to the massing of the building and roof. Position these on the main roofscape, on the ridge line of the roof, centrally on a gable end, or against an outside wall.



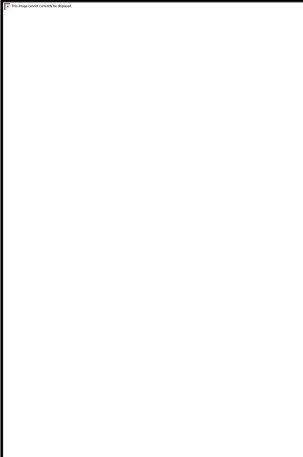
Chimneys create visual interest

In the case of a dwelling without a fireplace, gas steel flues can be combined into chimney structures. Retain original chimney stacks and detailing.


12. Street boundary, Wall, Fence	All boundary treatment must comply with Council’s latest Boundary Walls and Fences Policy. Solid walls must be a maximum of 2.1m on the boundary and with 30% permeability	
	NO vibracrete walls will be allowed on a street boundary.	
	Hedges are a major contribution to the character of the suburb as they provide green edges to the streetscape and soft boundaries to rear gardens. Hedges as boundaries are preferable over walls or should be planted in front of an existing wall. Hedges can be supplemented by wire fences or trelliswork for added security. All existing hedges should be retained.	
	 <div data-bbox="801 916 1294 1007" style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>Hedge used to create green boundary treatment on street</p> </div>	
	Vertical columns are to be kept to a minimum and must be as slender as possible.	
Avoid a fencing design that is not in keeping with the streetscape or the general character of the “Garden City” Concept. Pedestrian gates are encouraged.		


13. Security	<p>Electric fencing should be as visually recessive as possible and the use of black is preferred.</p> <p>For walls abutting road verge / street, attempt to place electric fencing behind walls and not on top of walls.</p> <p>All security devices including burglar bars must be sensitively designed. If on top of wall, use black as a colour is visually recessive.</p>	
	No razor / barbed wire may be used.	

<i>14. Swimming Pools</i>	11.1	All alternatives need to be investigated before removal of trees, garden area and hedges for new pools and pool extensions.	
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<p>15. <i>Trees, Landscaping</i></p>	<p>The number, quality and variety of trees in Pinelands are one of its most distinguishing features. Trees add to the beauty of the landscape, they complement the architecture, soften the streetscape and open spaces and add to the pleasure of living in the suburb. Trees in the public and private realm are essential components to create balance between the built and natural environment that is integral to the character and appearance of the heritage area. All proposals must consider the impact on trees and hedges.</p>  <div data-bbox="786 815 1285 906" style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>Pine trees are characteristic of the Pinelands streetscapes</p> </div>	
	<p>The removal of trees and vegetation from residential properties will only be permitted where a clear case exists to justify such action, such as a dead, dying or dangerous tree or a tree causing structural damage. In giving permission to fell such trees the requirement for appropriate replacement planting will be required.</p>	
	<p>Open gardened / treed spaces and forecourts to the front of buildings on the street interface must be retained to retain consistency in the greenery along the streetscape.</p>	

		The location of trees and other significant vegetation must be accurately plotted on all plans and the species, height and trunk diameter must be given.	
		Hedges provide effective screening.	

<i>16. Forecourts</i>	New paved forecourts and driveways should be kept to a minimum so as to retain front gardens / greenery. Paved areas to be kept to a minimum for new driveways / use of greener more permeable paving options are recommended	
	<p>Hard-surfacing increases run-off and reduces water percolation and groundwater recharge.</p>  <p>Strip driveways are encouraged</p>	

<p>17. Road verges, Public Footways, Carriageway crossings</p>	<p>A grass verge contributes to the green character of the area and must be in place. No stone chip is allowed. Carriageway crossings should be the minimum width necessary to keep the green street scene intact. The established pattern of planting and paving on road verges must be reinstated following excavations (no new hard-surfacing).</p>  <p>Planted road verges and road islands that lends a unique character to the Pinelands streetscape</p>	
	<p>No net loss of trees or vegetation may be allowed due to carriageway crossings. If the crossing is within the root zone of a tree, alternatives w.r.t location and method statement for construction will be required to avoid causing damage to the tree or vegetation.</p>	
	<p>The verge is not to be completely hard-surfaced as this increases run-off and reduces water percolation and groundwater recharge. Soft-surfaced and planted areas are to be provided as a planted verge.</p>	
	<p>The planting of City owned road verges by the abutting landowners is encouraged, subject to the following:</p>	

	<p>a) a minimum 1m single pedestrian paved footway is required on a road verge (with minimum headroom of 2.5m). This may not be gravel, as gravel on the sidewalk next to the road edge pollutes the road and is dangerous for cyclists, it looks unsightly, is hard to walk on and creates a sterile environment,</p> <p>b) planting on a road verge should be low, indigenous shrubbery using annuals and perennials,</p> <p>c) planting must not obscure the view of people and vehicles coming out of driveways into the road,</p> <p>d) planting should be well maintained, and landowners must keep in mind that there are possible service cables under the ground,</p> <p>e) Council will always have the right to dig the verge up if they need to repair the service lines or install new ones with no obligation to replace plants or to inform the resident before digging is done.</p>	
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<p>18. SPECIAL NOTE:</p>	<p>Any alteration / addition to the front of the property or that affects the public realm must be accompanied by site plans, drawings, sections and elevations that show well designed detail, prepared by a registered heritage architect. A Landscape plan by a registered landscape architect may be required. The selection of the right tree and shrub species is important.</p>	
	<p><b>INFORMATION REQUIRED ON DRAWINGS</b></p> <ul style="list-style-type: none"> <li>Site plan</li> <li>Floor plans</li> <li>Elevations</li> <li>Sections, showing heights of building, natural ground line and height restriction lines</li> <li>Proposed external finishes and colour scheme</li> <li>Driveway</li> <li>Building Lines</li> <li>Location of retaining structures</li> <li>walls, fences &amp; gates on plan</li> </ul>	

A LIST OF PLANT SPECIES AND TREES APPROPRIATE IN PINELANDS IS ATTACHED UNDER ANNEXURE A (note that the reason there are so many trees in Pinelands is because very few indigenous trees grow in Pinelands)

### ANNEXURE A

PLANT LIST	
<b>Trees</b>	Avenue and Street Planting / Trees for structural planting in gardens
Tarchonanthus camphoratus- smaller	
Euclea racemose	
Olea exasperate	
Rapanea melonphloeos	
Frangipani	
Dodonea angustifolia	
Buddleja saligna	
Ekerbergia capensis	
Pines	
Planes	
Mulberry	
Grevillea robusta – silky oak	
Ficus	
Rhus changed to searsia/Karee – hedges	
Eugenia- hedge Conifers cypress	
<b>Shrubs</b>	Hedges to front Boundary
Coleonema alba	
Leucospernum 'red devil '	
Leucospernum vr	
Barleria obtusa	
Salvia africana caerulea	

Metalasia	
Polygala vr	
Rhus glauca	
Rhus crenata	
Rhus lucida	
Plumbago auriculata (specify the blue as all other variations grow much slower)	
Tecoma capensis (again not the variations on colour but the basic orange one)	
<b>Perennials &amp; Groundcovers</b>	Planting on verge (ground cover)
Cotyleydon orbiculata	
Pelagonium betullnum	
Peargonium fragrance	
Chrysanthenoides incana	
Arctotus stoechadifolius white	
Scabiosa blue	
Agapanthus vr	
Carpobrotus edulis	
Crasslla multicarva	
<b>Grasses</b>	
Aristia major	
Dietes grandiflora	
Anthericum starlight	
<b>Cascading / climbing</b>	
Jasminum multipartitum	
Jasminum angulare	
Pelargonium tomentosum	
Rhoicissus tomentosa	