

# erf 134
# Cape Infanta
# Architectural Guidelines

Version 06

1 October 2026

GOSZTOLA
architecture

# **Architectural Guidelines** Erf 134 Cape Infanta

INDEX

Section 1 - Architectural Intent

1.1 Architectural intent and approach

Section 2 - Architectural Guidelines

2.1 Building Form & Shape
2.2 Cut & Fill
2.3 Roofs
2.4 Walls
2.5 Doors & Windows
2.6 Pergolas, Awnings & Carports
2.7 Decks, Patios & Roof Terraces
2.8 Driveway and Hard Surfaces
2.9 External Staircases & Steps
2.10 Exterior Lighting
2.11 Fencing
2.12 Services & Miscellaneous Items
2.13 Conceptual sketch of a typical unit

Section 3 - Landscaping Guidelines

3.1 Landscaping Plan

Section 4 - Proposed Sub-Division

4.1 Proposed Sub-Division Plan

Section 5 – Proposed Zoning Plan

5.1 Proposed Zoning Plan

# Section 1:  Architectural Intent

### 1.1 Architectural intent and approach

Cape Infanta Village and the caravan park exhibit a vast variety of architectural styles. No one style is evident or dominant.

Two aspects of the existing built fabric have informed our architectural approach

1) the tight urban form around the pathway leading to the Sebastine Point, reminiscent of the built fabric in the City of Cape Town Bungalow areas at Clifton 4th Beach area and Bakoven.

2) the emergence of 4/5 new buildings which display a bungalow feel evident in the use of horizontal planking usually fibre cement boards, 30degree pitched roofs and profiled metal roof sheeting.

The architectural approach is based on this emerging trend and seeks to reinforce this by proposing that the new development enhance this architectural language and style. At the same time the use of natural materials found on site, in the locale viz, stone is encouraged so as to tie the new development back to the original "stone" cottages found in the older part of the Cape Infanta village.

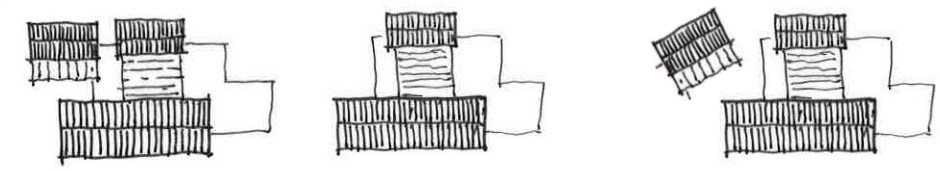
It is felt that this approach could influence or set a positive example for further new buildings, additions and alterations to existing dwellings and any further interventions.

## Section 2: Architectural Guidelines

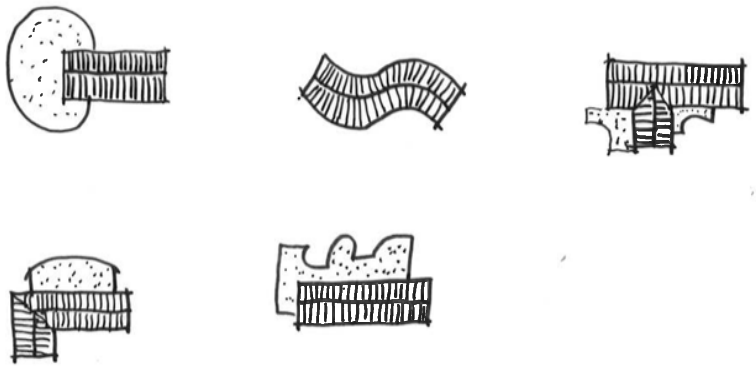
### 2.1 Building Form & Shape

- Portions of the building covered by pitched roofs have to be rectilinear in shape and at right angles to similarly roofed portions. Garages may be orientated at angles to the main structure to allow access.

  See figure below for an example.

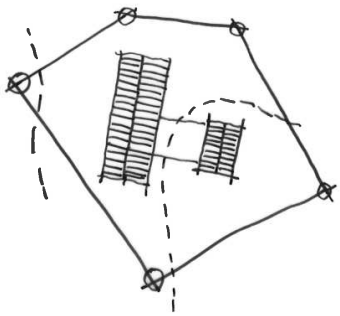


No building forms consisting of circular, curved shapes will not be permitted. Please see figures for an example.



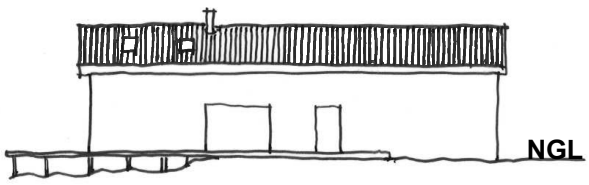
- Primary structures may be offset at an angle relative to the boundaries in order to follow the natural line of the topographical contours on an individual site or to allow access to the site.

  Please see figure below for example.

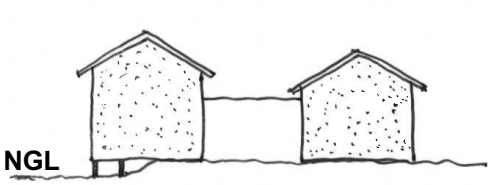


**2.2 Cut and fill**

- All building forms to be directly attached to ground. No posts, columns or stilts are permitted to raise the building above natural ground level.
- Only external timber decks are allowed to be raised above the natural ground level.
  Please see figure below for an example.




Incorrect




Incorrect

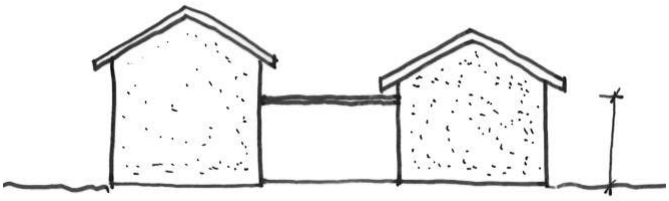
- Private courtyard abutting external walls around the perimeter of the house will not be permitted to cut into the landscape if it creates retaining walls with large exposed faces.

**2.3 Roofs**

- Permissible solar shading design elements are allowed. Natural cross ventilation is recommended.

When flat roof is used in combination with pitched roofs, flat roofs may not be higher than the wall plate of the pitched roof it abuts against. If two pitched roofs are present, the flat roof may not be higher than the lowest wall plate of the pitched roof it abuts

Please see figure below for an example.



Flat roofs may not be higher than the wall plate of the pitched roof it abuts.

**<u>Flat Roofs:</u>**

- Parapet walls surrounding flat roof areas abutting pitched roofs may still not exceed 3.5m above NGL.
- Low gradient mono pitch roof design incorporating profiled sheeting will be allowed for pergolas and covered decks
- RC roofs may be constructed of in-situ cast slabs, precast pre-stressed RC slabs, rib-&-block or similar concrete construction. Precast stair may be used for external stairs leading to roof terraces, where applicable.
- No facias or exposed gutters may be used. This includes PVC, fibre cement, aluminium or galvanized

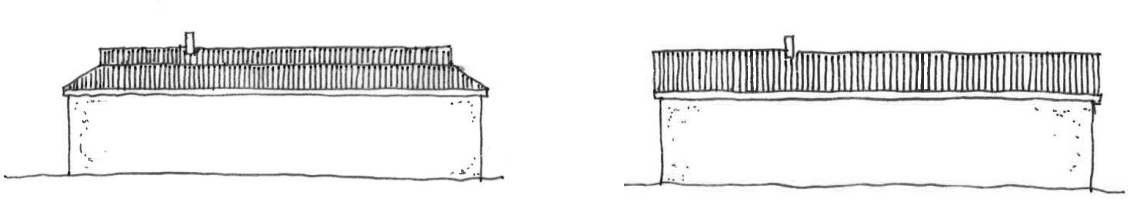
steel.

- Where possible it should be considered to direct rain and roof water run-off towards on-site water storage tanks.
- Downpipes must be aluminium with finish to match hopper heads. The external appearance of the design should be taken in mind when placing locations of downpipes or chains as well as the recommended surface areas to discharge any rainwater.
- Allow water to drain into the natural landscape without causing erosion. Provision for dissipating rainwater run-off should be made with permeable external hard surfaces as described in the Landscape Design Guidelines.
- Skylights or rooflights may be used on flat portions to allow light and ventilation to internal spaces but has to comply with flat roof height restrictions.
- Concrete flat roofs may be planted or must be covered in decking or stones.

**Pitched Roofs:**

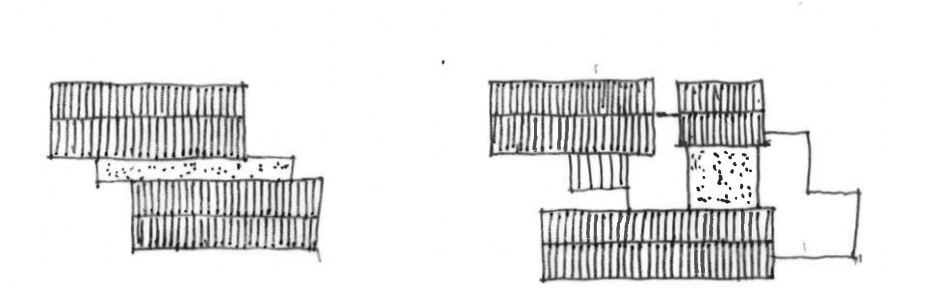
- All pitched roofs are to be symmetrical at the gable ends and about their ridges.
- The only roofing material allowed for pitched roofs will be “Kliplok” or similar approved profiled sheet metal. No other roofing material will be considered for pitched roofs.
- Roof colour to be either “dolphin grey” or “charcoal grey” or similar approved by the design review panel.
- All pitches are to be between 20°- 30°only.
- The perimeter eaves overhangs may project up to a maximum of 600mm. Roof structure such as rafters will be visible from the exterior.

- Roof profiles may assume the following forms.



- No traditional Cape Dutch style gables or any other projecting or parapet gable will be permitted.
- No roofs or roof structure may be extended to NGL.
- The ridge capping should be metal and match the colour of the roof.
- Gutters or downpipes should be attached to pitched roofs with most of the rain water stored in onsite water storage tanks. Provision for dissipating rainwater run-off should be made with permeable external hard surfaces as described in the Landscape Design Guidelines.
- Any parallel roof directly abutting a pitched roof must be a flat roof.

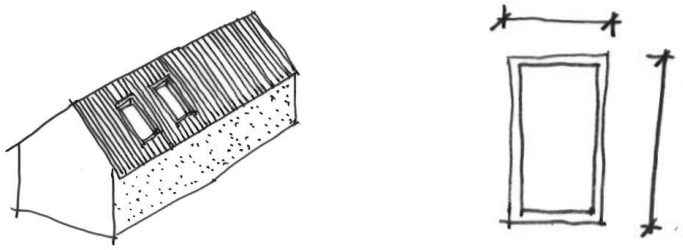
  Please see figure for examples.



**<u>Roof windows and skylights:</u>**

- Roof windows may be used in pitched roofs and skylights or roof lights in flat roofs.
- Roof windows should be vertically proportioned.

  See figure below.



Roof windows should be vertically proportioned

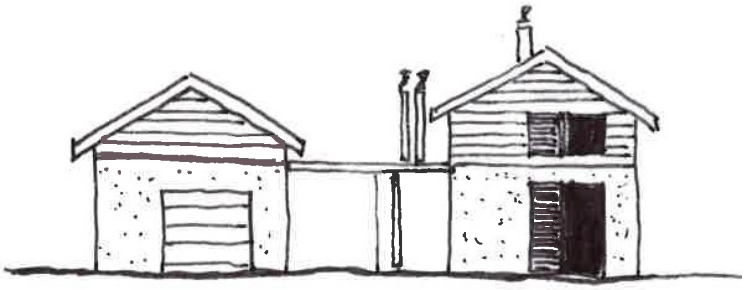
- Roof windows and skylights may be fixed or openable.
- Roof windows are to match the finish colour of the roof. Skylight frames should match window and door frame colour.
- No curved skylights will be permitted only low-pitched skylights are to be used on flat roofs.
- Glazing guidelines for doors & windows also apply to roof windows and skylights.

**2.4 Walls**

Exterior walls

- Exterior wall to consist of brick work with a combination of plaster and paint finish and fibre cement board cladding. At least 30 % of the building should be covered with horizontally fixed boards in a aesthetically pleasing / designed way.

  See figure below.



Painted fibre cement board cladding

- No parapet walls or balustrade walls may have a curved top.
- Timber or aluminum shuttering may form part of exterior facades.

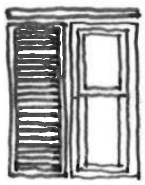
Retaining Walls

- Any external low walled elements such as “werf walls” used to create berming against parts of the building, to assist with visual integration in the surrounding landscape, must be finished in plaster and paint or stone. Elements may be at irregular angles to the main building only if it is to maximize structural efficiency.
- No visible vertical face of the retaining elements may exceed 1m above the surrounding ground level. No modular retaining blocks, such as ‘’Löffelstein’’ or ‘’Terraforce’’ may be used.

**2.5 Doors and Windows**

- Window proportions are vertically proportioned and orientated.

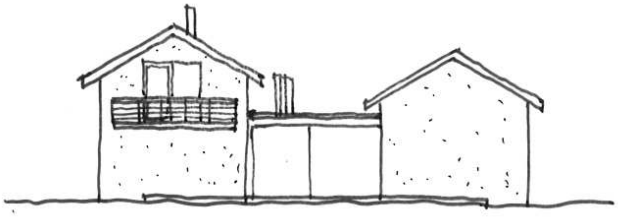
  See figure below.



- No window opening may be narrower than 100mm.
- No small cottage pane windows or leaded windows are permitted.

- Clerestory or ventilator windows will only be allowed below pitched roof eaves roof. Clerestory windows may not exceed 500mm in height, but unlike other windows may be horizontally orientated.
- Gable end windows are permitted.
- Large sliding doors and shutters may be horizontally proportioned.

  See figure below.



- Window and door frames may be in timber, or powder coated aluminum or uPVC.
- Imitation timber uPVC, steel window frames or precast concrete window systems, such as ‘’Winblock’’, may not be used.
- No glass blocks or glass bricks may be used.
- Shutters are permitted and recommended for sun control, privacy and security. The shutters must be functional and match windows and door frames in colour. Shutters may be hinged or sliding and should be louvered.

  Please see example below.

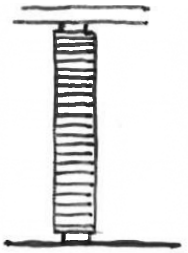


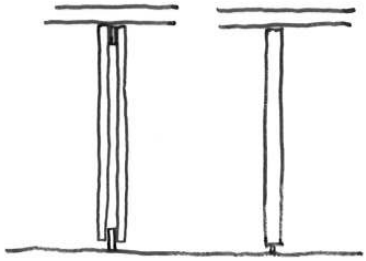
- UV or solar reducing glazing may be used as long as it is not reflective in nature

### 2.6 Pergolas, Awnings & Carports

- Untreated natural Balau or other weather resistant timber structures are preferred.
- Cladded columns must be of simple, functional design and square design.

Please see figure below.



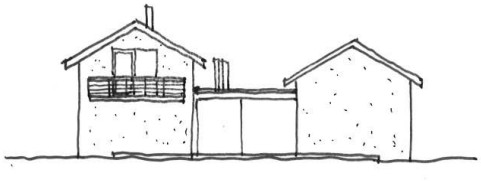


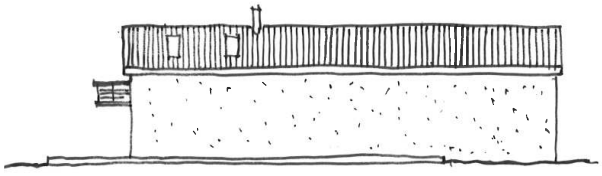
- Covering for pergolas or carports may consist of closely spaced small diameter poles / ‘’latte’’ or square profiled aluminum or timber sections.
- Pergolas and carports may also be covered with profiled sheet metal and should match the roof color of the main structures.
- Retractable awnings or any fabric awnings are not permitted.
- No precast columns, capitals or moulding attached to stone columns are permitted.
- Cladded columns must be of simple, functional and square design.
- No prefabricated car ports will be allowed.

### 2.7 Decks, Patios and Roof Terraces

- Timber decks are preferred for ground floor external spaces, as they are permeable to rain water.
- Hard surfaces such as brick pavers, exposed aggregate pavers, cobbles, natural stone, or flagstones must be sufficiently spaced apart to allow water to drain into the ground.
- Roof terraces and balconies should have timber deck finishes or natural stone tiles.
- Gable end balconies are permitted.

Please see figure below.





### 2.8 External Staircases & Steps

- External steps or staircases may be designed to access roof terraces.
- Guidelines applicable to balustrades also apply to balustrades for external staircases.

### 2.9 Driveways & Hard surfaces

- No driveways may be totally covered with a water impermeable surface finish.
- Impermeable hard surfaces such as exposed aggregate pavers or rough natural stone will be permitted in 430mm wide bands to improved traction for vehicles. The area in-between these strips must be planted with appropriate indigenous ground cover as per the Landscaping Design Guidelines.
- Any other hard surface to improve traction should consist of a suitable permeable surface covering, that is speaced far enough apart to allow surface water to drain and ground cover to grow in-between.

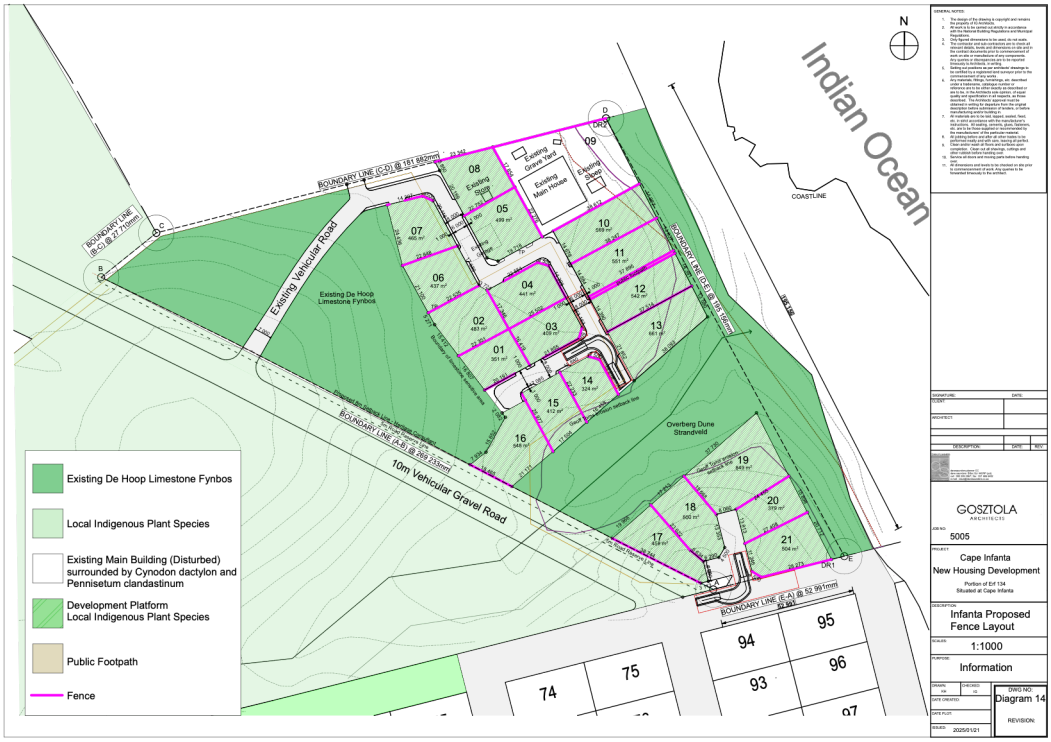
### 2.10 Exterior Lighting

- Garden lighting is permitted in the form of solar lamps.
- Omni-directional Luminaires must be fitted with louvered grilles or eyelids to direct light downwards to prevent light pollution and disturbance.
- External grade wall mounted luminaries must have the appropriate IP rating and strategically placed in low positions.

### 2.11 Fencing

- Fencing Layout (Please see fencing layout diagram below)

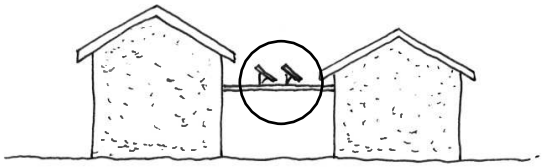
- Timber Fence specification
- All timber fences to be constructed to a max. height of 1,2m. comprising of appropriately treated external quality timber picket fence on timber posts.
- Gates in timber picket fencing are to be the same picket fence design, unpainted and appropriately treated



### 2.12 Services & Miscellaneous

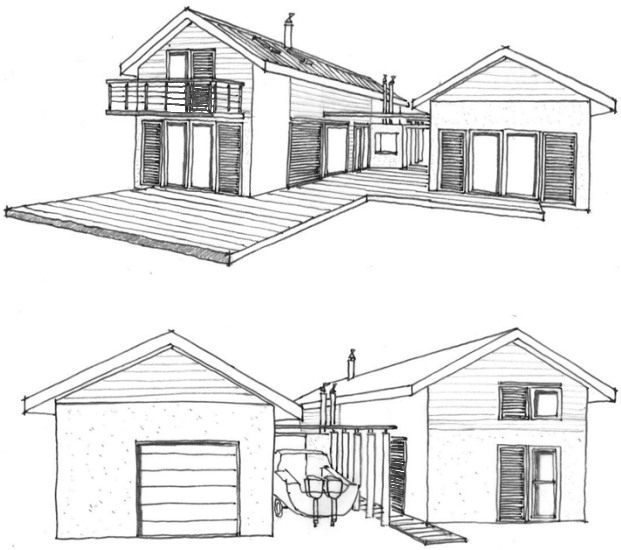
- Solar panels for water heating must be positioned flush with the roof on north facing roof slopes where applicable. The same applies for PV (Photovoltaic) panels. The panels may also be located on ground level for better northern exposure if appropriately screened.
- No Solar water panels or PV panels to be located on flat roofs.

  Please see figure below.



- No external hot water cylinders, cylinder-panel combinations or freestanding panels are permitted. Cylinders are to be concealed in the building.
- Aerials & satellite dishes are to be positioned as discreetly as possible.
- Window or wall-mounted cartridge air conditioning units are not permitted.
- Air conditioner condenser units or AHU's (Air Handling Units) should be concealed out of site and appropriately screened.
- The size, number, location and type of all rainwater tanks must be aesthetically and functionally considered in their placement. All thanks to be screened with corrugated iron or timber.
- Plumbing is to be concealed within walls or ducts are not allowed on external facades.
- Only vent valves and rodding eyes may be visible on exteriors.
- No vent pipes to project above roof lines.

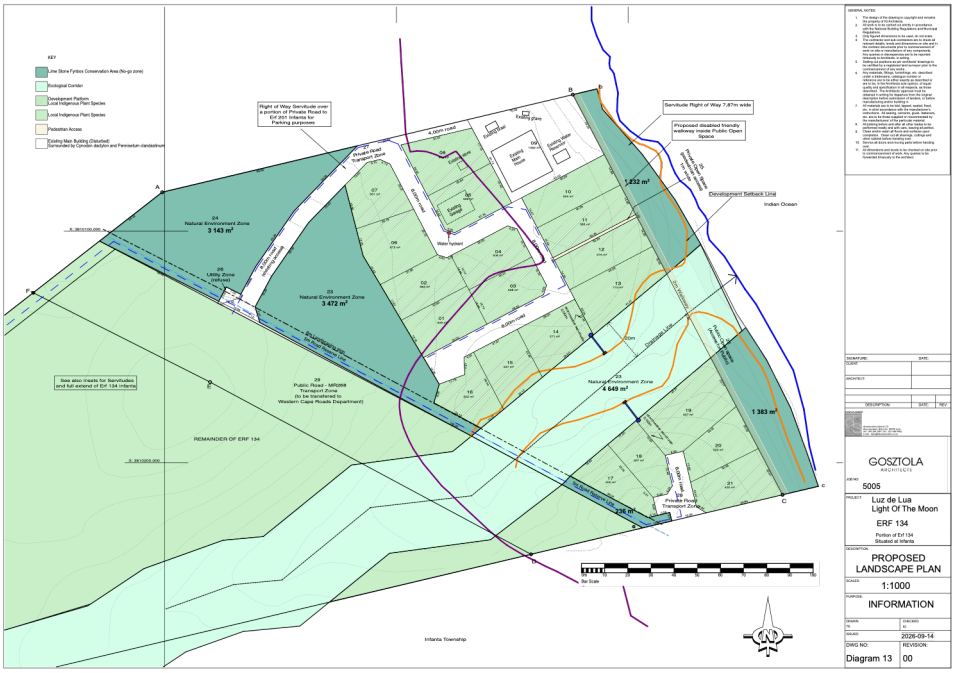
### 2.13 Conceptual sketch of a typical uni



# Section 3: Landscaping Guidelines

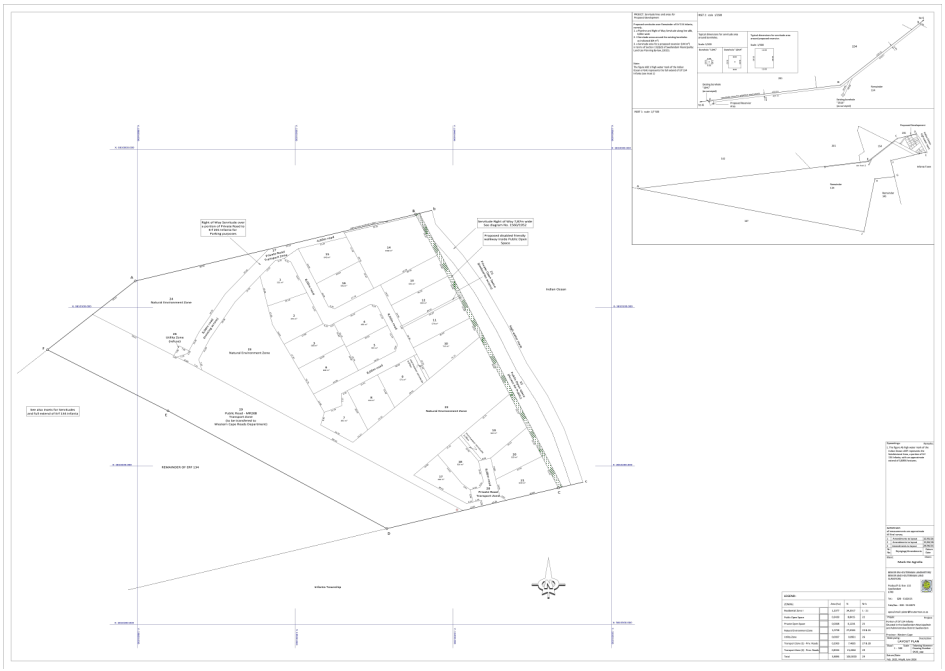
## 3.1 Landscape plan

- See attached land scape plan.




# Section 4: Proposed sub-division

## 4.1 Proposed sub-division plan



KEY

- Lime Stone Fynbos Conservation Area (No-go zone)
- Ecological Corridor
- Development Platform
  Local Indigenous Plant Species
- Local Indigenous Plant Species
- Pedestrian Access
- Existing Main Building (Disturbed)
  Surrounded by Cynodon dactylon and Pennisetum clandastinum

Right of Way Servitude over a portion of Private Road to Erf 201 Infanta for Parking purposes

Servitude Right of Way 7,87m wide

Proposed disabled friendly walkway inside Public Open Space

Development Setback Line

Indian Ocean

24
Natural Environment Zone
**3 143 m²**

23
Natural Environment Zone
**3 472 m²**

23
Natural Environment Zone
**4 649 m²**

25
Private Open Space
(pedestrian access)
1m wide
**1 232 m²**

25
Public Open Space
(Access for Public)
**1 383 m²**

26
Utility Zone
(refuse)

27
Private Road
Transport Zone

28
Private Road
Transport Zone
**236 m²**

29
Public Road - MR268
Transport Zone
(to be transfered to
Western Cape Roads Department)

4,00m road

8,00m road

8,00m road
(existing access)

Existing store

Existing Garage

Existing graai

Existing grave

Existing Main House

Existing Water Reservoir

Water hydrant

01 608 m²
02 585 m²
03 508 m²
04 508 m²
05 592 m²
06 675 m²
07 551 m²
08 592 m²
09 1582 m²
10 595 m²
11 583 m²
12 579 m²
13 716 m²
14 571 m²
15 547 m²
16 502 m²
17 500 m²
18 507 m²
19 907 m²
20 525 m²
21 630 m²

2m Walkway

Drainage Line

20m

8,00m road

8,00m road

5m Road Reserve Line

8m Landscaping strip
5m Road Reserve Line

See also insets for Servitudes and full extend of Erf 134 infanta

REMAINDER OF ERF 134

X: 3810100.000

X: 3810200.000

Infanta Township

A B C D E F a b c

0m 10 20 30 40 50 60 70 80 90 100
Bar Scale

GENERAL NOTES:

1. The design of the drawing is copyright and remains the property of IG Architects.
2. All work is to be carried out strictly in accordance with the National Building Regulations and Municipal Regulations.
3. Only figured dimensions to be used, do not scale.
4. The contractor and sub-contractors are to check all relevant details, levels and dimensions on site and in the contract documents prior to commencement of work on site or manufacture of any components. Any queries or discrepancies are to be reported timeously to Architects, in writing.
5. Setting out positions as per architects' drawings to be certified by a registered land surveyor prior to the commencement of any works .
6. Any materials, fittings, furnishings, etc. described under a tradename, catalogue number or reference are to be either exactly as described or are to be, in the Architects sole opinion, of equal quality and specification in all respects, as those described. The Architects' approval must be obtained in writing for departure from the original description before submission of tenders, or before manufacturing and/or building in.
7. All materials are to be laid, lapped, sealed, fixed, etc. in strict accordance with the manufacturer's instructions. All sealing, cements, glues, fasteners, etc. are to be those supplied or recommended by the manufacturers' of the particular material.
8. All jobbing before and after all other trades to be performed neatly and with care, leaving all perfect.
9. Clean and/or wash all floors and surfaces upon completion. Clean out all shavings, cuttings and other rubbish before handing over.
10. Service all doors and moving parts before handing over.
11. All dimensions and levels to be checked on site prior to commencenment of work. Any queries to be forwarded timeously to the architect.

SIGNATURE: DATE:

CLIENT:

ARCHITECT:

| DESCRIPTION: | DATE: | REV: |
|---|---|---|


TOWN PLANNER:
davesaunders planner CC
dave saunders BSoc Sci MCRP (uct)
cell : 083 289 2967 | fax : 021 686 6462
e-mail : dave@davesaunders.co.za


GOSZTOLA
ARCHITECTS

JOB NO: 5005

PROJECT: Luz de Lua
Light Of The Moon

ERF 134

Portion of Erf 134
Situated at Infanta

DESCRIPTION
PROPOSED LANDSCAPE PLAN

SCALES: 1:1000

PURPOSE: INFORMATION

| DRAWN: | CHECKED: |
|---|---|
| TE | IG |

ISSUED: 2026-09-14

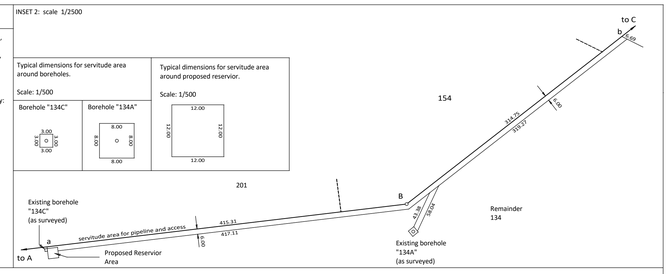
| DWG NO: | REVISION: |
|---|---|
| Diagram 13 | 00 |

PROJECT: Servitude lines and areas for Proposed development

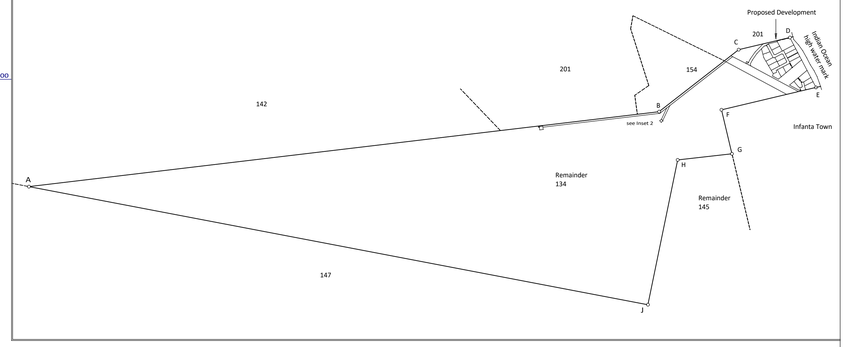
Proposed servitudes over Remainder of Erf 134 Infanta, namely,
1. a Pipeline and Right of Way Servitude along line aBb, 6,00m wide
2. 2 Servitude areas around the existing boreholes as indicated (64 m²)
3. a Servitude area for a proposed reservior (144 m²)
in terms of Section 15(2)(d) of Swellendam Municipality: Land Use Planning By-law, (2015).

Note:
The figure ABC d high water mark of the Indian Ocean e FGHJ represents the full extend of Erf 134 Infanta (see inset 1)

INSET 2: scale 1/2500




INSET 1: scale 1/7 500







| LEGEND: | | | | |
|---|---|---|---|---|
| ZONING: | | Area (ha) | % | Nr's: |
| Residential Zone I | | 1,3377 | 34,3917 | 1 - 21 |
| Public Open Space | | 0,3439 | 8,8415 | 22 |
| Private Open Space | | 0,0048 | 0,1234 | 25 |
| Natural Environment Zone | | 1,0758 | 27,6584 | 23 & 24 |
| Utility Zone | | 0,0037 | 0,0951 | 26 |
| Transport Zone (1) - Priv. Roads | | 0,2903 | 7,4635 | 27 & 28 |
| Transport Zone (2) - Prov. Roads | | 0,8334 | 21,4264 | 29 |
| Total | | 3,8896 | 100,0000 | 29 |

Opmerkings: Remarks:

1. The figure Ab high water mark of the Indian Ocean cDEF represents the Subdivisional Area, a portion of Erf 134 Infanta, with an approximate extend of 3,8896 hectares.

IMPORTANT:
all measurements are approximate till final survey.

| Nr. No. | Wysigings/Amendments | Datum Date |
|---|---|---|
| 1 | Amendments to layout | 15/05/26 |
| 2 | Amendments to layout | 15/06/26 |
| 3 | Amendments to layout | 29/06/26 |

Kliënt: Client:
Mark De Agrella


BEKKER EN HOUTERMAN LANDMETERS/
BEKKER AND HOUTERMAN LAND SURVEYORS

Posbus/P.O. Box 132
Swellendam
6740

Tel.: 028 - 5142615

Faks/fax.: 028 - 5141873

epos/email: pieter@houterman.co.za


Projek: Project:
Portion of Erf 134 Infanta
Situated in the Swellendam Munisipaliteit and Administrative District Swellendam

Province : Western Cape

Beskrywing: Description:
LAYOUT PLAN

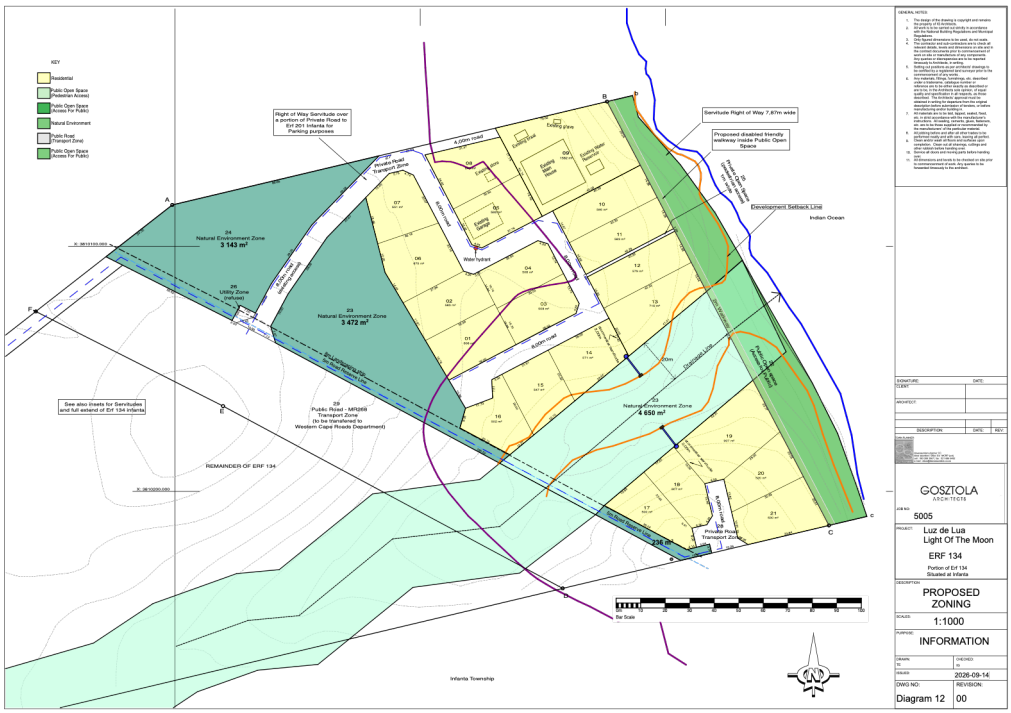
Skaal : 1 : 500 Scale:

Tekening Nommer: Drawing Number : SA36_app

Datum/Date:
Feb. 2025, May& June 2026

# Section 5 – Proposed Zoning Plan

## 5.1 Proposed Zoning Plan



KEY

- Residential
- Public Open Space (Pedestrian Access)
- Public Open Space (Access For Public)
- Natural Environment
- Public Road (Transport Zone)
- Public Open Space (Access For Public)

Right of Way Servitude over a portion of Private Road to Erf 201 Infanta for Parking purposes

Servitude Right of Way 7,87m wide

Proposed disabled friendly walkway inside Public Open Space

Development Setback Line

Indian Ocean

See also insets for Servitudes and full extend of Erf 134 infanta

REMAINDER OF ERF 134

Infanta Township

24 Natural Environment Zone 3 143 m²

23 Natural Environment Zone 3 472 m²

23 Natural Environment Zone 4 650 m²

26 Utility Zone (refuse)

27 Private Road Transport Zone

28 Private Road Transport Zone 236 m²

29 Public Road - MR268 Transport Zone (to be transfered to Western Cape Roads Department)

25 Private Open Space (pedestrian access) 1m wide

Public Open Space (Access for Public)

2m Walkway

20m Drainage Line

8,00m road

8,00m road (existing access)

4,00m road

5m Road Reserve Line

8m Landscaping strip

2,00m stormwater servitude

Existing grave

Existing braai

Existing store

Existing Garage

Existing Main House

Existing Water Reservoir

Water hydrant

01 608 m²
02 583 m²
03 508 m²
04 508 m²
05 592 m²
06 675 m²
07 551 m²
08 646 m²
09 1582 m²
10 595 m²
11 583 m²
12 579 m²
13 715 m²
14 571 m²
15 547 m²
16 502 m²
17 500 m²
18 507 m²
19 907 m²
20 520 m²
21 630 m²

X: 3810100.000

X: 3810200.000

A B C D E F

b c

Bar Scale 0m 10 20 30 40 50 60 70 80 90 100

GENERAL NOTES:

1. The design of the drawing is copyright and remains the property of IG Architects.
2. All work is to be carried out strictly in accordance with the National Building Regulations and Municipal Regulations.
3. Only figured dimensions to be used, do not scale.
4. The contractor and sub-contractors are to check all relevant details, levels and dimensions on site and in the contract documents prior to commencement of work on site or manufacture of any components. Any queries or discrepancies are to be reported timeously to Architects, in writing.
5. Setting out positions as per architects' drawings to be certified by a registered land surveyor prior to the commencement of any works .
6. Any materials, fittings, furnishings, etc. described under a tradename, catalogue number or reference are to be either exactly as described or are to be, in the Architects sole opinion, of equal quality and specification in all respects, as those described. The Architects' approval must be obtained in writing for departure from the original description before submission of tenders, or before manufacturing and/or building in.
7. All materials are to be laid, lapped, sealed, fixed, etc. in strict accordance with the manufacturer's instructions. All sealing, cements, glues, fasteners, etc. are to be those supplied or recommended by the manufacturers' of the particular material.
8. All jobbing before and after all other trades to be performed neatly and with care, leaving all perfect.
9. Clean and/or wash all floors and surfaces upon completion. Clean out all shavings, cuttings and other rubbish before handing over.
10. Service all doors and moving parts before handing over.
11. All dimensions and levels to be checked on site prior to commencenment of work. Any queries to be forwarded timeously to the architect.

SIGNATURE: DATE:

CLIENT:

ARCHITECT:

| DESCRIPTION: | DATE: | REV: |
|---|---|---|


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GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT: Luz de Lua
Light Of The Moon

ERF 134

Portion of Erf 134
Situated at Infanta

DESCRIPTION

PROPOSED ZONING

SCALES: 1:1000

PURPOSE: INFORMATION

| DRAWN: | CHECKED: |
|---|---|
| TE | IG |

ISSUED: 2026-09-14

| DWG NO: | REVISION: |
|---|---|
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