



**CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN**

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CONSTANTIA TRIANGLE LOCAL STRUCTURE PLAN

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1. INTRODUCTION

1.1 Study Area

This document contains the analysis and policies of a local structure plan for a defined area around the Constantia Triangle. The area of Constantia bounded by the three roads of Constantia Main Road, Spaanschemat River Road and Ladies Mile Extension, is generally referred to as the "Triangle". It is a strategic area, triangular in shape and contains the commercial hub of Constantia as illustrated in Diagram 1 overleaf. Along the outside edges of the Triangle the development generally comprises single residential dwelling units, but there are also mixed land uses that have developed here, including Council offices, a veterinary practice, various medical practices, a school and churches.

The boundary of the local structure plan incorporates the residential properties fronting onto Main Road and Spaanschemat River Road, in the vicinity of the Constantia shopping centre as shown in Diagram 2. No provisions or recommendations are made for areas outside this boundary. However, previous studies (such as the Constantia Growth Management and Development Plan) and current initiatives (such as the draft Constantia Special Area Study, and the draft Constantia-Tokai Local Structure Plan) are considered as part of the contextual framework.

1.2 Objectives of the Structure Plan

The influence of the Constantia commercial centre directly opposite residential properties, the significant traffic flow on Constantia Main Road and Spaanschemat River Road, and examples of other areas in the city which have succumbed to "commercial creep", have raised questions about the future urban form of this area. The goal of this structure plan is to establish a clear and sustainable policy for the management of development around the Triangle. Particular attention is needed to preserve the residential amenity of the area and restricting commercial creep, but at the same time recognition must be given to emerging trends in order to produce an urban and landscape response that is appropriate to the special characteristics of this part of Constantia.

The existing Working from Home Policy adopted by the former Constantia Valley Local Council, states that Council is prepared to accommodate, on a limited basis, residents working from home if it can be shown that no detrimental impact on the environment would be caused. There are no further guidelines relating to the appropriateness and extent of use, location, of the activity, etc. Even within the framework of this policy, any application is still handled on an ad hoc basis as a temporary land use departure.

The structure plan aims to establish a pro-active approach that clearly states the type and extent of uses that are acceptable within the study area and where they can occur. It is to be noted that formal land use application for any such proposed uses will still be required as this structure plan cannot confer or take away development rights. Similarly, no change to the existing Single Residential zoning is envisaged. Through such a pro-active approach, the structure plan can act as an effective framework to guide the assessment of applications and also introduce more certainty about the area for the benefit of Council, property owners and residents.

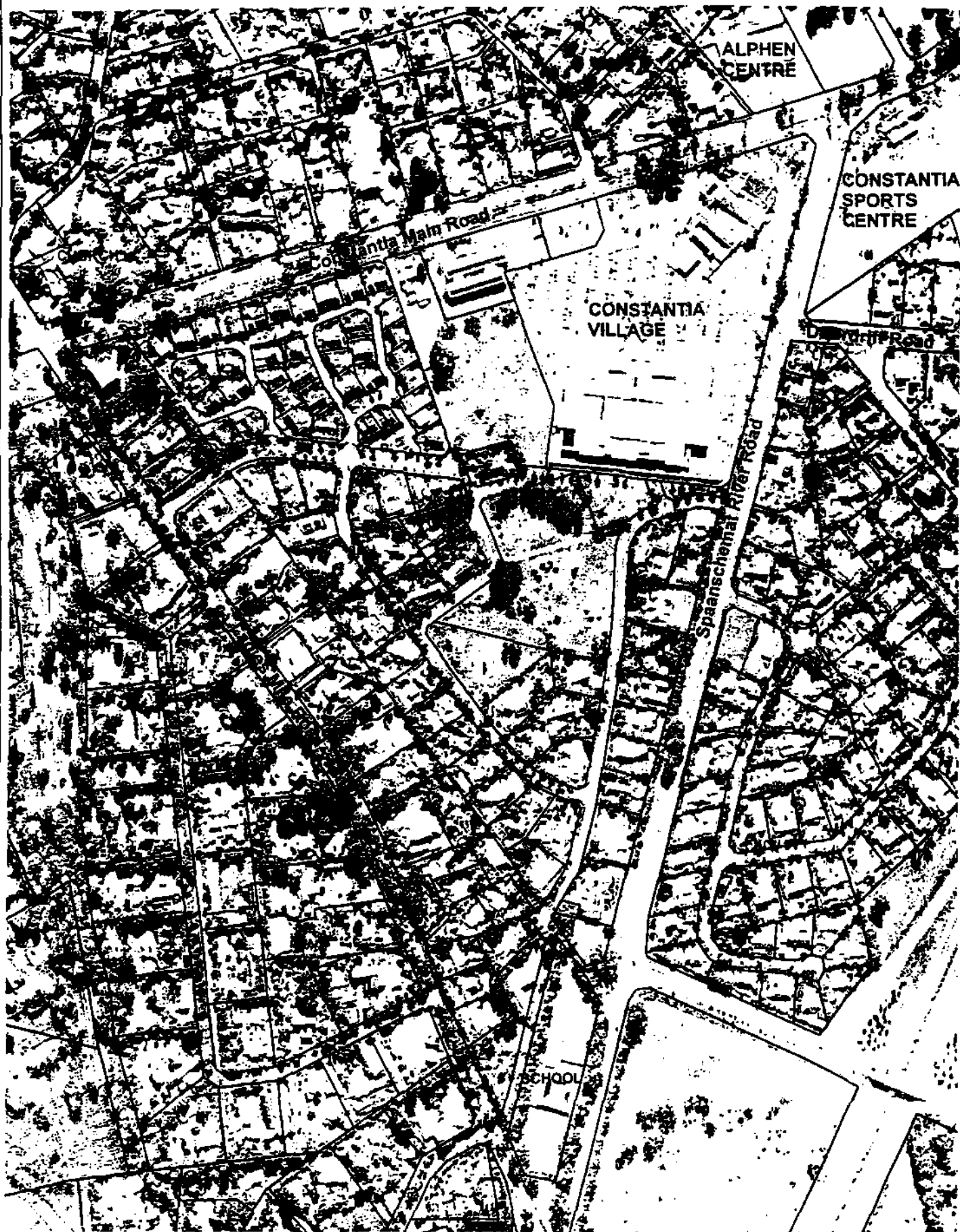
This is as opposed to retaining the current ad hoc approach, where, without a clear policy there is a danger that that this potential will be lost or remain unfulfilled, and the quality of development around the Triangle will deteriorate. Ad hoc Council decisions about rezoning or departure applications, property owners who try to shield themselves from negative impacts by high walls

and inappropriate architecture, and owners who do not maintain their properties because they find the residential value has been affected, can all contribute to this unfulfilled potential. It is evident that more focused attention is needed than the standard "work from home" policy, if the amenity of this area is to be retained for the benefit of tourists and residents alike.

1.3 Vision

The urban form and landscaping around the Triangle should reflect the significance of the area and Constantia "place-making" principles. There is potential to make the area distinctive by investing more attention in the public realm, and enlisting the active participation of property owners.

The structure plan aims to establish a more pro-active approach that clearly states what can occur where. This will introduce more certainty about the area for the benefit of Council, property owners and residents. The vision is to confine retail development to the existing Constantia shopping centre, and to maintain and protect a quality residential area in the immediate vicinity. However the vision recognises the significance of certain properties immediately adjacent to both the shopping centre and major routes leading to the centre. The dominant use of these properties should remain residential, but defined work from home opportunities and limited mixed use rights are suggested as an incentive for the owners to develop them in accordance with "Constantia place-making principles". Particular attention needs to be given to design and to the interface between these properties and the public realm. Attention is also needed to ensure that the subject properties do not impact negatively on the neighbours.

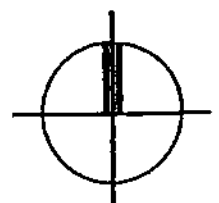
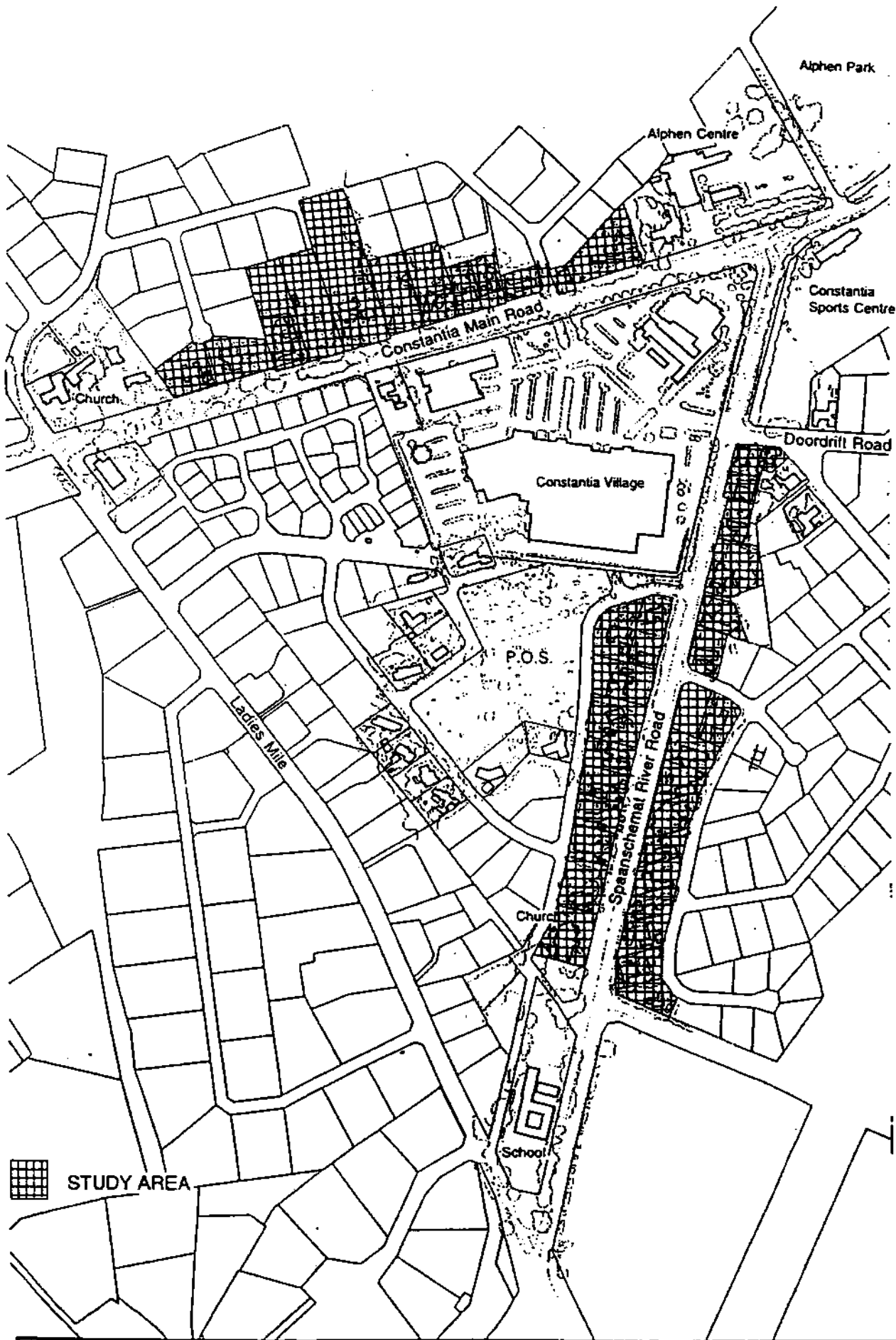


AERIAL PHOTOGRAPH OF
CONSTANTIA TRIANGLE



1





STUDY AREA

Diag 2

2. THE ROLE OF A LOCAL STRUCTURE PLAN

A local structure plan is a policy plan approved by Council in terms of Section 4(10) of the Land Use Planning Ordinance, which is the current legislation governing planning in the Western Cape. A structure plan does not grant or take away rights, (the allocation of development rights is a function of zoning), but a structure plan is a useful planning tool for the Council, local residents and prospective investors. It provides a guide to property owners about what may and may not be acceptable in terms of land use and development, and it provides residents with a clear vision of what Council is committed to within the structure plan area. As for Council, the structure plan provides a policy framework for the assessment of applications. Of equal importance is the fact that a structure plan can assist Council in determining priorities for public sector investment, and can encourage a private sector response, where some certainty is introduced into the planning system.

3. PUBLIC CONSULTATION

This structure plan has emerged after a long process of debate about the study area that goes back eighteen months, and has involved several public meetings and background documents.

3.1 Public Consultation relating to Previous Management Plan Process

In August 2000, the Constantia Triangle Management Plan was commissioned to investigate legal and design options for development management of selected properties around the Triangle. Through this study it was clear that many local residents do not wish to see any change to the status of properties within the study area, including any different application of Council's existing policy with regard to Single Dwelling Residential zones. It should be recorded that there is an existing work from home policy for Constantia which states that Council is prepared to accommodate, on a limited basis, residents working from home if it can be shown that no detrimental impact on the environment would be caused. Any application is currently handled on an ad hoc basis as a temporary land use departure.

During early consultations with the public, the idea was mooted of creating a new zone in the zoning scheme that could grant limited mixed-use development rights (including residential) and conditions requiring development to conform to certain urban design and landscape criteria. This idea was rejected by most of those people who attended public meetings and who responded to the process at that time. It was clear that many residents of the area were opposed to non-residential development around the Triangle and that they did not wish to see any change to the status of the properties within the study area, including any different application Council's existing policy with regard to Single Dwelling Residential zones. This was due to concerns regarding the impact of such a proposal on the amenity of their homes, potential loss of property value and the threat of precedent which could accelerate future commercial development. Some stakeholders believe Council should enforce residential uses only in the Single Dwelling Residential zone, with no alternative uses including work from home options. Some people do not believe there is a problem, or that a problem may exist in the future and questioned whether a study was necessary at all.

Contrary to this, it appears that most owners of the identified primary properties feel that the different circumstances of these properties need to be recognised, but these views have been expressed quietly and informally. There is concern among some observers that, unless

something is done to protect and maintain the character of the area, then the attractiveness and amenity of the study area will deteriorate.

As a result of this lack of support the previous study was discontinued. However there were requests from certain stakeholders, including the Barbarossa Residents Group, for a structure plan to be prepared that would provide guidelines within the framework of the existing zoning scheme.

3.2 Public Consultation relating to the Structure Plan

Work on the local structure plan commenced in February 2002. As required by Section 4(4) of the Land Use Planning Ordinance, the intention to prepare the Constantia Local Structure Plan was placed in the press on 21 March 2002 and the public were invited to register their interest in the process. All property owners within the primary study area, neighbouring property owners as well as other Interested and Affected Parties, were also notified by registered mail. The closing date for registration of interest was 30 April 2002. As a result of this advertising process, approximately 136 I&AP's were registered for the structure plan, with the main representative groupings including Constantia Property Owners Association, Barbarossa Residents Group and the Constantia Village Homeowners Association.

All I&AP's were invited to attend the public workshop held at the Alphen Centre on 23rd May 2002, which was well attended. At this session, the consultants clarified the role of the structure plan, identified and discussed the issues pertaining to the Constantia Triangle study area and presented possible solutions. The opportunity was given for the attendees to submit their concerns and proposals for consideration by the consultants in the drafting of the structure plan. Concern was again expressed about any relaxation of policy, including departures that may lead to mixed use or non-residential development within the study area. Many of these comments ignore the fact that Council has granted departure applications for certain types of non-residential development, provided the dominant use of the property remains residential, and has even relaxed this policy on occasion. Applications are therefore currently being processed on an ad hoc basis without any established policy. The workshop did not provide realistic suggestions of how to deal with problem sites which are clearly not suitable for residential occupation, or sites which have, over many years developed a predominantly non-residential use.

During June 2002 a Draft Structure Plan document was produced and which was made available for public comment in accordance with the advertising process approved by the City of Cape Town. This involved the placing of an advertisement in the press on 11 October 2002 inviting the public to comment on the draft document, as well as notifying all registered I&AP's by mail. Copies of the draft were sent to the key stakeholders and were also available at the libraries and the offices of the South Peninsula Region. Advertisements were placed in local newspapers and notices were sent to persons who had registered their interest in the project. The closing date for comments was 15 November 2002. Approximately 70 letters of comment were received, most of which objected to the draft structure plan, primarily on the basis that it promotes rather than restricts commercial creep. Based on the submissions received a number of amendments were made to the document and recommended policies, and a revised document, dated February 2003, was prepared.

It is evident that public consensus on this structure plan is unlikely to be achieved and Council will have to weigh up the diverse opinions on the issue before taking a decision to adopt the plan.

4. CONTEXTUAL ANALYSIS

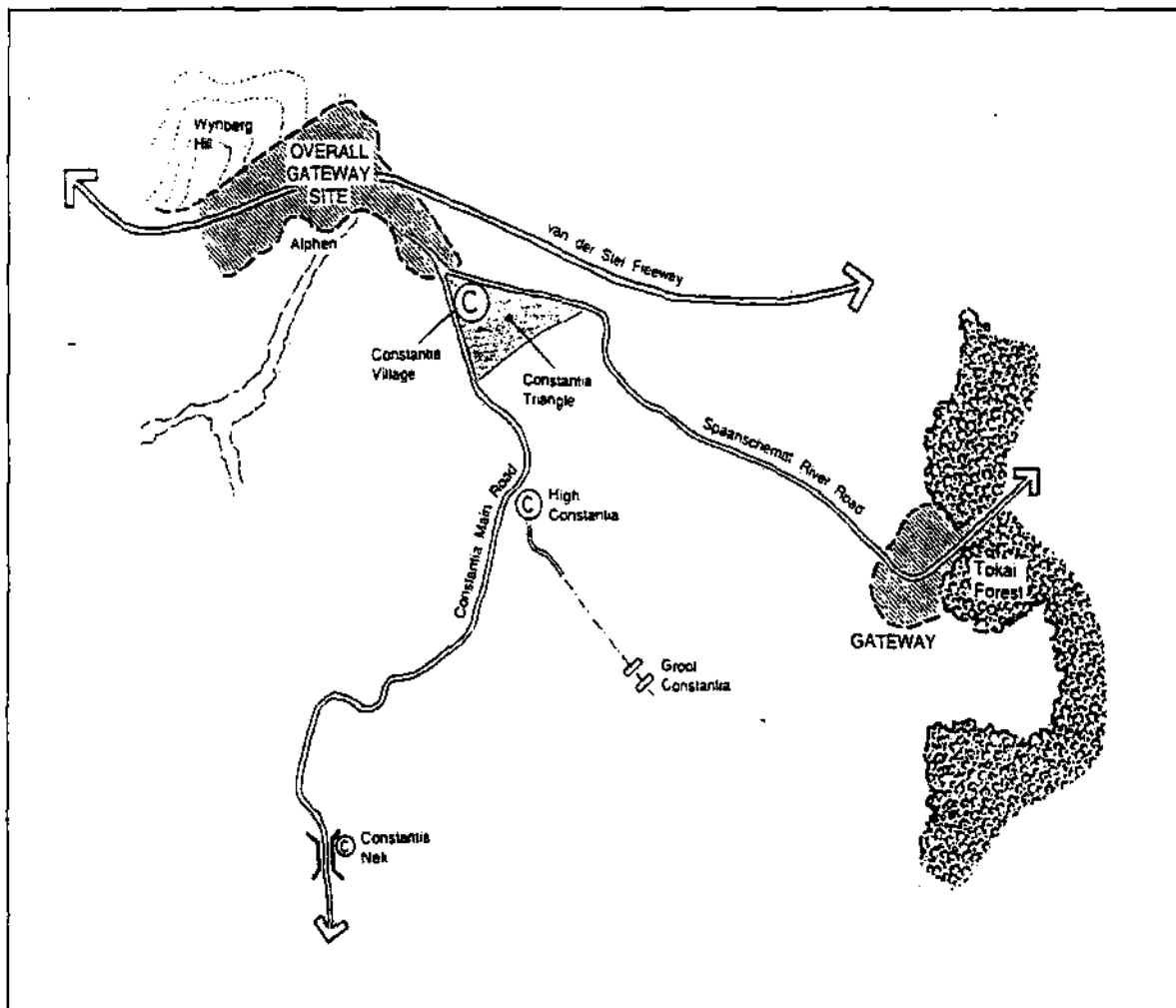
This section is a summary of the contextual analysis of the study area in order to understand its role and significance in the Constantia valley. A series of maps and diagrams follow the text and illustrate important principles.

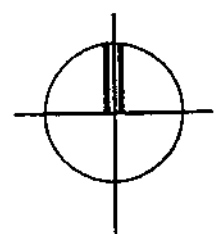
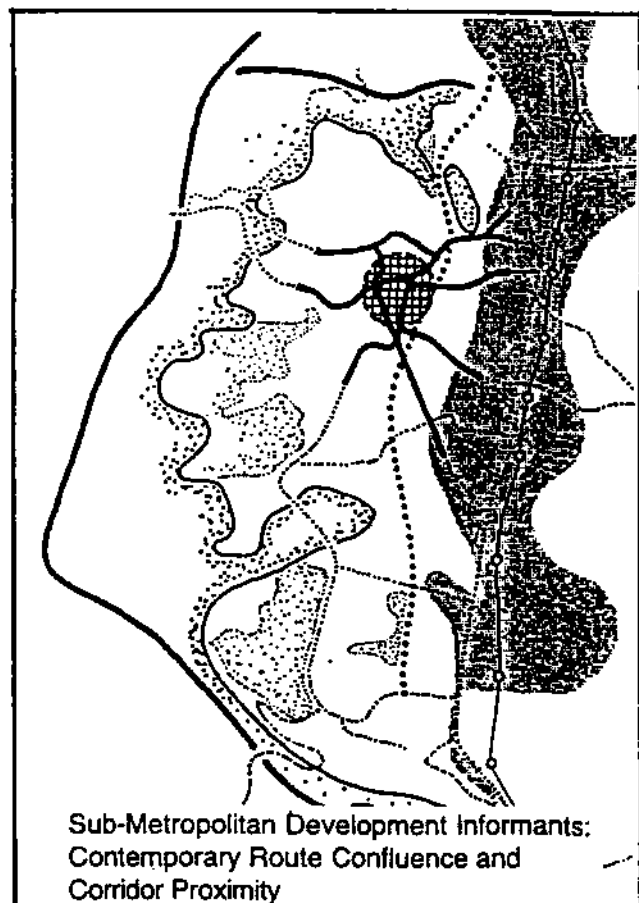
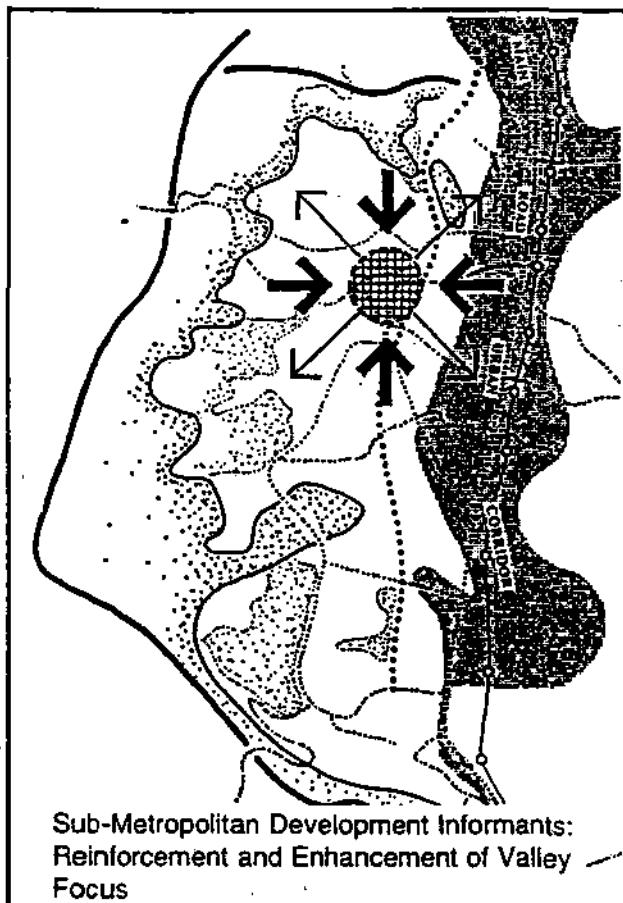
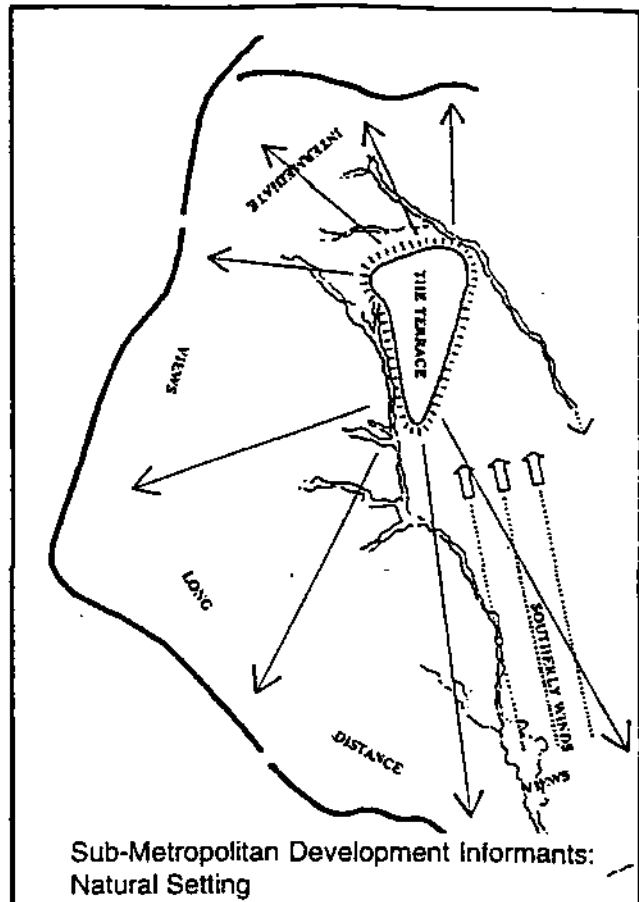
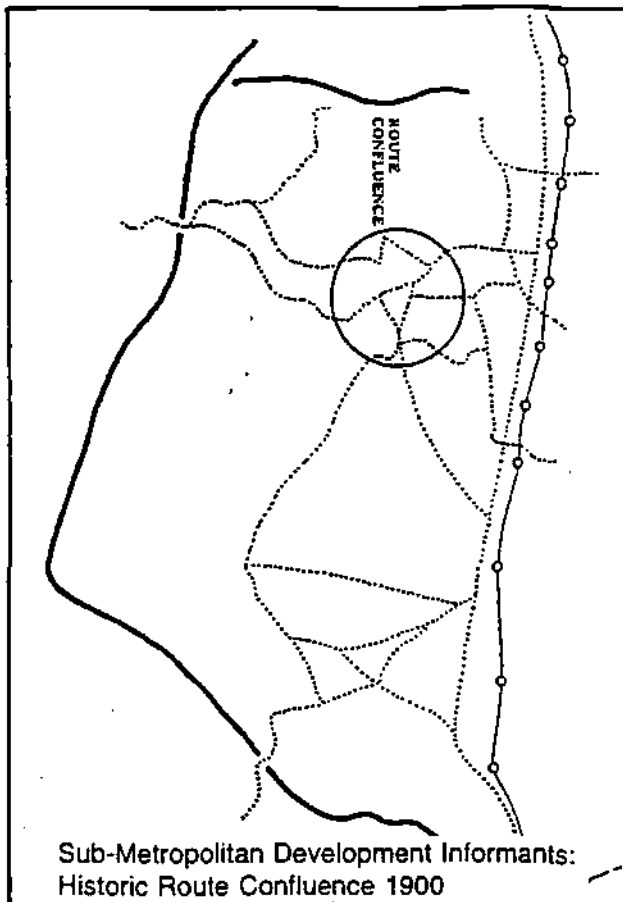
4.1 Sub Metropolitan Context

The character and role of Constantia Triangle is influenced by its location within the sub metropolitan area, and the following informants are considered significant:

- The natural setting and geography of the site and the spectacular views over the valley and along the mountains;
- The confluence of eight routes and the high level of accessibility to and from the site;
- A combination of the above qualities, together with the existing spatial elements and limited sense of place, suggests that this valley focus should be re-inforced and enhanced.

These sub metropolitan informants are illustrated in Diagram 3 overleaf, and the implications in terms of the Triangle as part of an overall gateway to Constantia is depicted in the sketch below.





Local Area Context

The existing character of the study area is reflected on the photographs and maps which follow. Some of the environmental improvements around the Alphen Centre, Alphen Park and adjacent roads are illustrated. The zoning of properties is illustrated in Diagram 4, but from diagram 5, it is evident that a number of properties opposite the commercial centre contain non-residential activities, either as work from home enterprises or as completely non-residential uses.

This pattern illustrates a tendency for non-residential activities to locate in relation to the commercial core of Constantia, partly as a result of the high level of visibility and accessibility, and partly because non-residential uses tend to congregate together for reasons of mutual attraction to customers.

The different edge conditions and access arrangements of residential land along Constantia Main Road and Spaanschemat River Road are shown in Diagrams 6 and 7. Many erven have rear boundaries facing onto the main routes, with access off the internal route system, which makes them generally unsuitable and unsustainable for design purposes to the public street. The boundary walls need to be of an appropriate quality, with planting and creepers, in order to respond to the important scenic route. The built grain and texture in the form of building footprints depicted on Diagram 8 show the course and fine-grained development pattern in and around the study area.

4.3 Past Planning Frameworks and Design Improvements

The Constantia Triangle is located within and on 'The Terrace', a broad elevated platform and natural focus in the northern part of the Valley, adjacent to Constantia Main Road and Spaanschemat River Road.

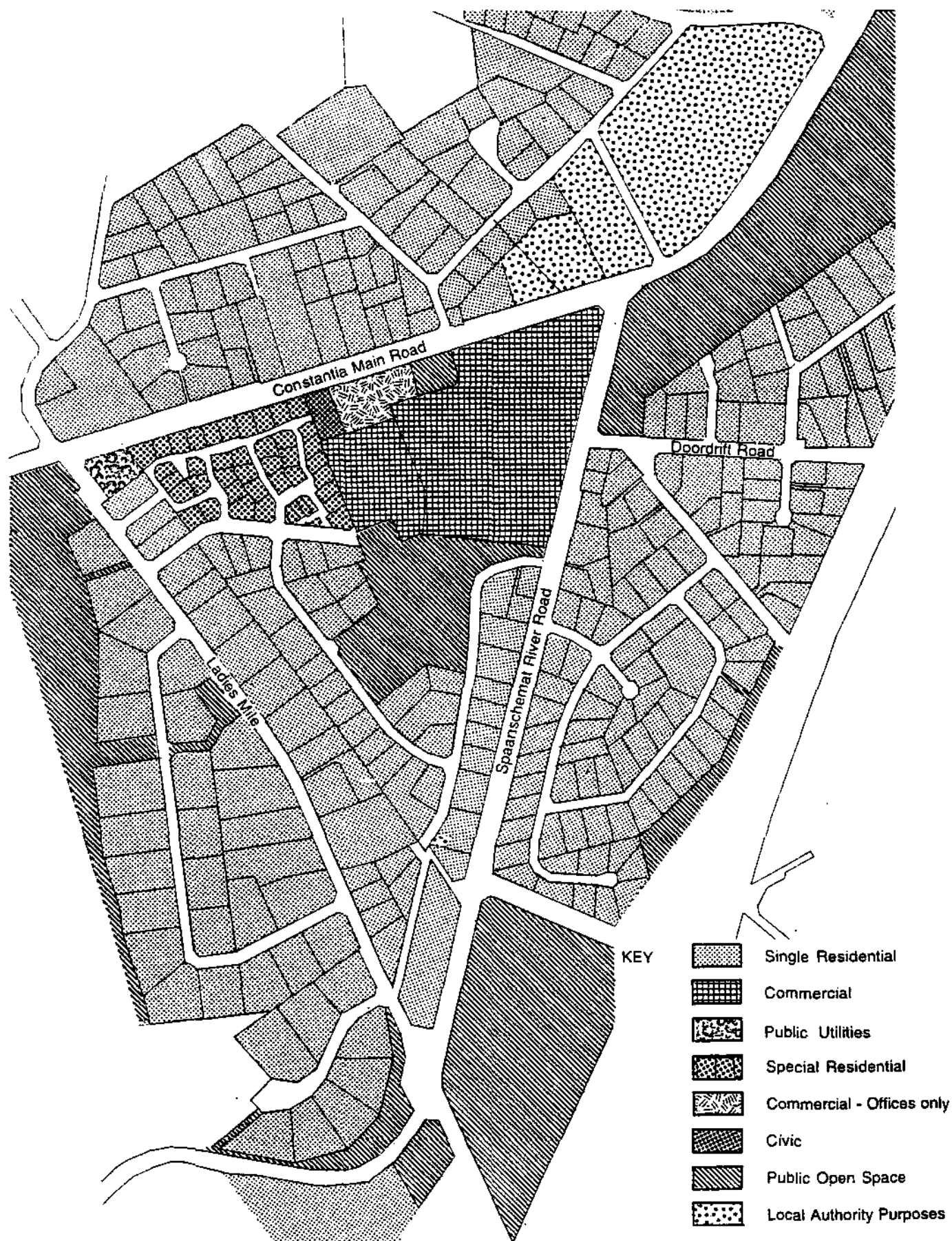
The policy and design concept for The Terrace, as adopted by the former Constantia Valley Local Council, is described in Section 15 of the Constantia-Tokai Growth Management and Development Plan prepared in 1992. In terms of this plan the desired future character of the area should reflect a sense of "Capeness and Ruralness". Projects and action areas were identified to give effect to the objectives and policies of the Plan, including the following.

4.3.1 The Terrace Action Area of the Growth Management and Development Plan

This action area recognised both sub-metropolitan and local development informants. The local scale informants are summarised in Diagram 9 and include:

- axial alignments along the main routes;
- trees reinforcing the axes;
- route junctions functioning as points of arrival and social gathering with a panoramic outlook;
- buildings operating as walls and facades defining places of social importance and accommodating services and facilities at these points;
- spaces acting as multi-purpose venues accommodating a variety of activities.

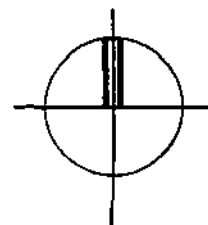
The essence of the Terrace design concept, as illustrated in Diagram 10, lay in the consolidation and enhancement of a multi-centred social focus around the Alphen centre, and creation of a potential new focal area on the Kendall Road site.

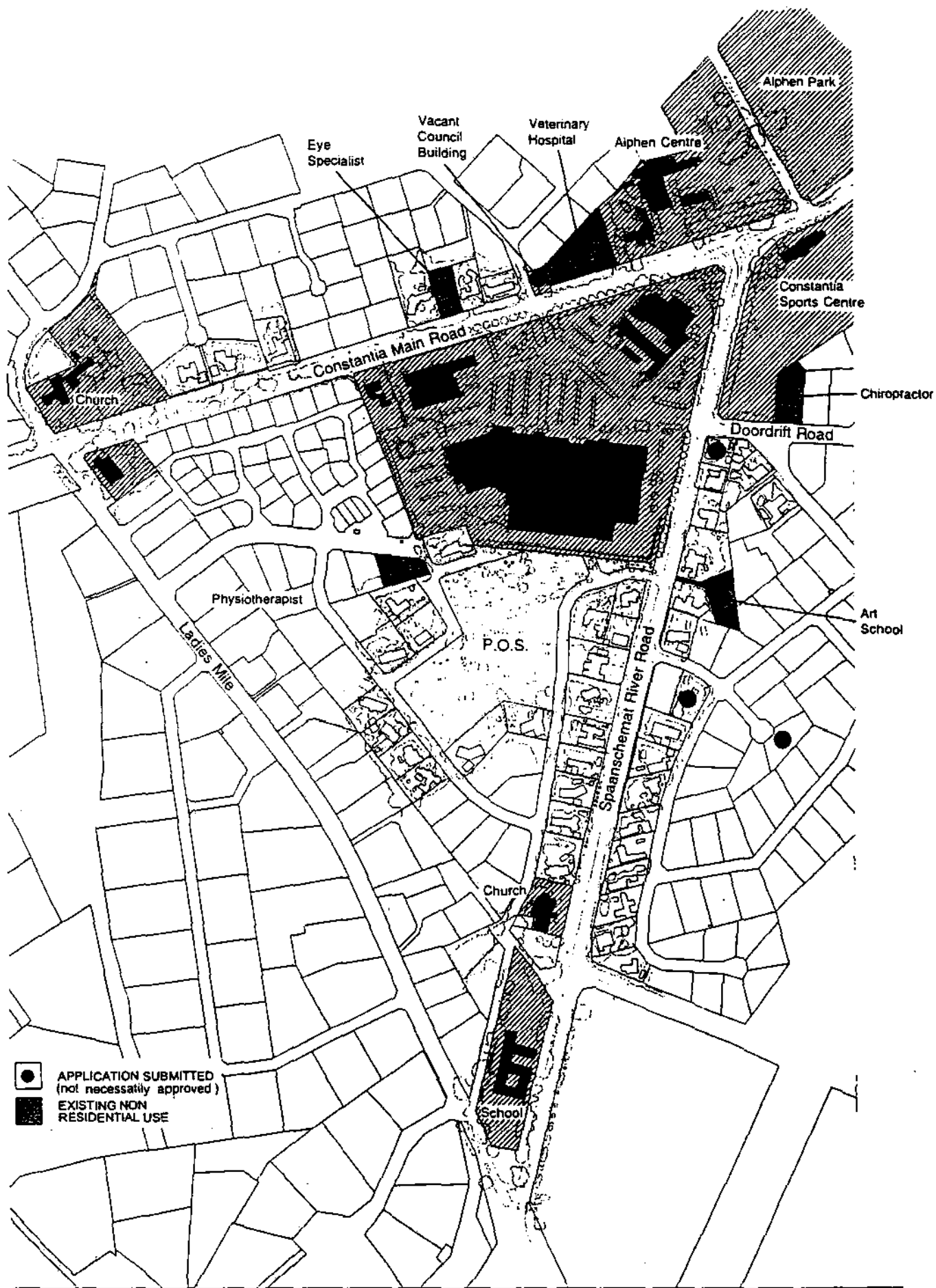


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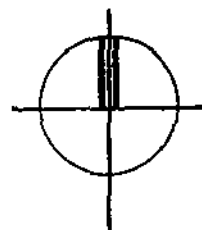
Zoning

Diag 4

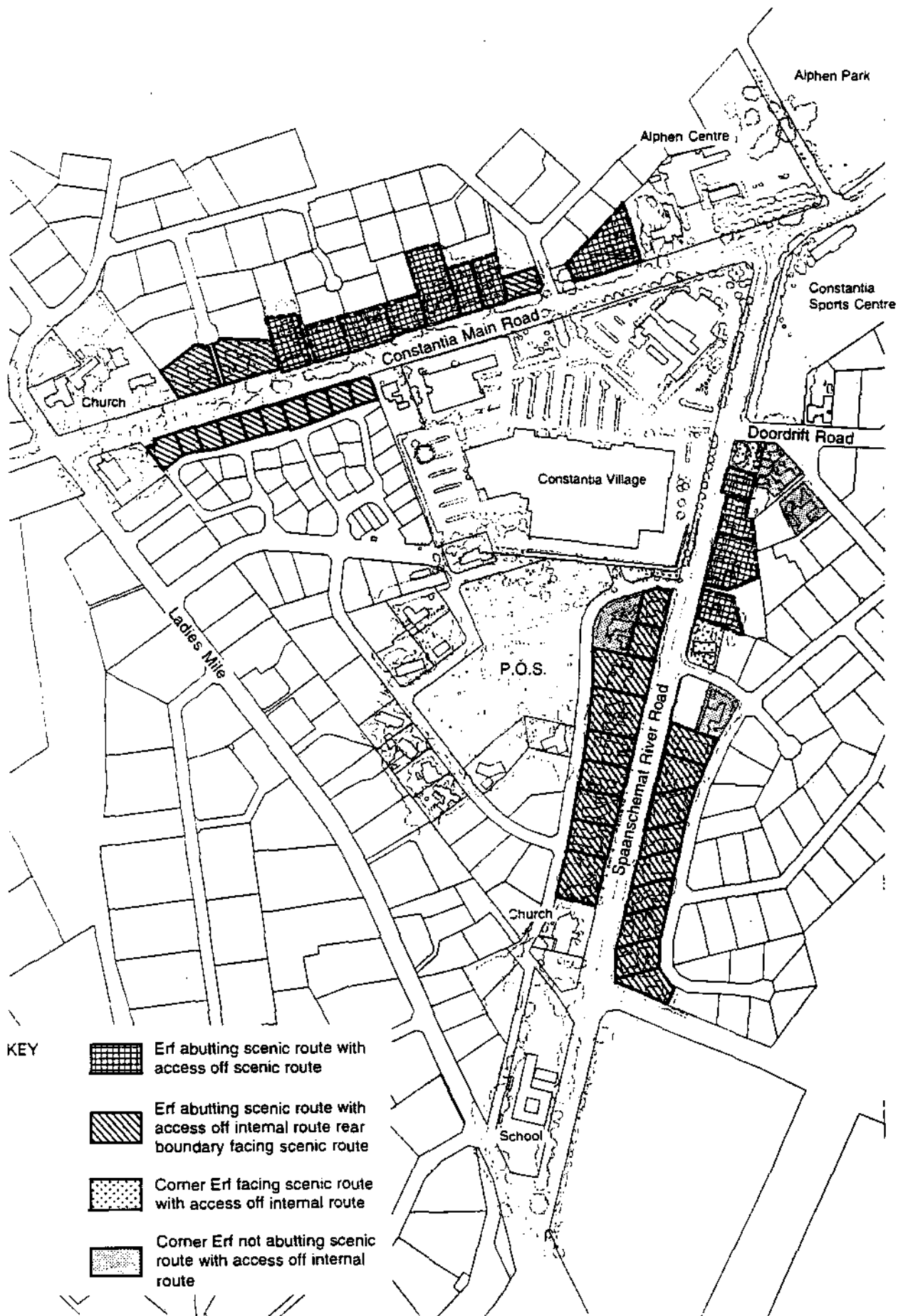




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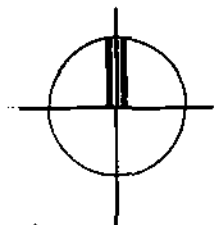


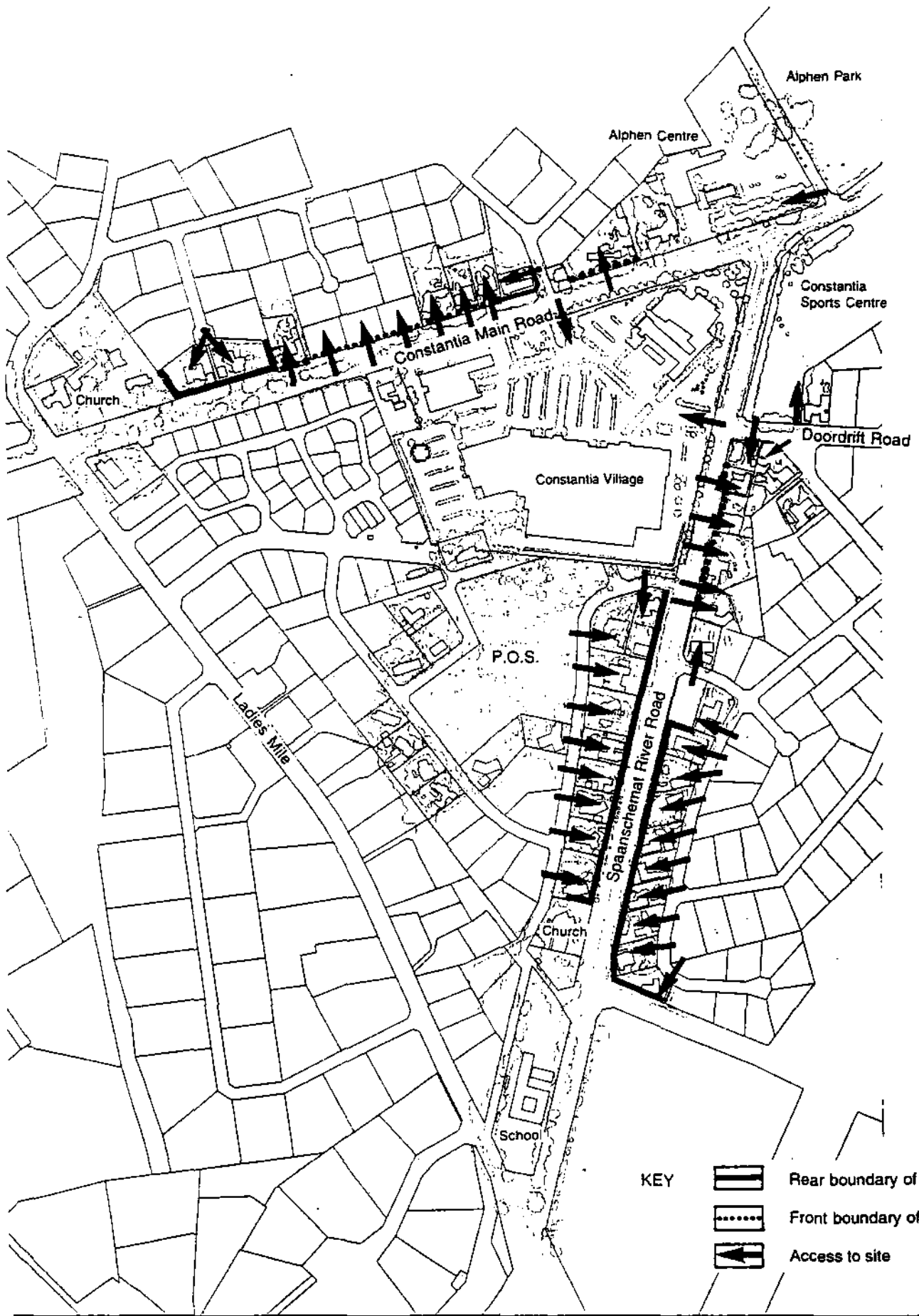
Pattern of
Non-Residential Uses
and Applications



Different Erven and Edge Conditions

Diag 6

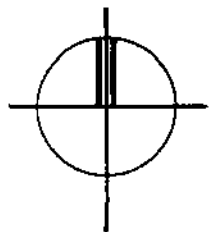


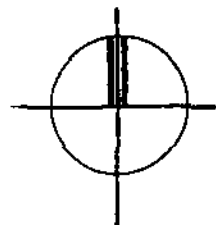
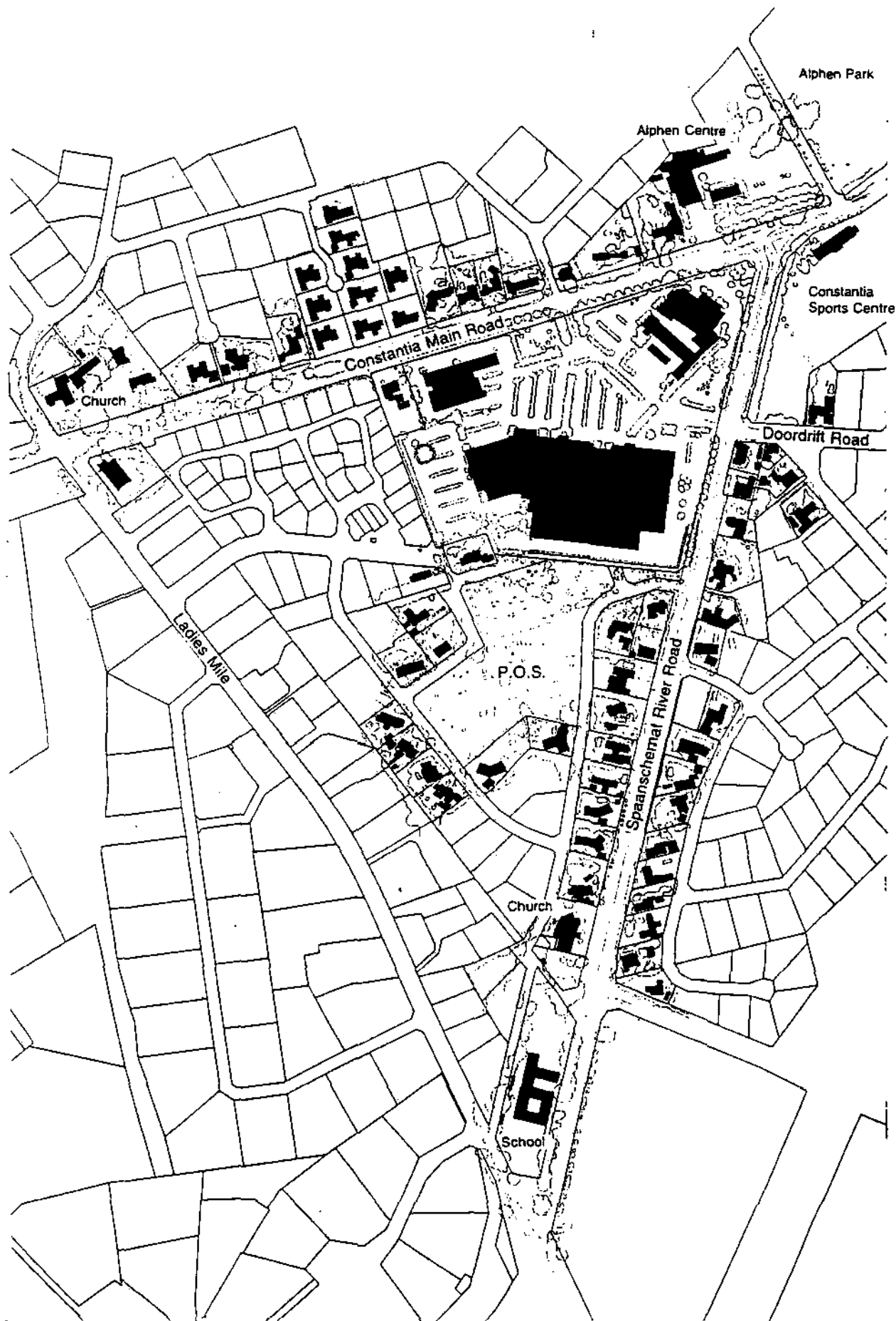


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Pattern of Access

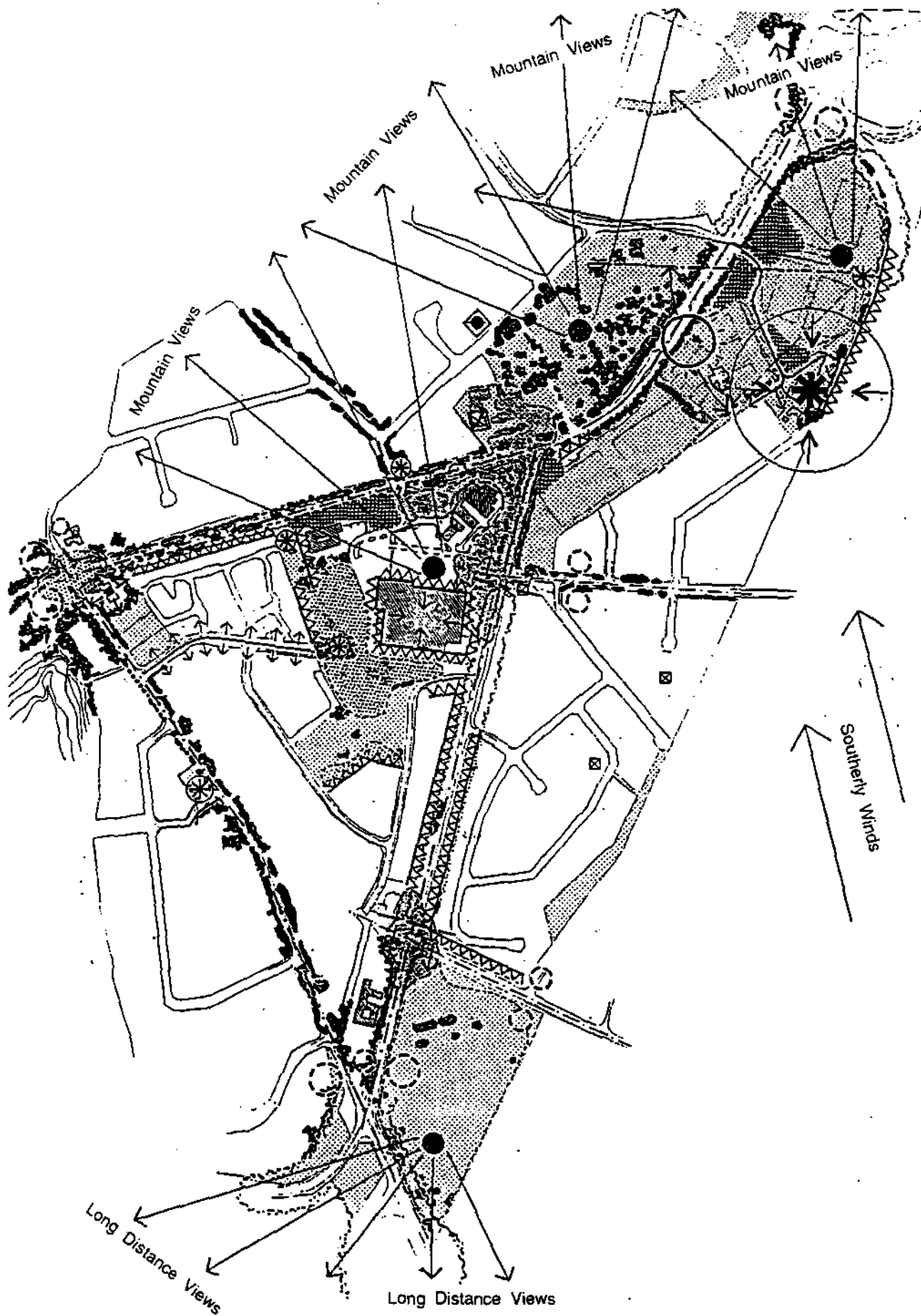
Diag 7



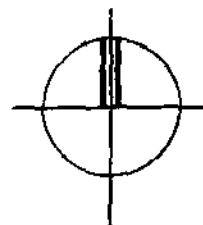


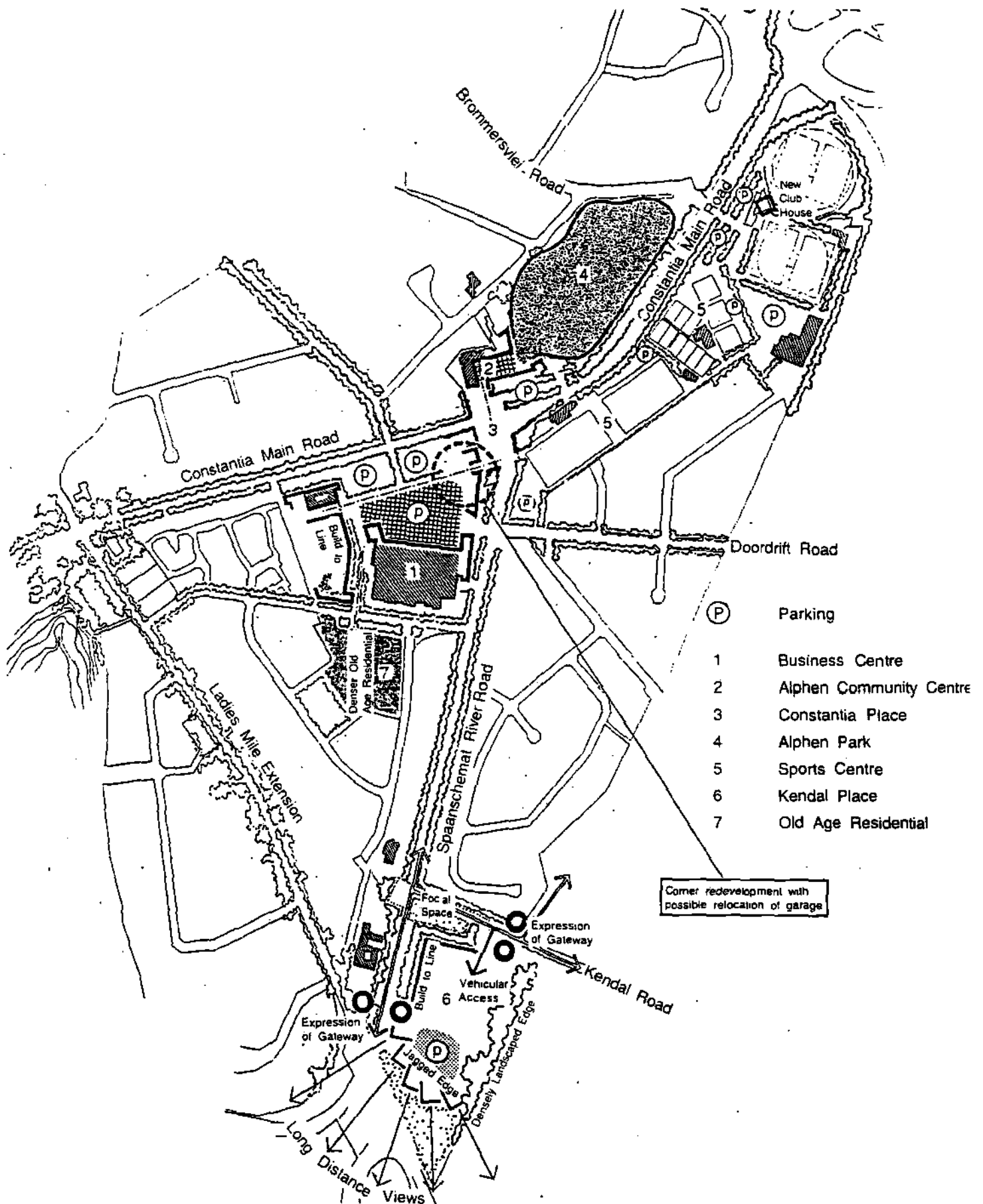
Built Grain and Texture

Diag 8



The Terrace Action Area of the
Growth Management Plan of 1992
Local Development and Design Informants





The Terrace Action Area of the
Growth Management Plan of 1992
Design Concept

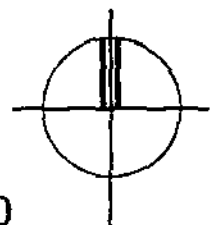
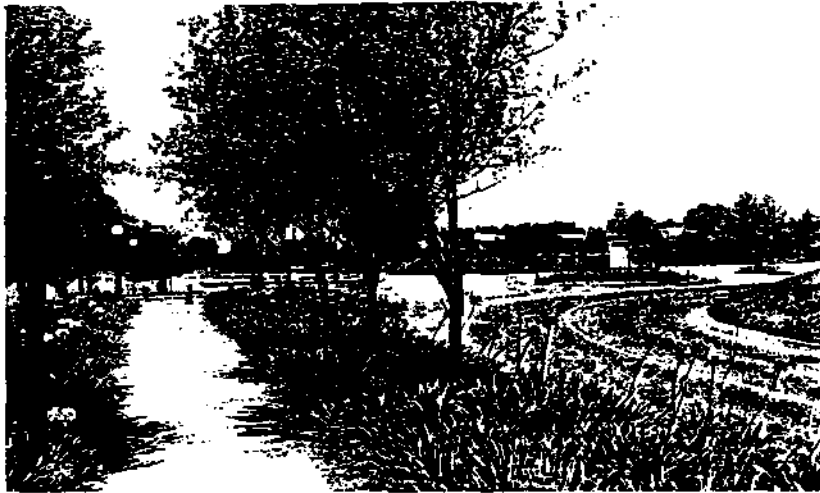


Photo 1



Constantia Sport Centre.

Photo 2



Alphen Community Centre and Municipal Offices.

Photo 3



Alphen Park.

Photo 4



Constantia Main Road Scenic Route landscape improvement in road reserve.

Photo 5



Constantia Main Road Scenic Route landscape improvement in road reserve.

Photo 6



Constantia Main Road landscape improvement along Constantia Village site edge.

4.3.2 Capital Improvement Actions by the Local Council of Constantia Valley since the Plan

After the Growth Management Plan was adopted in 1992, a number of action areas were identified and initiatives were undertaken to set the overall concept in motion. These initiatives related to capital expenditure and improvements at the Alphen Centre, Alphen Park, Constantia Sports Centre and some Scenic Route landscaping and footpath provision, especially along Constantia Main Road. Recently some landscape actions have also been undertaken along certain portions of Spaanschemat Road.

4.3.3 Erf 464 and Constantia Village Redevelopment

In 1997 Erf 464 was rezoned for non-residential purposes, which allowed for the completion of the public forecourt in front of the Alphen Centre and public landscape improvements to the northern edge of Constantia Main Road in front of the property. The redevelopment of the Constantia Village Centre in 1998 included a landswop in relation to Erf 464, the Civic Centre site and Ovcon House. The current footprint inside the Triangle reflects the outcome of this landswop and agreement between the respective parties, which incorporated the Municipality. Part of this agreement included a commitment that retail development will be confined to within the Triangle, and will not be permitted to spread across the road into the neighbouring residential areas.

As a consequence of the landswop agreement, Erf 464 was redeveloped as offices for the former South Peninsula Municipality, and the site now serves a public function, complementing the Alphen Community Centre. The public forecourt and the Centre have been completed to effectively round off the environmental and urban design improvement of this complex. It is significant to note that these developments were consistent with the earlier policies, and were effectively part of the implementation of the Growth Management Plan.

4.4 Recent Initiatives

Recently the Council has commissioned two broad based studies which also affect the Constantia Triangle. One is the draft Constantia Special Area study which investigates special land use development and urban design policies for Constantia. The other is the draft Constantia-Tokai Local Structure Plan which covers the valley as a whole. The Constantia Triangle Structure Plan is more focused and contains more detail about the properties concerned. As a result, it provides more specific policies and guidelines for these properties as opposed to the general principles contained in the foregoing studies.

4.5 Overview of Existing Development Control Regulations

4.5.1 The Zoning Scheme

Development control is currently exercised in terms of the Zoning Scheme (formerly the Divisional Council Scheme) and the Land Use Planning Ordinance. The zoning scheme includes development control regulations for different use zones, and the zoning map identifies which use zone applies to which property. Most use zones include "predominant uses" which are permitted without the need for further planning permission (sometimes referred to "as of right"), and "conditional uses" which are permitted on the property only with the further consent of Council. In order to obtain permission for a conditional use, an application is necessary and should not include a process of public notification, and consideration of objections by Council. Council may refuse or approve such an application, and if it grants approval, it may impose conditions. In cases where a use is not specified in the zoning scheme, but where Council believes there is merit for this use on a particular property, a departure may be granted.

4.5.2 Departures

A departure is essentially a variation from the standard zoning regulations and requires the approval of Council, after following a statutory process. In the case of development regulations such as building lines or coverage, a departure may be permanent, but in the case of use changes, departures are valid for only five years, although this time period may be extended. Council sometimes imposes conditions on a use departure restricting permission to the operator or applicant with the result that permission is not transferable. A departure or rezoning application is processed in terms of the Land Use Planning Ordinance, whereas an application for a conditional use is processed in terms of the applicable zoning scheme. The procedures are similar but there are different legal implications depending on the nature of the application. These include the right of appeal, level of discretion about advertising and time limits applicable to the approval.

4.5.3 Provisions of the Single Dwelling Residential Zone

Within the study area, properties are zoned as Single Dwelling Residential in terms of the prevailing zoning scheme. This permits a dwelling house (or living accommodation for a single family) 'as of right'. A medical practitioner may operate from home without the need for special planning permission, but this concession is subject to restrictions and only applies to a single doctor practising from his or her home. There are a number of "conditional uses", such as place of instruction, place of worship, institution and public utility. Council may refuse or approve such application, and if it grants approval, it may impose conditions.

Any use such as a bed and breakfast establishment, guest-house, second dwelling, or occupational practice (work from home), will require a departure because these are not covered by the zoning scheme. Council may impose conditions, but such departures are generally only valid for five years, although a second dwelling is regarded as a permanent use. It is relevant to note that the Cape Town zoning scheme, which is applicable in neighbouring areas such as Wynberg and Plumstead, provides for home industries in the form of subsidiary uses "as of right", but subject to certain conditions.

The range of possible uses in terms of the existing Single Dwelling Residential Zone is summarised below:

PREDOMINANT USES

Dwelling house (Living accommodation for a single family)
Outbuilding
One Medical Practitioner who lives on the property

CONDITIONAL USES

Place of instruction (school, art gallery, research laboratory)
Place of worship
Institution (charitable organisation, clinic, dispensary)
Nursery school, crèche
Tradesman's storeroom (This is defined as a building of a maximum of 40m² to be used for the storage of materials in connection with the business of a builder, painter, electrician, but may not be used for any business activity.)
Accessory buildings (Incidental to a permitted use)
Public utility

DEPARTURES can include:

Temporary: Bed and breakfast establishment
Guest house
Occupational practice (work from home)
Permanent: Second dwelling (granny flat)

4.5.4 Rezoning

Most uses which fall outside the abovementioned categories, will require a rezoning application. A rezoning involves a permanent change of land use and is granted to the property, which means that the approval is transferable. If the proposal involves something like a shop, office, place of entertainment or place of assembly, the property will generally need to be rezoned to Commercial Zone. This tends to be a high intensity zone, and the zoning scheme makes no provision for an alternative. Although conditions may be attached to a commercial zone to make it more restrictive, it does create a precedent and there is a perception that such conditions can be removed in the future. A rezoning involves a permanent change of land use, and is granted to the property, which means that the approval is transferable. Rezoning to Commercial Zone is not considered to be a desirable or sustainable option for the study area, because it will create false perceptions and inevitably lead to commercialisation of the property, as well as loss of residential amenity for adjacent properties.

4.5.5 Overview of the Existing Work from Home Policy

The Existing Work from Home Policy is contained in Annexure 3, which states that "The Council is prepared to accommodate on a limited basis residents working from home if it can be shown that no detrimental impact on the residential precinct is caused by the proposed operation". The policy is more than ten years old, and contains no clear guidelines relating to the appropriateness and extent of use, location of the activity, etc.

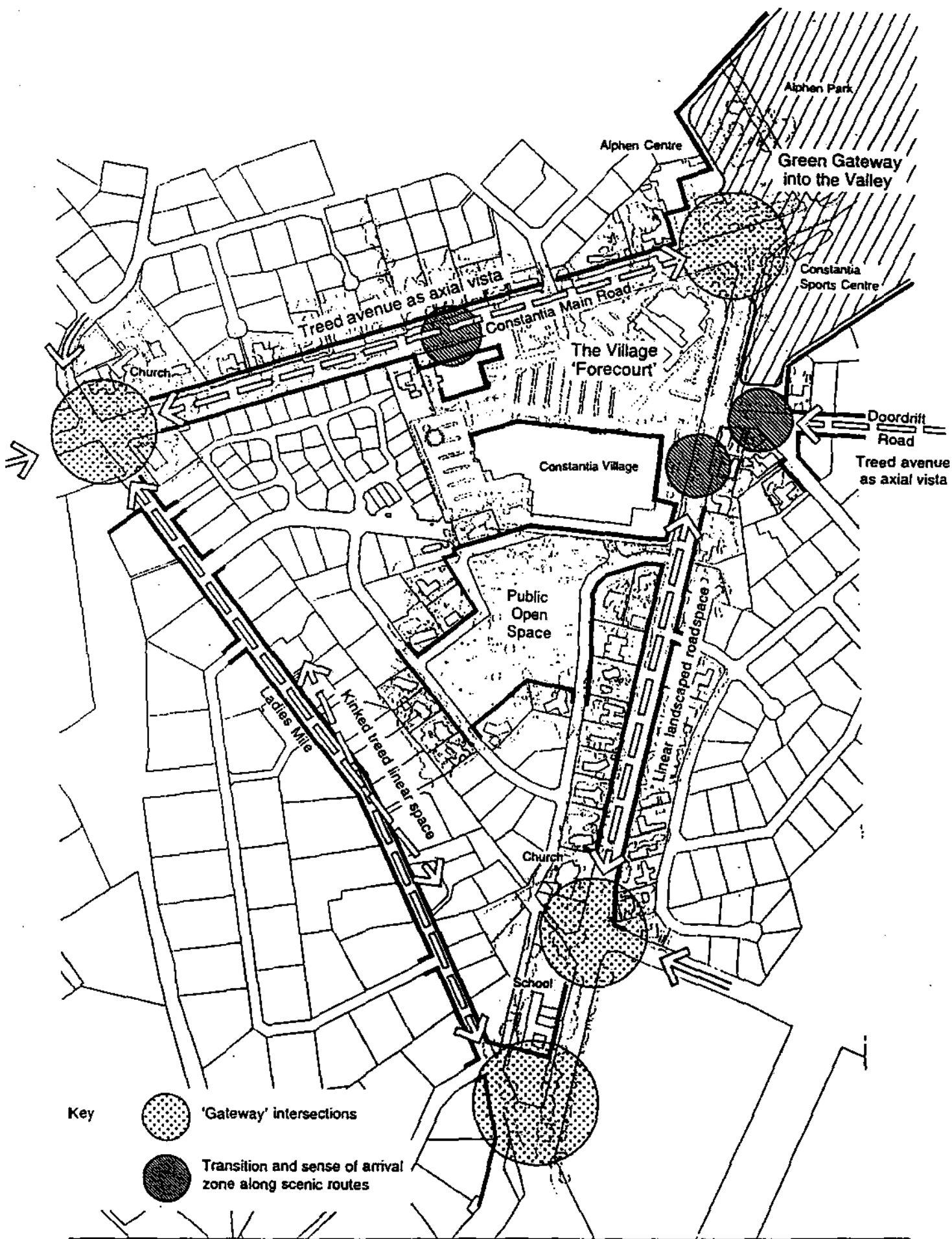
4.6 Constraints and Informants

4.6.1 Future initiatives around the Triangle need to be informed by an understanding of the opportunities and constraints that exist in this area

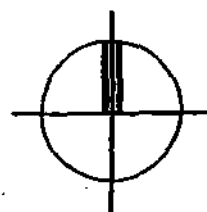
Diagram 11 identifies a number of significant urban design features of the study area. At the north-eastern corner there is a combination of community uses including the Alphen Centre, Constantia Sport Centre and Alphen Park which anchor the 'Green Gateway' into the Valley. A secondary system, in the form of 'Gateway' intersections, anchors the corners of the Triangle. The three landscaped axial alignments between the intersections are all significant with Constantia Main Road and Spaanschemat River Road enjoying Scenic Route status. The treed avenue quality of these routes, including Ladies Mile and Doordrift Road, all contribute to the unique character of Constantia. Along the two scenic routes subtle transition and sense of arrival zones are experienced, particularly at the junction with the Constantia Village Precinct. The Village 'forecourt' and the public open space behind the Village complements the system of significant public spaces in conjunction with the 'Green Gateway' into the Valley.

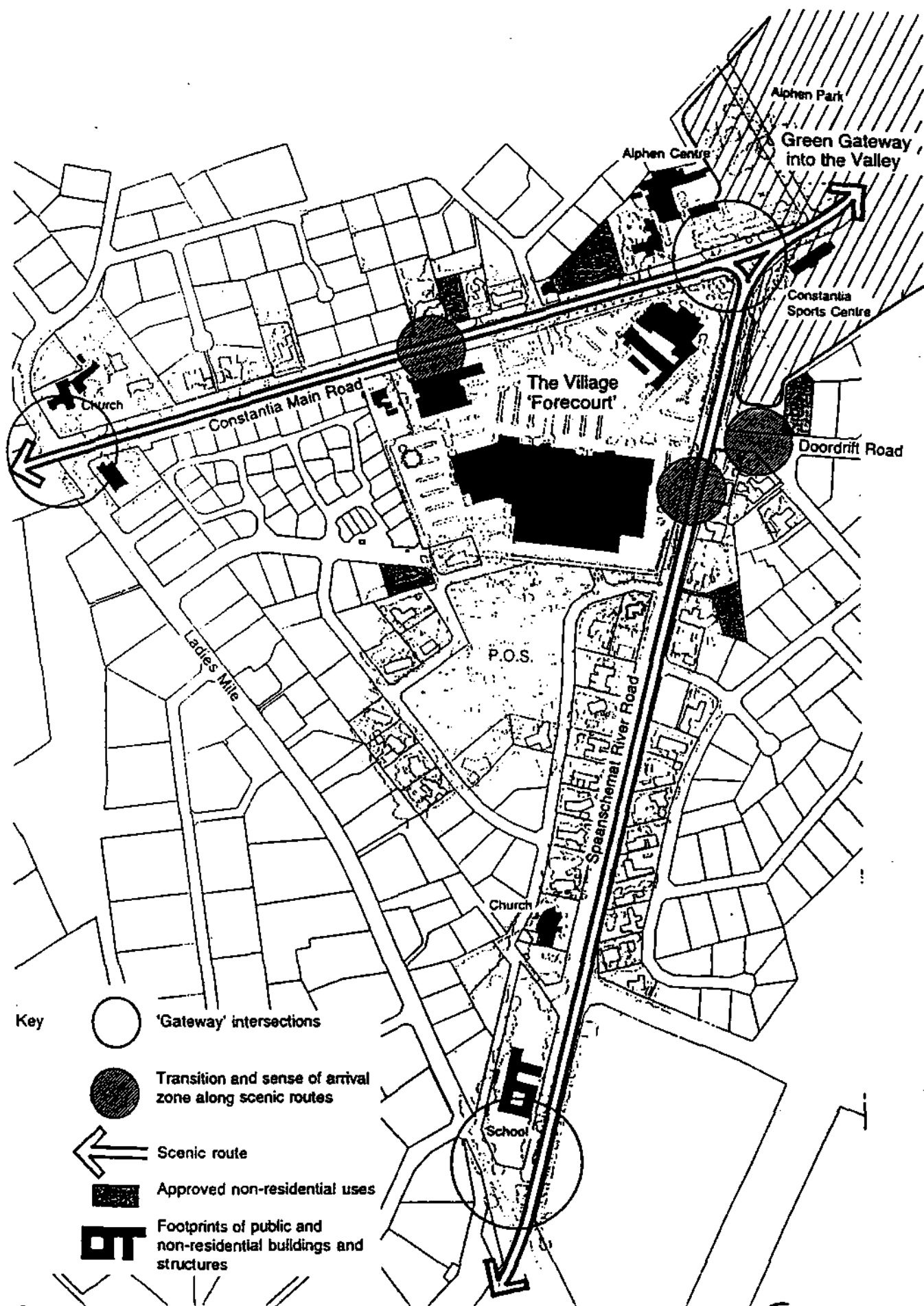
Diagram 12 identifies major constraints and informants which should guide the formulation of policy for the structure plan. These are of two kinds. The first are fixes, which are not necessarily desirable in their current form, but nevertheless need to be acknowledged. These include the footprint of public buildings, structures and spaces. A feature is the concentration of these public structures within the intersection zone of Constantia Main Road, Spaanschemat River Road and Doordrift Road. The other feature is the pattern of non-residential uses around the Triangle. It can be seen that a number of these have already crossed to the outside of the Triangle.

The second type of informant constitutes those places that need to be consciously enhanced through planning and design intervention. These include recognition of the 'scenic route' status of Constantia Main Road and Spaanschemat Road, recognition of the variety of landscape conditions along these routes, the importance of major gateways into the precinct, and the need to acknowledge the zones of transition and arrival places within the overall precinct.



0 100m 250m 500m 750m





Constraints and Informants

4.6.2 Perceptual experiences of Moving through the Triangle

It is evident from the foregoing diagrams that conditions vary along the scenic routes of Constantia Main Road and Spaanschemat River Road in the vicinity of the Triangle. Moving along Constantia Main Road from west to east one passes through a linear planted corridor with residential development on both sides. In some cases these have rear boundaries with continuous walls facing the scenic route, while in other cases the front entrances face onto the street. A point is reached where this residential experience changes and a transition or sense of arrival is experienced. The area opens out into a more public place with larger retail or office buildings on the one side of the road, which has an effect on the role and character of the residential properties on the other side of the road. It is noteworthy that this experience is beginning to influence subtle changes of land use. For example, a number of sites around the Triangle contain non-residential activities. These include civic and local authority uses as well as various businesses operated from homes.

A similar change of experience occurs as one travels along Spaanschemat River Road from the south. The residential environment and built form changes at a distinctive transition and arrival point with the shopping centre and its associated activity opening out on the one side, and an altered sense of the character of the residential properties on the other side of the road. This is accentuated by another arrival point where Doornfontein Road intersects with the scenic route.

The approach along the scenic route from the east reveals a different experience. The traveller approaches the Triangle past public open space and sports fields which contain typical Constantia elements of low white walls, traditional gateways, laterite paths and extensive planting. These landscaped open spaces are owned by Council and form an important part of the open space network. There is a visual and axial focus on the shopping centre, and as one passes the intersection of Main and Spaanschemat River Road there is again the experience of entering a transitional area.

4.7 Interpretation, Assessment and Synthesis : Major Issues

Parts of Constantia Triangle represent the public heart of the area, and have potential to make a special urban and landscape design contribution. If managed carefully this area could develop a distinctive sense of place and character, with benefits for the general public as well as individual property owners. Considerable progress has already been made in this regard with the design and implementation of the Alphen Centre, and landscaping along the public roads. However there is concern that urban pressures relating to traffic and commercialisation within the Triangle will force owners of residential property on the opposite side of the road, into defensive measures to try and protect the residential amenity of their homes. These measures include high impermeable walls and a tendency for development to turn its back on the street.

4.7.1 Response to Current Urban Pressures

This "defensive" building response will detract from an appropriate sense of place around key portions of the Triangle. If the amenity and design potential of the Triangle is to be optimised, then the resources of both the public and private sectors need to be combined. It is not enough for the Council to devote attention to street landscaping, if private property owners detract from the street environment, and an appropriate private sector response will only be maintained with Council actively managing the development process.

This philosophy does not accept that every busy street, where there has been a loss of residential amenity due to traffic and development pressures, should be regarded as a special area requiring special design treatment. However the location and character of Constantia Triangle, is a particularly significant feature of the tourist potential of the area, and requires special attention.

While this vision provides a way forward, there is concern, particularly among local residents, about the threat of "commercial creep", and a desire to protect the residential environment. Residents are concerned that a precedent will be created for non-residential uses, and fear that this could devalue their properties and detract from the residential amenity of the area.

There is already considerable pressure for non-residential use to 'jump' the existing edges of the precinct. This pressure is likely to increase in future years for a number of reasons:

- A number of non-residential uses already exist outside of, but close to the Triangle.
- The already busy flanking roads will become increasingly busy thereby increasing commercial pressure. It is hard to maintain a 'hands off' position when development is on one side of the route only.
- There undoubtedly will be (and already is) deterioration in residential amenity of some erven flanking these routes. This will particularly occur in the zones of transition and arrival. This deterioration could be used by the owners to promote use changes that will be difficult to resist by the authorities.

4.7.2 Recommended Principles

There is a case for creating a more specific 'edge' which deals with these difficulties but on a regulated basis, and which enhances the potential of the Triangle in terms of urban and landscape design. This edge should:

- Allow for non-residential but non-retail activities, provided that there is a residential presence wherever practical.
- Specify acceptable non-residential activities on the basis of sufficiently low impact.
- Disallow the consolidation of erven for larger activities.
- Have clearly defined limits beyond which only residential activity is allowed.

Specifically the following principles should be established.

- The flanking approach routes should have a pronounced spatial quality, and be regarded as 'streets' or multifunctional places for people, not merely as channels or 'pipes' for motor cars;
- The landscape quality of some sections of the scenic routes should be improved;
- Major gateways need to be consciously designed and made as positive spaces;
- Mountain views, scenic vistas and qualities of 'Constantia ruralness' should be enhanced to the greatest degree possible.
- Public transportation into the area needs to be acknowledged in the design.
- The principle of containing retail activity within the Triangle should be respected. If this does not occur 'commercial creep' is almost inevitable, with long term disadvantage to both residential and commercial environments. Every time an application is allowed on an 'ad hoc' basis, it will be cited as precedent and could have a knock-on effect.

Regulatory control is not sufficient. There needs to be spatial and structural actions which consciously inhibit the spread of non-residential activity (in effect, creating a buffer). The two types of control (regulatory and structural) are not mutually exclusive. Based on public opinion,

there is strong opposition to any form of rezoning, and a desire for any land use changes to be handled within the existing Single Dwelling Residential zoning regulations or by means of departures. The parameters or conditions for development approval should not be uniform, but should be considered on a case by case basis within the framework of this structure plan. Any granting of rights should be subject to design conditions which enhance the public environment. The process of development management can be used to bring about public advantage, and urban design guidelines therefore need to be drawn up in combination with regulatory controls. These should allow for the creative resolution of some of the more difficult sites, particularly arrival sites. There are a number of management issues which also require resolution since they affect living conditions in the entire area, including public landscaping, littering and vagrancy.

5. POSSIBLE SCENARIOS

In terms of the way forward, there are a number of possible scenarios. Council could resolve to enforce purely residential uses in terms of the Single Dwelling Residential zone, and not even consider departures or conditional uses. While this scenario will be preferred by many residents, it is unlikely to be sustained. There is general recognition that work from home opportunities should be supported if there are no serious impacts, and Council has limited resources which have to spread around the city as a whole. The changing socio-economic environment within the city means that priorities in other areas, such as job creation and housing, demand attention. This is not to say that enforcement and development control will not be exercised, but such development control will need to be sustainable and generally within a framework applicable to the city as a whole.

Another scenario is for Council to respond to ad hoc departure and conditional use applications. This implies that there are no design guidelines or policy framework to assist Council in evaluating such applications. The result is likely to be a missed opportunity to re-enforce the special character of Constantia Triangle.

By contrast, this structure plan proposes a pro-active policy that includes specific "Triangle development and design guidelines", and while these remain within the framework of existing zoning provisions and departure policy, they respond to the special circumstances around the Triangle. Approvals, where granted, should include conditions that require development to acknowledge the public realm and reflect the Constantia place-making principles that have been formulated for the area over time. This policy identifies areas that require such special attention, and areas that should remain subject to standard policy.

6. STRUCTURE PLAN PROPOSALS

6.1 Planning and Design Objectives

The structure plan is based on the preceding analysis, and provides a policy framework for the study area, with the following principles as a starting point.

- There is a need to balance individual desires and public good, with the emphasis on the protection of the public interest.
- Existing development trends and pressures need to be recognised and, where appropriate, accommodated in a creative and sustainable manner.
- Regulatory control should be directed towards achieving positive public spatial outcomes.
- Measures proposed should be clear, as simple as possible, technically feasible and easily administrable.

The plan responds to the sub-metropolitan significance of the study area and the local constraints and informants, as described in the Contextual Analysis. However it also addresses current issues and responds to current realities of the study area. The principles of the Growth Management Plan are pursued, and are re-stated in the following objectives for this Structure plan:

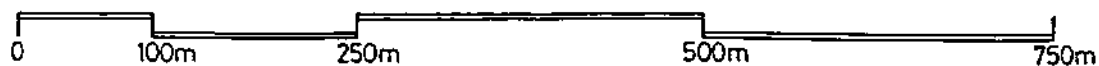
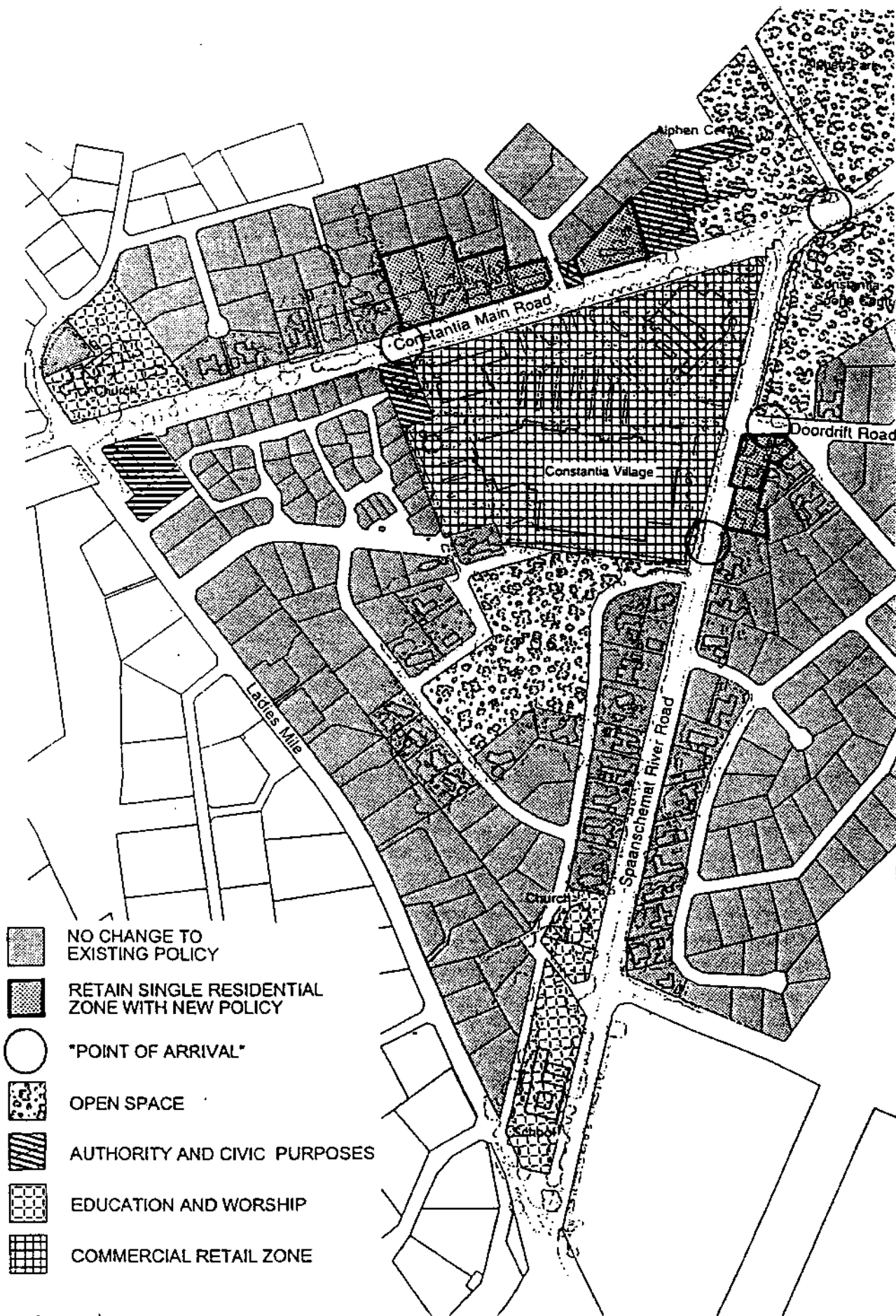
- To clarify and establish the roles of the respective erven in the study area;
- To clarify the nature and intensity of possible uses for selected erven and to give positive direction to growth tendencies;
- To improve the spatial qualities of the study area through integration of architectural form, open spaces (which include the roads), and landscaping (including hard landscaping and tree planting).
- To contribute to a place of memorable quality that expresses the character of the Cape;
- To respect the concerns of neighbours and protect the amenity of the residential environment.

The structure plan policy and design principles focus on retention of the Single Dwelling Residential zone, but consider appropriate departures and conditions for selected erven around the Triangle. These are erven which require special design attention, and are distinguished from other erven within the study area which remain subject to Council's normal requirements for conditional use or departure applications. For those erven requiring special design attention, performance criteria are identified to ensure a sensitive interface with neighbouring properties and the public street. It is important to note that, while recommendations are made regarding selected erven that can be considered for appropriate departures, a statutory application will still need to be made in order to translate the recommendations into rights. This structure plan document cannot grant the necessary rights.

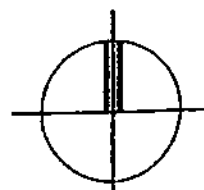
6.2 Overview of the Structure Plan

The Structure Plan for the study area is illustrated in Diagram 13 and elaborated further in Section 6.3 which explains the principles in more detail. These policy statements are accompanied by a set of Design Guidelines (described in Section 7) that will assist Council when faced with development applications in this area.

For certain clearly defined properties, the Structure Plan recommends that Council favourably considers low intensity mixed-use development, in the form of work from home departures or conditional uses, subject to very tight development control parameters. Retail uses should not



CONSTANTIA TRIANGLE
STRUCTURE PLAN



be permitted, but more generous work from home provisions can be considered provided that the development (through urban design, architecture and landscaping), makes a positive contribution to the public experience of the Triangle. Other properties do not justify any special attention and remain subject to the general provisions of the current Working from Home policy, that is that any applications for the remaining properties will be assessed on an ad hoc basis. For the purpose of the structure plan recommendations, the study area has been divided into four components. These are as follows:

- The existing Constantia Triangle commercial component for which no policy change is recommended;
- The public open space/sportsfield component which must be protected and maintained as such;
- A large residential component within the study area which should remain unchanged, with enforcement of the existing Single Dwelling Residential regulations and existing policies relating to work from home etc;
- A clearly defined "Special Area" where limited mixed use development in the form of work from home departures or conditional use applications can be considered, subject to site specific conditions as recommended in terms of this structure plan. This special area is identified on the plan and can be re-enforced with appropriate measures along the street, such as "street furniture" and landscaping to consolidate the gateway status of the area. In effect, the structure plan provides for an additional policy framework that earmarks particular properties for certain mixed use options. If the owners apply for and obtain permission to exercise these options, the structure plan requires that they comply with specified conditions and parameters over and above the current policy.

6.3 Proposed Structure Plan Policy

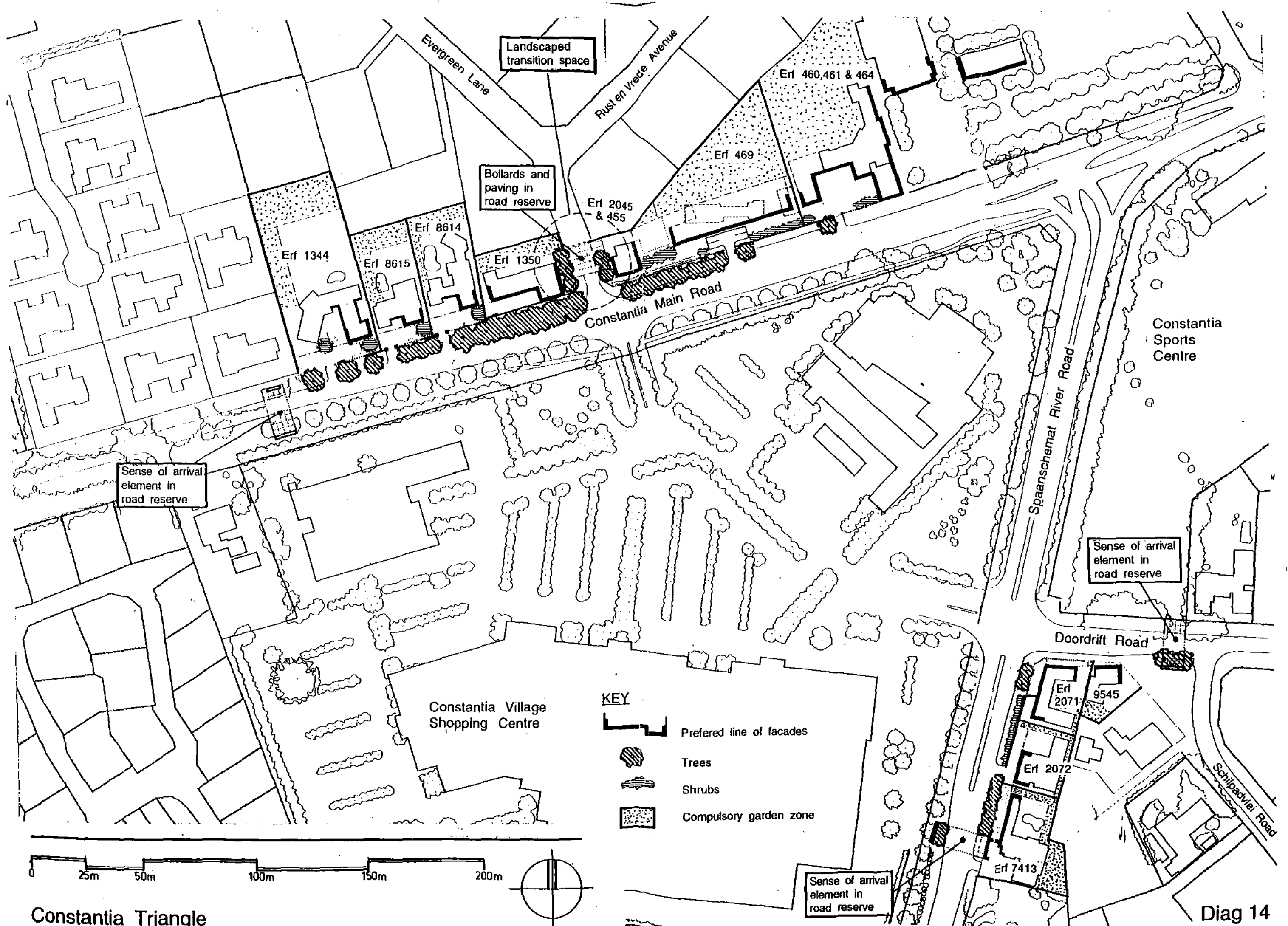
Diagrams 14, 15 and 16 illustrate the Structure Plan at two scales. Diagram 14, the Composite Plan, provides a general overview of the properties identified for special design attention, together with general design principles. Diagram 15 develops these general design principles in more detail for the Constantia Main Road properties and Diagram 16 relates to the Spaanschemat River Road properties.

It is recommended that the zoning of most of the residential properties around the Triangle should remain residential and no rezoning or substantive change of use should be permitted. These properties will of course still be entitled to make application for the various conditional use options of their existing Single Dwelling Residential zone, and departures in accordance with Council's standard work from home policy. However they do not form part of the area identified in terms of this study for special treatment.

The park and residential properties around Nirvana and Coniston roads do not form part of this structure plan, and no change in the land use or role of these properties is therefore contemplated in terms of this policy plan. The residential quality of this environment should remain intact, because the properties are not adjacent to the major roads with high traffic flows, and the precinct does not form part of the gateway or transition area around the Triangle.

The public open space north of Doordrift Road should remain as a public open space but could be upgraded to reflect the Constantia place making and design principles, through public sector landscaping.

For those properties beyond the gateways identified in terms of this study, and within the special area, the policies recommended in the following pages and in the Design Manual should be implemented.

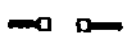


Spaanschemat River Road

Sense of arrival
element in
road reserve

Doordrift Road

KEY

-  Preferred expansion of building footprint for working from home, if any.
-  1800mm high plastered and painted masonry wall
-  Gateposts
-  450-750mm high plastered and painted masonry stub wall with see through palisade fence up to 1800mm in overall height
-  Compulsory Garden Zone

Sense of arrival
element in
road reserve

Compulsory
Garden Zone

Landscaped
Garden

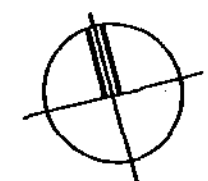
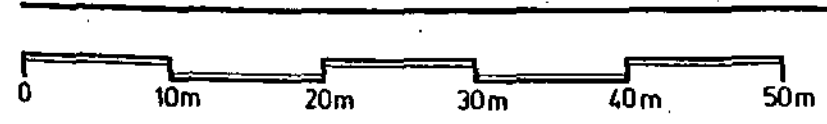
Landscaped
Garden

Erf 2071

Erf 9545

Erf 2072

Erf 7413



Spaanschemat River Road

- a) Applications for limited mixed-use activities in the form of work from home departures or conditional use applications may be considered by Council within the area identified as the Constantia Triangle "Special Area", and shall be considered in terms of the policy and design guidelines outlined in this Structure Plan.
- b) Retail development should be confined to the existing commercial precinct within the Triangle, and no retail development should be permitted on the opposite sides of Main or Spaanschemat River Roads in the study area.
- c) Properties identified for special consideration in the Constantia Triangle Special Area, have variable conditions which require individual design responses. If and when departure or conditional use applications are granted, they should have conditions attached in accordance with this structure plan policy. Site specific conditions are contained in the Design Manual in section 7, but common principles apply to all properties including:
 - On-site residential occupation should be compulsory, to ensure a continuous presence, better surveillance and ongoing use of the property for residential purposes. In the Special Area, it is recommended that, as a general rule, the proprietor should also be the occupant, but this need not be mandatory.
 - A compulsory landscape/garden area should be provided at the rear of the property to ensure that there is an appropriate interface between work from home activities and the residential properties behind.
 - Work from home activities should preferably occur in those parts of the dwelling closest to the street, while the residential component should preferably occur towards the rear of the property closest to the residential properties behind.
 - General conditions of approval and performance criteria as stipulated in section 6.4 should be applied. These include conditions relating to use, built form, character, landscaping, vehicles and process.
 - Any building extension to accommodate work from home activities should be capable of residential use as part of the dwelling unit. While not mandatory, extensions should preferably conform to the areas identified for extensions on the structure plan, which have been designed to promote a rhythm of building form.
 - The treatment of boundaries should preferably conform to the principles identified for each property in the structure plan. These principles have been designed to promote a greater sense of public interface along some sections, protect privacy along others, and ensure a degree of harmony along the scenic route.
- d) The Design Manual identifies site planning, urban design, landscape and architectural recommendations for development on each property within this zone. The objectives are to establish an appropriate Constantia style of development which will enhance the scenic route and public experience, as well as to mitigate potential impacts on the adjacent residential area. The principles of the Design Manual should be implemented when a departure or conditional use is granted. This means that Council should determine appropriate conditions (as recommended in the structure plan), based on the nature of the application and the specific property. These will become statutory conditions of approval, and if they are not complied with, then the planning permission should be rescinded or legal steps should be taken to enforce compliance.
- e) When Council considers applications relating to properties within the Special Area, it shall process these in the normal manner which includes requirements for public notification. Such applications should be assessed in terms of the principles and performance criteria set out in this Structure Plan, and in terms of the Design Manual. Council may, but is not

obliged to, approve an application if it complies with these principles and performance criteria, and may attach site-specific conditions to such approval. These conditions may include improvements to the public realm alongside and within the boundary of the public street in front of the property. Council shall refuse an application that does not comply with the required principles and performance criteria.

- f) The inclusion of a property within the special area does not imply that the property automatically has additional use rights, or an expectation that additional use rights will be automatically approved. These use rights are only conferred once the appropriate process has been followed and Council has granted its approval and conditions.
- g) The owner of property wishing to make application shall be responsible for submitting full motivation and all the necessary plans to enable Council to assess the application.
- h) An owner who makes application, and accepts the approval and conditions, shall accept the obligations and limitations imposed. Council shall not be obliged to relax these conditions to allow more non-residential intensification purely on the basis that a precedent is argued.

6.4 Conditions of Development Approval

The following general conditions and performance criteria are recommended when Council approves a departure application for work from home, or a conditional use in the Special Area in terms of the Single Dwelling Residential Zone. This is not to say that the conditions are not appropriate for other areas, but the structure plan does not consider any change to existing policy in these areas, and it will be up to Council in considering ad hoc applications in these areas, to also consider appropriate conditions.

6.4.1 Objective

"The primary objective is to encourage an attractive design and layout of buildings within the special area, so as to reflect the significance of this area for tourists, local residents and the general public. A secondary objective is to provide a transition between high intensity retail development and low intensity residential development, in which limited mixed use development may occur, provided this does not compromise the amenity of adjacent residential properties, and development conforms to the required urban design, planning and landscape performance criteria. Adherence to such criteria is necessary to establish and maintain the quality of the precinct, as well as to protect the amenity of the adjacent residential area."

6.4.2 Standard Planning Issues

(a) Land use:

The following land uses are already permitted in terms of the zoning scheme:

- Dwelling house.
- Medical consulting rooms where the medical practitioner lives on the property.

The following land uses are considered to be appropriate as work from home departures, provided that the dominant use of the property remains residential, and provided that the other general conditions recommended in this structure plan are complied with. It is to be reiterated that formal application will still be required for any such use:

- Offices.
- Arts and craft studios
- Bed and breakfast establishment.
- Guest house.
- Personal services such as medical, veterinary, beauty and financial services. (Medical services could include appropriate medical practices other than a single doctor operating from home. Such practices could involve more than one doctor or be of a para-medical nature.)
- The conduct of a profession by a registered professional.

The following land uses are Conditional uses in terms of the zoning scheme, and could be favourably considered by Council subject to the conditions recommended in this structure plan:

- Place of instruction (including a nursery school and crèche).
- Place of worship.
- Institution.

The following uses should not be permitted:

- Shop or retail trade.
- Restaurant.
- Petrol filling station.
- Industrial building.
- Any use lacking a residential component.
- Adult entertainment business.

Council shall not grant a departure if it considers the proposed use to be undesirable, as would be the case if Council is of the opinion that the proposed activity is or will be detrimental to the residential environment, or be a source of public nuisance. For convenience, and clarity of interpretation, the uses suggested as being both appropriate and inappropriate are defined in Annexure 1.

(b) Total floor space

Council may specify a maximum total floor space (or bulk) for all development on the property, and for the non-residential component of the property. The home occupation should not occupy more than 49% of the total floor area on the property or 120m², whichever is the lesser area. The dominant use of the property should remain residential. Notwithstanding the theoretical bulk provisions, many properties cannot achieve this bulk because of parking limitations on the property. A much lower floor space allocation will inevitably apply to some of the properties in the Special Area.

(c) Height

Height shall not exceed two stories and shall be limited to a maximum of 8 metres, measured from the level of the ground floor to the top of the parapet or cornice in the case of a flat roof, or to a point midway between the eave and the ridge in the case of a pitched roof, as per the zoning scheme. Conditions can be included to limit overlooking features onto neighbouring properties if necessary. It is recommended that work from home activities are confined to the ground floor.

(d) Coverage

Coverage shall not exceed 50% for all buildings on the land unit.

(e) Street and side building lines

The existing building lines for a Single Dwelling Residential zone shall apply, unless departures are granted by Council. In some cases the Design Manual, includes suggestions to build to a specified building line which differs from the standard zoning requirements. These are not mandatory, but Council should favourably consider departures related to such recommendations in order to promote the design objectives and rhythm of built form.

6.4.3 Built Form

(a) Existing and New Structures

There is no requirement in terms of this structure plan to demolish a building and re-construct it in a new form in order to obtain a departure. However building extensions and refurbishment are not uncommon, especially where work from home activities are introduced. These extensions must be capable of use for residential purposes when the departure lapses because a departure is only valid for 5 years. While not mandatory, the design principles relating to extensions, as set out in the Design Manual, should be promoted as far as possible. These principles have been formulated to reflect individual site circumstances and are described in relation to each property in the Special Area. They include suggestions relating to gables and alignment of the built form in relation to existing buildings on the site and neighbouring buildings.

6.4.4 Landscaping

(a) Tree preservation

No trees or hedges may be removed without prior Council consent which may only be granted in terms of an approved site development plan.

(b) Landscaping

Landscaping shall be implemented in terms of an approved site development plan, and in order to enhance the silvan character of the area. Landscaping should follow the principles specified in the Design Manual. Planting along the street boundary and landscaping of the parking area require special consideration.

(c) Proportion of soft versus hard surfaces

A portion of the land unit shall contain permeable, soft landscaped surfaces as part of a compulsory garden area that may not be developed with buildings or hard surfaces. This portion differs for different erven, and is illustrated in the Design Manual.

6.4.5 Residential Character

(a) Retention of residential character of architectural form

The building form should reflect a "residential style" of architecture. In other words there should be a domestic rather than commercial character, and the building should look as if it is a dwelling house, not a commercial or non residential premises.

(b) Retention of residential component of use and proportion of floor space reserved for residential use

One dwelling unit, shall be provided on the land unit, and at least 51% of the total floor space on the land unit shall be used for residential and ancillary purposes.

(c) Interface with residential properties behind

The residential component shall extend to the rear of the property outside the compulsory garden zone, and shall include a ground floor.

(d) Staff numbers

The number of persons engaged in non-residential activities can be limited, as a condition of approval. As a general guide it is recommended that no more than three persons in total may be engaged in home occupation activities within a property, including the occupant or occupants and any assistants.

(e) Hours of operation

The hours of operation shall not extend beyond the hours of 07h30 to 17h30 during weekdays, and 07h30 to 13h00 on Saturdays, unless otherwise specified by Council. (Exceptions could be contemplated for evening art classes for example).

6.4.6 Vehicles

The following principles are recommended. However the requirements of the road access policy issued by the Provincial Administration of the Western Cape need to be acknowledged, and individual applications assessed in terms of their individual traffic impact and access circumstances.

(a) Parking

Off street parking is to be provided in accordance with the following standards. Note that, since there will be a dwelling on the property, 2 bays are required for residential purposes in terms of the Zoning Scheme Regulations, and can be used by occupants who also work from the premises. Additional on-site parking to provide for the working from home activity must be provided, but a balance should also be maintained in that the policy does not aim to create large parking areas, but rather to maintain a domestic scale and character with an attractive street interface. It should be noted from the analysis of individual properties and design manual that many properties have limitations on the amount of off-street parking that can be provided. This parking limit will impose a limitation on the nature and extent of the home occupation that can be sustained on certain properties.

All parking relating to the home occupation must be provided on site and recommended parking standards, which accord largely with PRE's requirements, are as follows.

- Dwelling unit – 2 bays,
- Home Offices – 3 bays per 100m² of office floor space, but one of the dwelling unit bays may be included.
- Medical consulting rooms – 4 bays per medical practitioner, but one of the dwelling unit bays may be included.
- Arts and craft studio – 2 bays per 100m² of studio floor space, but one of the dwelling unit bays may be included.

- Guest house or bed & breakfast establishment – 3 bays per 4 bedrooms.
- Place of instruction (school) – as required by Council, but not less than 1 bay per classroom and/or office.
- Place of worship – 1 bay per 8 seats.
- Other uses – as required by Council.

(b) Ingress and egress

A parking layout plan showing ingress, egress and parking shall be submitted to Council as part of the site development plan. Only 1 combined ingress and egress point shall be permitted per land unit, and the width of the driveway shall be limited to 4.5 metres.

(c) Driveway materials

The driveway and parking areas shall be surfaced with materials that have a natural appearance. Examples include a brown stone chip surface on a cement base, clay brick with natural colours, or gravel.

(d) Garages and carports

The architectural style of garages and carports shall be in accordance with the design manual and shall match the style of the main building on the land unit.

(e) Co-ordinated access

Where appropriate, a co-ordinated access arrangement for adjacent land units which both have working from home activities should be considered as means of minimising congestion and adverse aesthetic impacts.

6.4.7 Street Environment

(a) Boundary wall treatment

New boundary walls or fences are to be in accordance with the Design Manual. In cases where a departure is granted, and the Design Manual requires a change to the boundary treatment, such departure shall be conditional on implementation of the recommended boundary treatment, unless otherwise agreed by Council.

(b) Advertising

No advertising sign shall be displayed other than a single un-illuminated sign or notice not projecting over the street. Such sign shall not exceed 2m² in area and shall indicate only the name, telephone number and activity of the home occupation and /or occupant. Signs should not intrude into or over public space.

(c) Lighting

Outside lighting shall be low key and attached only to entrance gates and the structure of a building. No neon or illuminated signs will be allowed, although recessed down lighting on the wall is possible.

(d) Outdoor displays and storage

No outdoor storage or display of any materials associated with the home occupation departure or conditional use shall be permitted.

6.4.8 Process

(a) Consult with neighbours

All applications shall be advertised in accordance with Council's approved policy for the advertising of land use and development applications. Neighbours shall also be notified of any application to amend a site development plan.

(b) Site development plan

All applications shall be accompanied by a detailed site development plan that responds to the principles laid down in this structure plan and the Design Manual, and Council may impose conditions relating to the site development plan. Development shall be implemented in accordance with a site development plan as approved by Council; and to the satisfaction of Council. Any amendment to the site development plan shall be submitted to Council for approval.

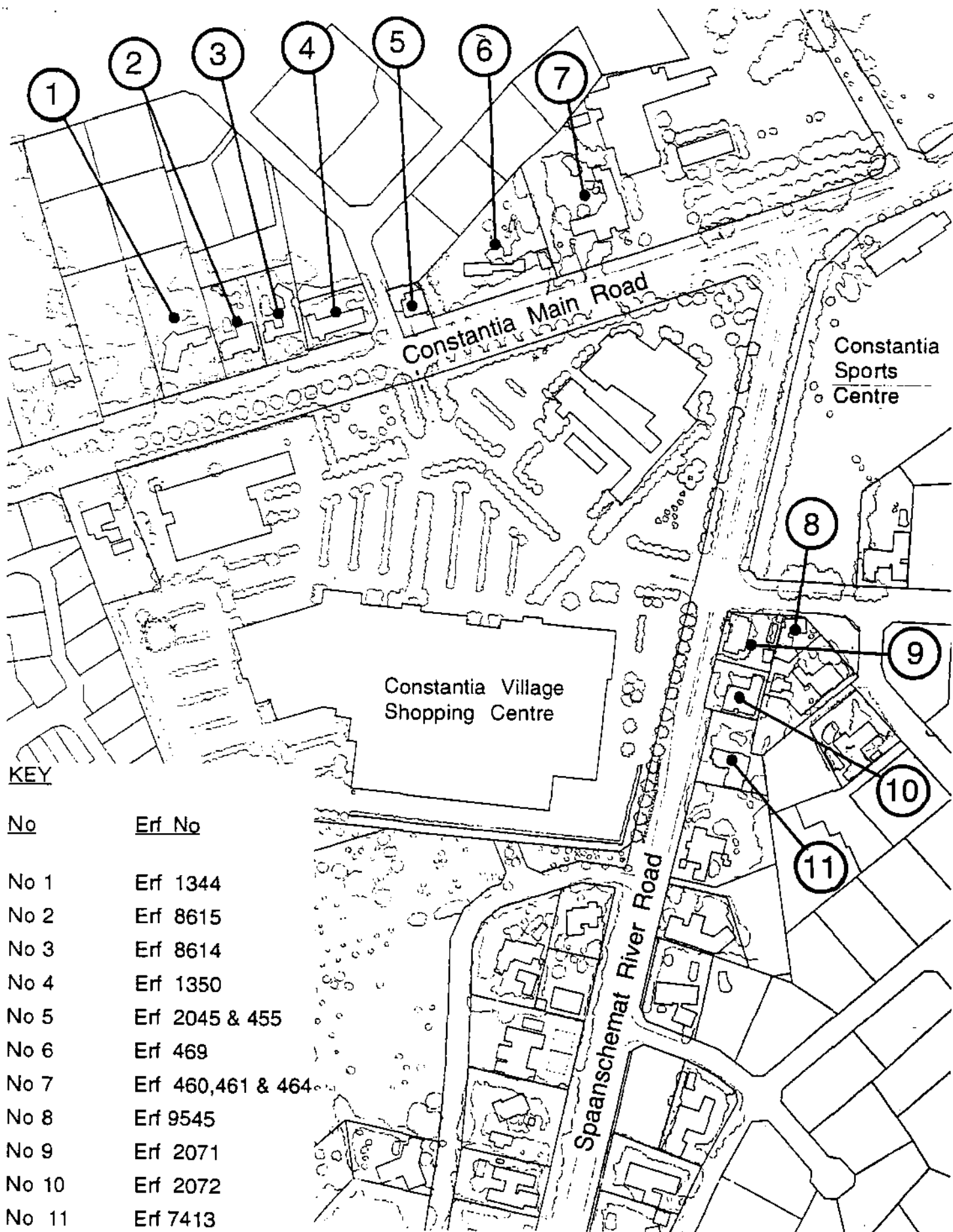
(c) Additional conditions

In approving any application, Council may impose conditions as contemplated in terms of the Land Use Planning Ordinance.

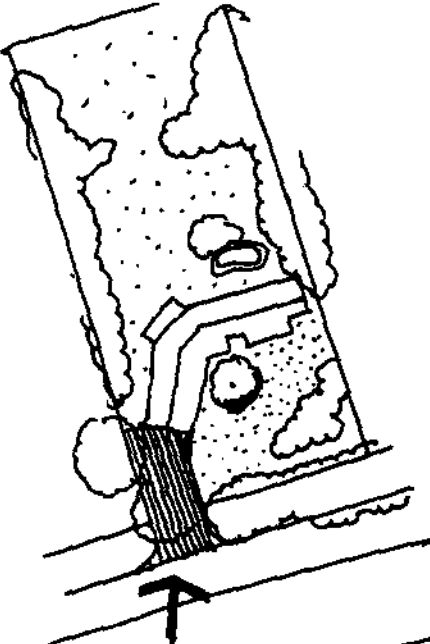
7. DESIGN MANUAL

This section contains a Design Manual for properties within the Special Area. Diagram 17 identifies each property with a reference number, and the pages which follow provide details for each property in turn. There is a page containing a photograph, sketch and description of the existing situation. The position of the photographer is indicated by an arrow on the sketch, and the photograph is taken to capture the property as viewed from the street.

Specifications and design recommendations are then described for each property. There is a page summarising the intention of the conditions to be imposed on the property concerned followed by a page detailing site-specific conditions for the property in question. Sketches illustrating the design principles and a schematic cross section are included. The reference number of the individual sheets matches the reference numbers on Diagram 17. It must be pointed out that these are design guidelines to be applied and negotiated with individual applicants if and when they submit applications for a departure or conditional use. Council will need to use some discretion in applying the guidelines, and should be informed by the objective for this Special Area as described in the structure plan. In some cases options for building extensions are shown. This does not mean that it is a requirement to extend the premises, but rather that if extensions are contemplated, then they should occur in accordance with these recommendations.



0 50m 100m 200m 300m 400m

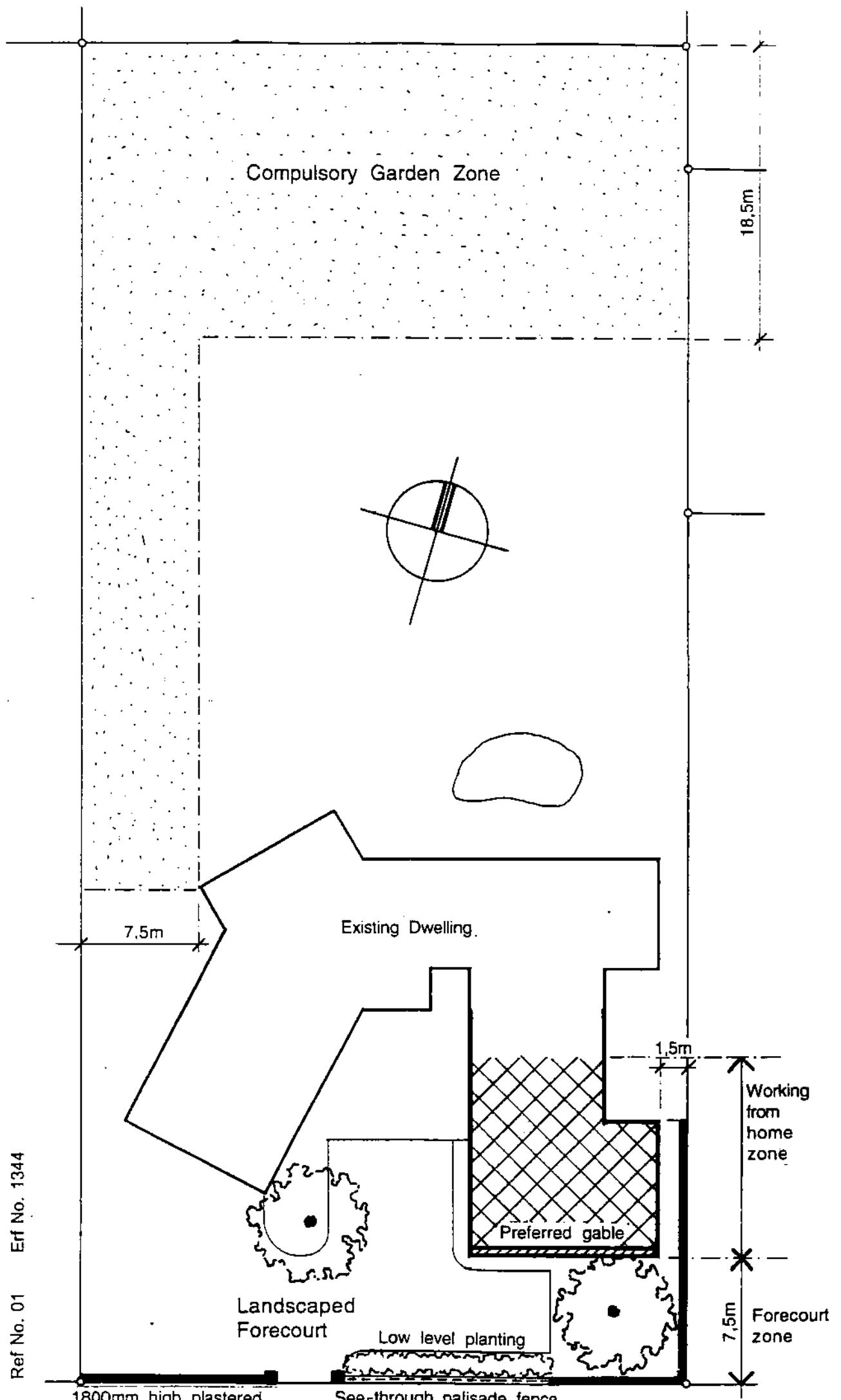
REF 01	ERF NO 1344 Constantia	STREET ADDRESS 22 Constantia Main Road	EXISTING ZONING Single Dwelling Residential
EXISTING DEVELOPMENT This is a large rectangular site that extends some way back from the road. The building has a standard sub-urban, domestic architectural character, is positioned fairly close to the street, and is used as a dwelling house. The double garage fronts onto the street and is highly visible, contrary to the rest of the building which is concealed. The entrance gate is the only permeable element along the boundary wall, the rest being solid. There is a large rear garden with space for expansion. Vehicular entrance is obtained directly from Main Road. The property is adjacent to a new walled development currently under construction, and this new wall, together with the location opposite the Ovcon building in the Triangle, helps to distinguish this property as part of the gateway to the special area. The grassed sidewalk and large trees soften the interface between private and public realms.		  	

INTENTION OF THE CONDITIONS

- To retain and ensure an unbuilt compulsory garden buffer zone at the rear and sides of the property.
- Should a working from home situation be applied for, to indicate a preferred built footprint on the front of the property to compulsory building lines.
- To define a landscaped entry and parking forecourt that is visible from the street.
- To achieve a balance between solid walling and see-through palisade fencing on the front boundary
- To ensure security and surveillance of the forecourt space adjacent to the public domain and create a gradation from public to semi-public to semi-private to private.
- To suggest preferred architectural elements to contribute to the character of the Triangle Precinct.

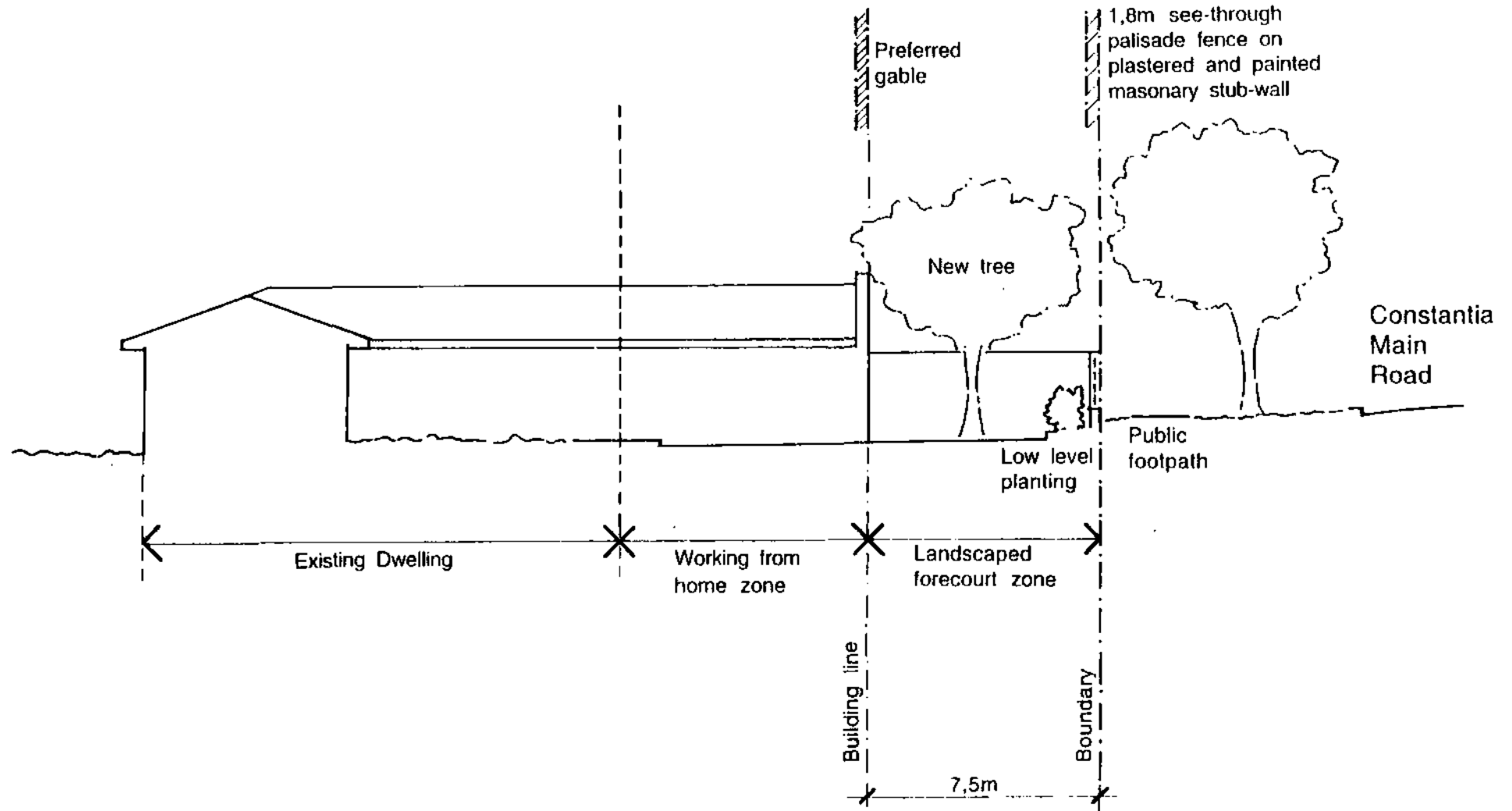
POLICY RECOMMENDATIONS

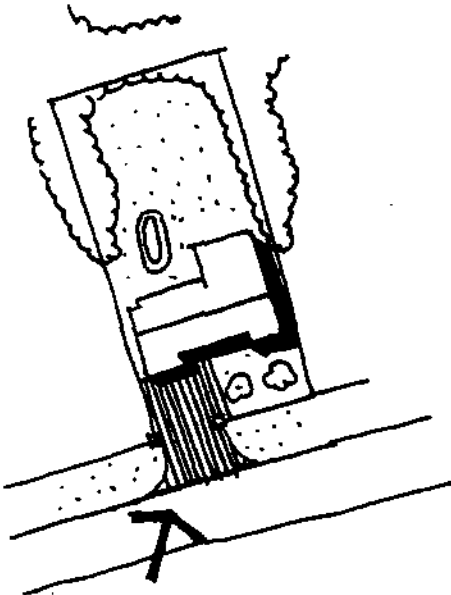
- | | |
|---|--|
| • Existing use: | Residential activity |
| • Proposed use: | Residential activity with working from home |
| • Existing zoning: | Single Residential |
| • Proposed zoning: | Single Residential |
| • Landscaped forecourt zone facing the street: | Paved space unified with planting and soft lighting |
| • Compulsory garden zone sides and a rear: | Retain unbuilt garden zone |
| • Building line on the street: | 7,5m |
| • Building lines on the interior of the site: | 1,5m from the eastern boundary |
| • Height: | Double storey permissible, as per zoning scheme |
| • Preferred building form and architectural elements: | Preferred gable facing the street |
| • Preferred materials: | Plastered and painted masonry surfaces |
| • Boundary treatment on the street | Plastered and painted masonry surfaces, see-through palisade fencing in steel or timber with piers and low bottom wall (no precast wall panels), 1,8m height maximum |
| • Boundary treatment on the side boundaries within the front landscaped forecourt zone: | Plastered and painted masonry surfaces to 1,8m height (no precast wall panels) |
| • On-site landscaping: zone facing the street: | Medium-sized trees with low-level shrubs lining the inside the inside of the palisade fence with complimentary paving: (asphalt not desirable) |



CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL

Ref No. 01 Erf No. 1344



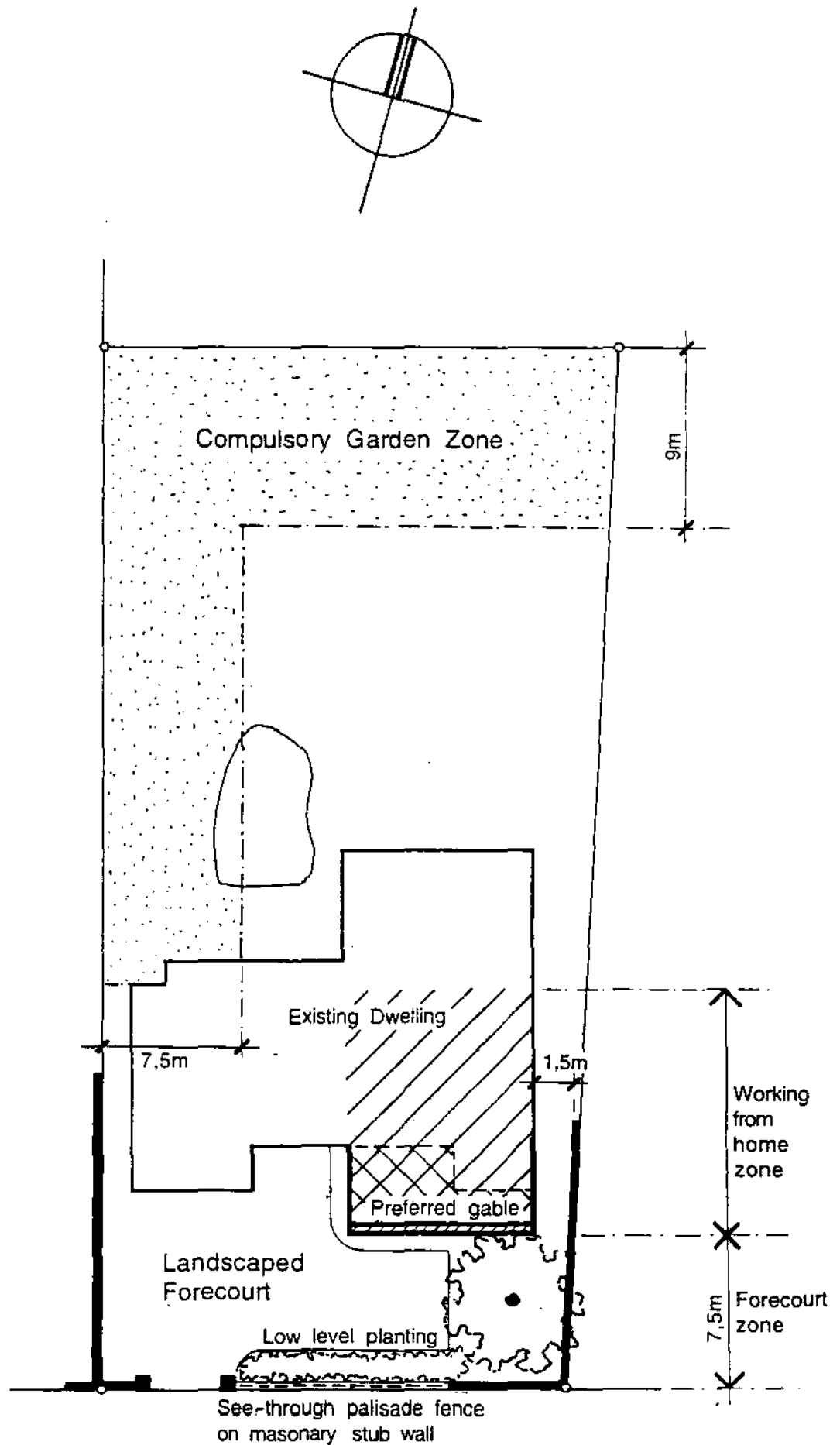
REF	ERF NO	STREET ADDRESS	EXISTING ZONING
02	8615 Constantia	20 Constantia Main Road	Single Dwelling Residential
EXISTING DEVELOPMENT This is a rectangular site, and the building is positioned fairly close to the street. An eye specialist practises from the premises, and presumably lives there as well. There is a high white wall around the premises, and on-site parking for several vehicles. Vehicular entrance is obtained directly from Main Road. From the street, the driveway and parking yard feature predominantly. The rest of the property is also visible but only if the gate is open. The entire boundary fence, including gate is solid. Standard sub-urban domestic architectural character		 	

INTENTION OF THE CONDITIONS

- To retain and ensure an unbuilt compulsory garden buffer zone at the rear and sides of the property.
- Should a working from home situation be applied for, to indicate a preferred built footprint on the front of the property to compulsory building lines.
- To define a landscaped entry and parking forecourt that is visible from the street.
- To achieve a balance between solid walling and see-through palisade fencing on the front boundary
- To ensure security and surveillance of the forecourt space adjacent to the public domain and create a gradation from a public to semi-public to semi-private to private.
- To suggest preferred architectural elements to contribute to the character of the Triangle Precinct.

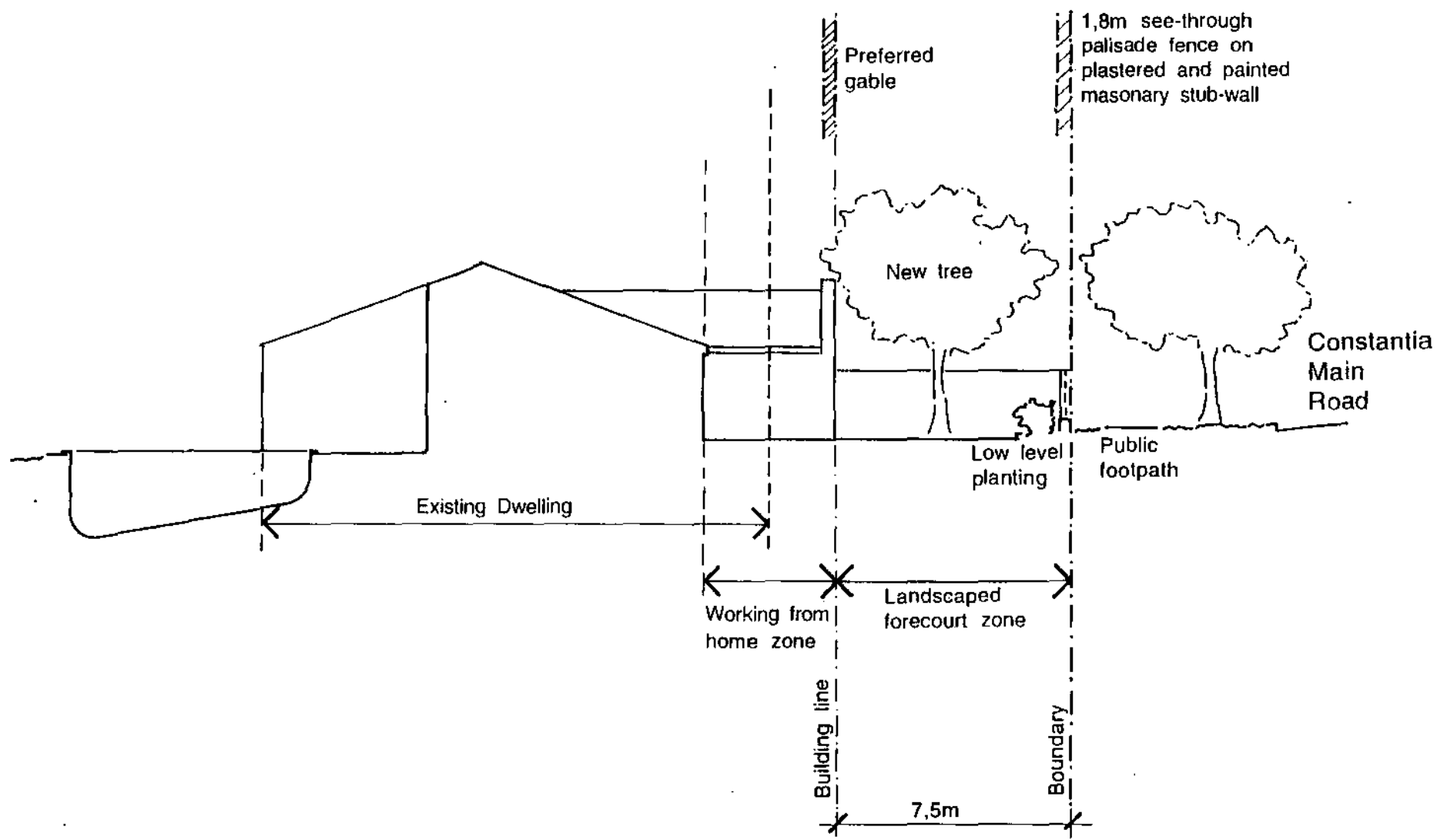
POLICY RECOMMENDATIONS

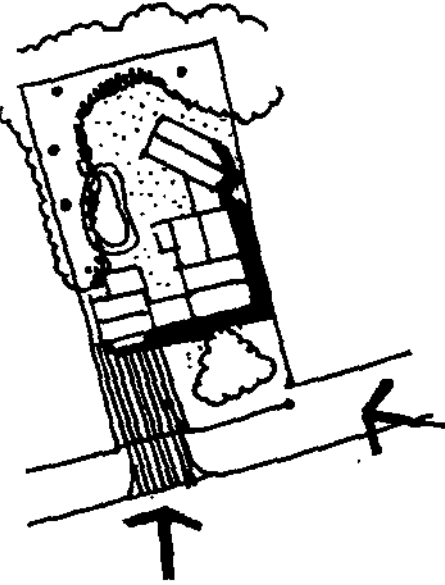
- | | |
|---|--|
| • Existing use: | Residential activity |
| • Proposed use: | Residential activity with working from home |
| • Existing zoning: | Single Residential |
| • Proposed zoning: | Single Residential |
| • Landscaped forecourt zone facing the street: | Paved space unified with planting and soft lighting |
| • Compulsory garden zone sides and a rear: | Retain unbuilt garden zone |
| • Building line on the street: | 7,5m |
| • Building lines on the interior of the site: | 1,5m from the eastern boundary |
| • Height: | Double storey permissible, as per Zoning Scheme |
| • Preferred building form and architectural elements: | Preferred gable facing the street |
| • Preferred materials: | Plastered and painted masonry surfaces |
| • Boundary treatment on the street | Plastered and painted masonry surfaces, see-through palisade fencing in steel or timber with piers and low bottom wall (no precast wall panels), 1,8m height maximum |
| • Boundary treatment on the side boundaries within the landscaped forecourt zone: | Plastered and painted masonry surfaces to 1,8m height (no precast wall panels) |
| • On-site landscaping: zone facing the street: | Medium-sized trees with low-level shrubs lining the inside of the palisade fence with complimentary paving (asphalt not desirable) |



CONSTANTIA TRIANGLE
 LOCAL STRUCTURE PLAN
 DESIGN MANUAL

Ref No. 02 Erf No. 8615



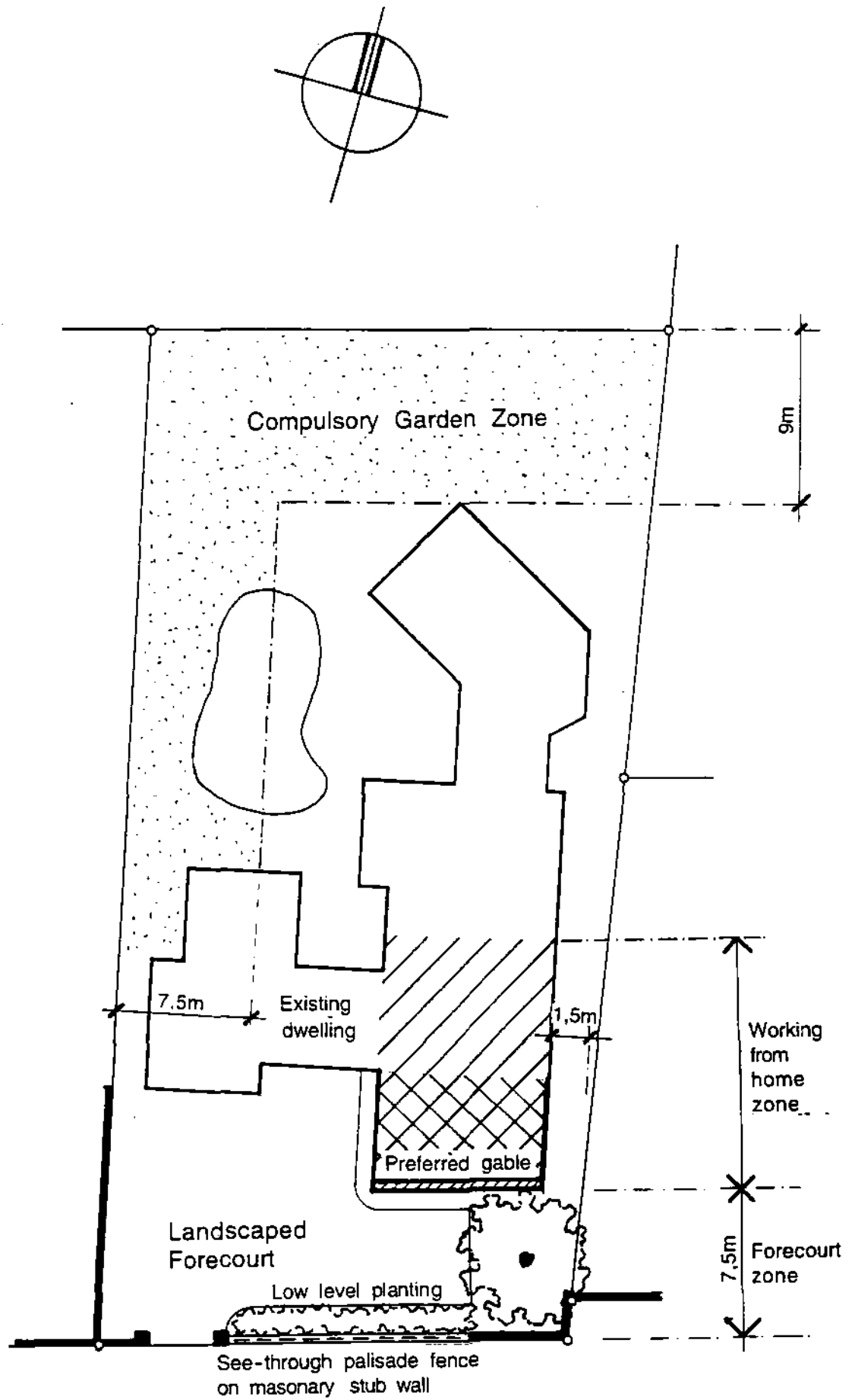
REF 03	ERF NO 8614 Constantia	STREET ADDRESS 18 Constantia Main Road	EXISTING ZONING Single Dwelling Residential
EXISTING DEVELOPMENT This is a rectangular site, with an irregularly shaped building that is used as a dwelling house. There is a high wall around the premises. Vehicular entrance is obtained directly from Main Road. The wide vehicular entrance, which features predominantly, is the only permeable treatment of an otherwise solid boundary wall. Double garage faces the street and are highly visible. There is a small, inconspicuous pedestrian gate. Standard, sub-urban domestic architectural character.			
			
			

INTENTION OF THE CONDITIONS

- To retain and ensure an unbuilt compulsory garden buffer zone at the rear and sides of the property.
- Should a working from home situation be applied for, to indicate a preferred built footprint on the front of the property to compulsory building lines.
- To define a landscaped entry and parking forecourt that is visible from the street.
- To achieve a balance between solid walling and see-through palisade fencing on the front boundary
- To ensure security and surveillance of the forecourt space adjacent to the public domain and create a gradation from a public to semi-public to semi-private to private.
- To suggest preferred architectural elements to contribute to the character of the Triangle Precinct.

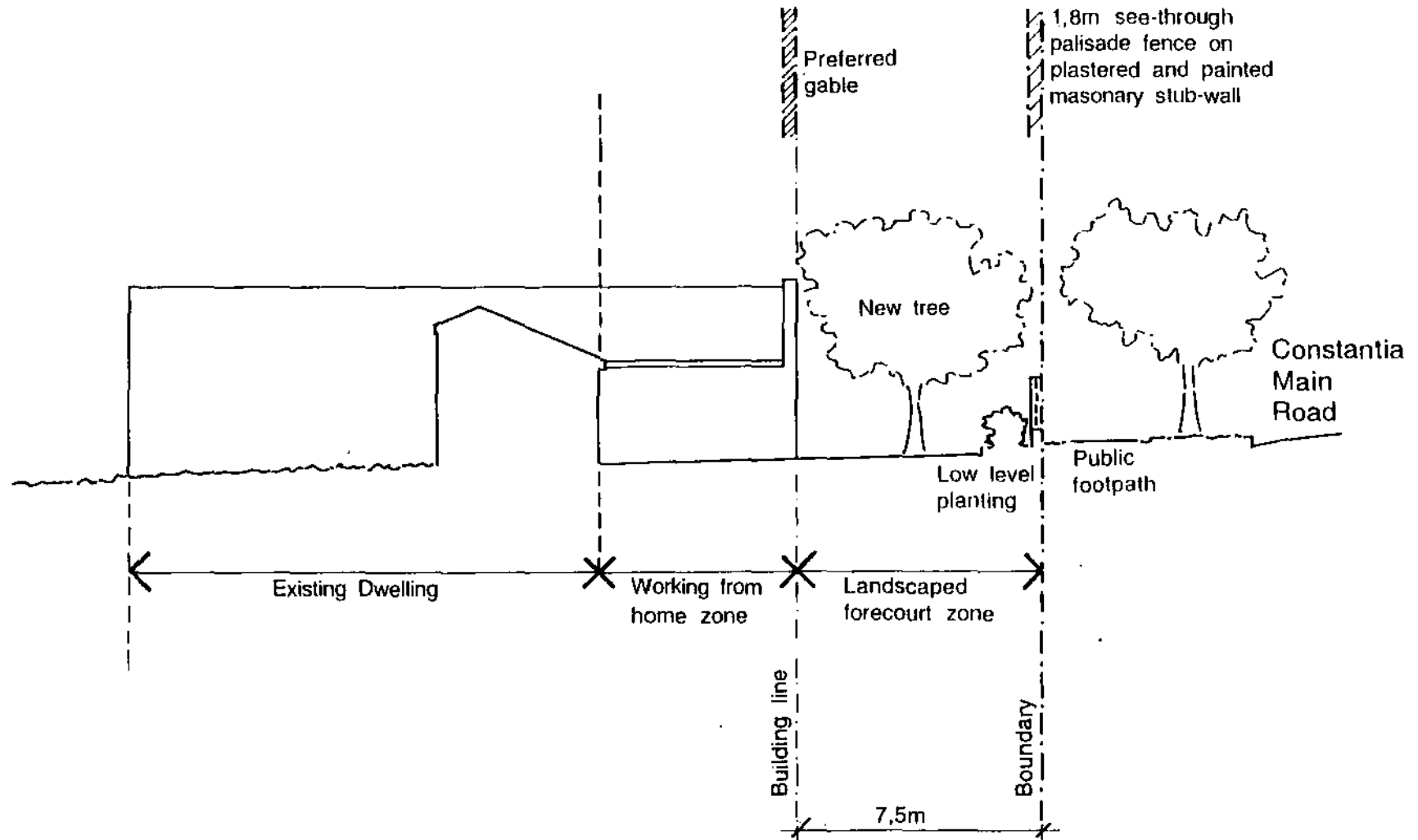
POLICY RECOMMENDATIONS

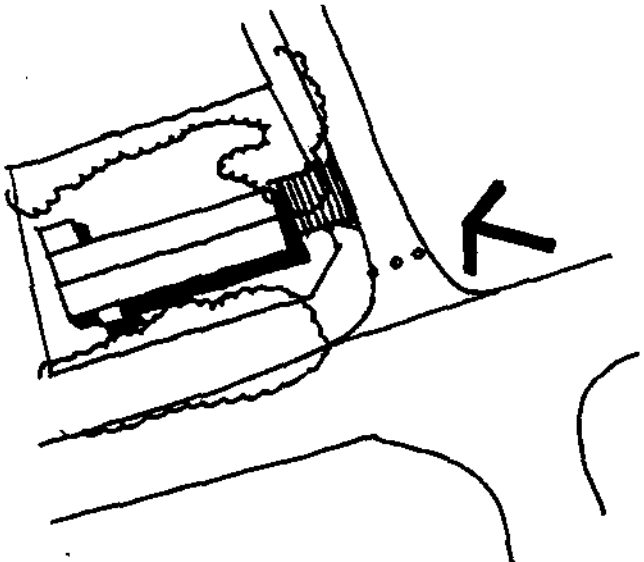
- | | |
|---|--|
| • Existing use: | Residential activity |
| • Proposed use: | Residential activity with working from home |
| • Existing zoning: | Single Residential |
| • Proposed zoning: | Single Residential |
| • Landscaped forecourt zone facing the street: | Paved space unified with planting and soft lighting |
| • Compulsory garden zone sides and a rear: | Retain unbuilt garden zone |
| • Building line on the street: | 7,5m |
| • Building lines on the interior of the site: | 1,5m from the eastern boundary |
| • Height: | Double storey permissible, as per Zoning Scheme |
| • Preferred building form and architectural elements: | Preferred gable facing the street |
| • Preferred materials: | Plastered and painted masonry surfaces |
| • Boundary treatment on the street: | Plastered and painted masonry surfaces, see-through palisade fencing in steel or timber with piers and low bottom wall (no precast wall panels), 1,8m height maximum |
| • Boundary treatment on the side boundaries within the front landscaped forecourt zone: | Plastered and painted masonry surfaces to 1,8m height (no precast wall panels) |
| • On-site landscaping: zone facing the street: | Medium-sized trees with low-level shrubs lining the inside of the palisade fence with complimentary paving (asphalt not desirable) |



CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL

Ref No. 03 Erf No. 8614



REF 04	ERF NO 1350 Constantia	STREET ADDRESS 2 Evergreen Lane	EXISTING ZONING Single Dwelling Residential
EXISTING DEVELOPMENT This is a rectangular site, at the corner of Main Road and Evergreen Lane. The single building is located fairly close, and parallel to the street and is used as a dwelling house. This property is significant because it is at a street corner and the long side, with the face of the building, fronts towards to the street. However there is a high wall around the premises. Vehicular entrance is obtained via Evergreen Lane, and bollards prevent vehicles from entering directly from Main Road. The building is concealed from the street by a solid precast concrete wall. It has a standard suburban domestic architectural character. The grassed sidewalk and large trees soften the interface between the private and public realms		 	

INTENTION OF THE CONDITIONS

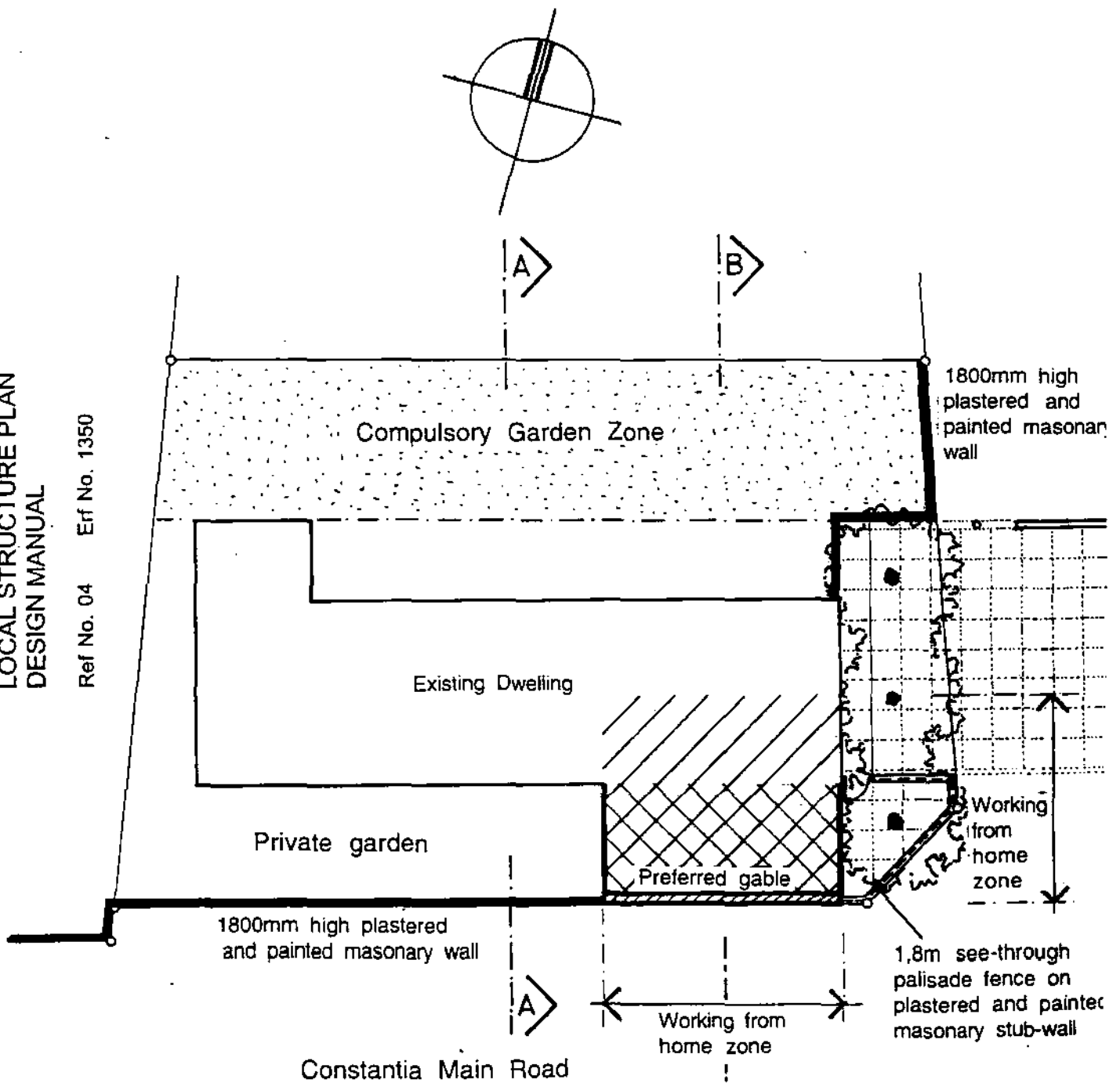
- To retain and ensure an unbuilt compulsory garden buffer zone at the rear and sides of the property.
- Should a working from home situation be applied for, to indicate a preferred built footprint on the front of the property that is compulsory building lines.
- To define a landscaped entry and parking forecourt that relates to the street.
- To achieve a balance between solid walling and see-through palisade fencing on the front and side boundaries facing the streets.
- To ensure security and surveillance of the forecourt space adjacent to the public domain and create a gradation from a public to semi-public to semi-private to private.
- To contribute to a landscaped and paved forecourt space as part of the road reserve with bollards to protect the residential precinct in Evergreen lane and Rust and Vrede Avenue.
- To suggest preferred architectural elements to contribute to the character of the Triangle Precinct.

POLICY RECOMMENDATIONS

- | | |
|---|---|
| • Existing use: | Residential activity |
| • Proposed use: | Residential activity with working from home |
| • Existing zoning: | Single Residential |
| • Proposed zoning: | Single Residential |
| • Landscaped forecourt zone facing the street: | Paved space unified with planting and soft lighting |
| • Compulsory garden zone sides and rear: | Retain unbuilt garden zone |
| • Building line on the street: | Zero |
| • Building line on the side street: | As existing |
| • Building lines on the interior of the site: | As existing |
| • Height: | Double storey permissible, as per Zoning Scheme |
| • Preferred building form and architectural elements: | Preferred gable on the street |
| • Preferred materials: | Plastered and painted masonry surfaces |
| • Boundary treatment on the street: | Plastered and painted masonry surfaces, combination of 1,8m high solid wall with screening shrubs against wall, see-through palisade fencing in steel or timber with piers and low bottom wall (no precast wall panels), defining corner landscaped entry court, 1,8m height maximum. |
| • Boundary treatment on the side street: | Plastered and painted masonry surfaces to 1,8m height (no precast wall panels), paved and treed parking space. |
| • On-site landscaping: zone facing the street: | Medium-sized trees with low-level shrubs lining the inside of the palisade fence with complimentary paving (asphalt not desirable) |

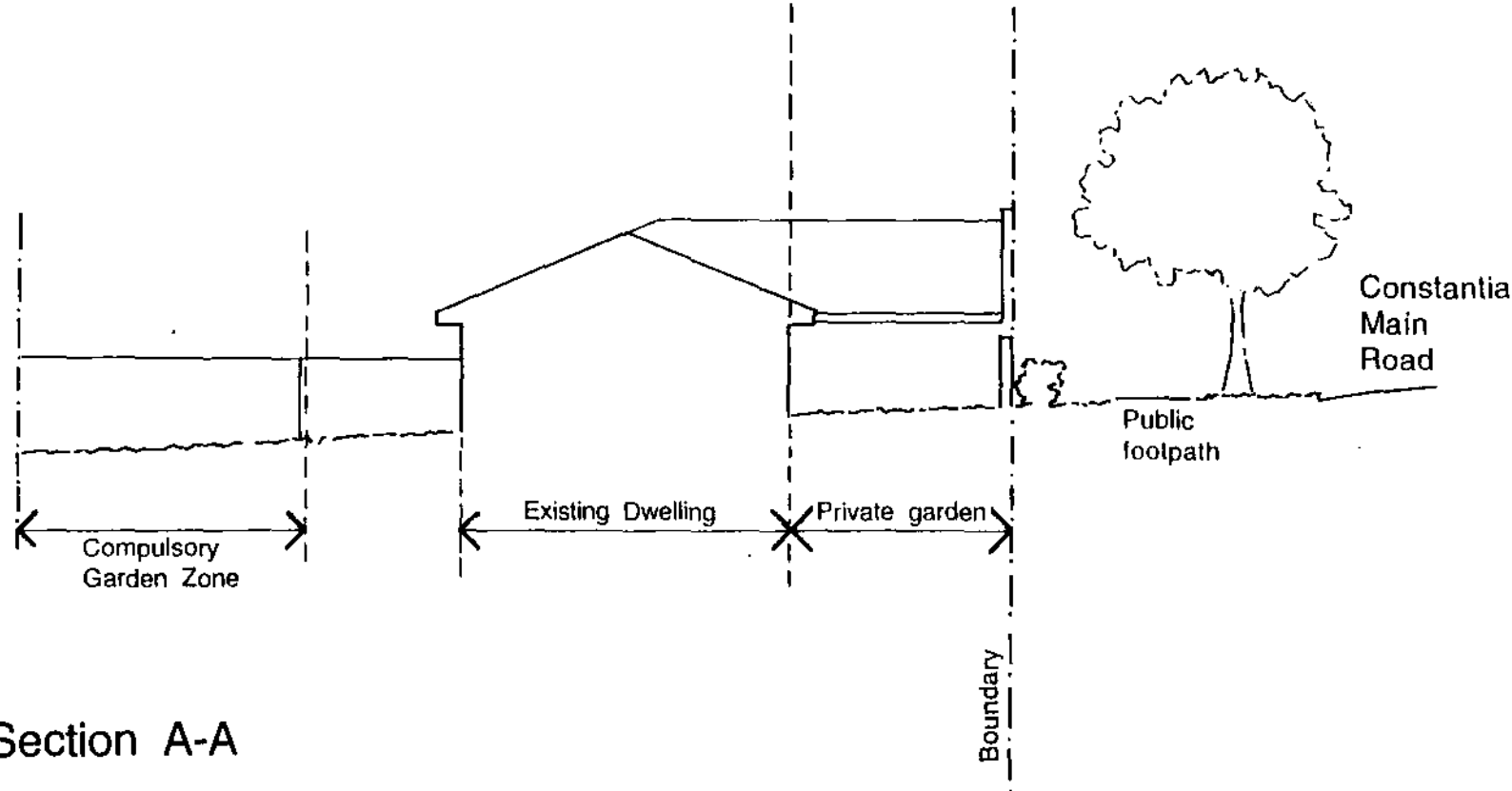
CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL

Ref No. 04 Erf No. 1350



CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL

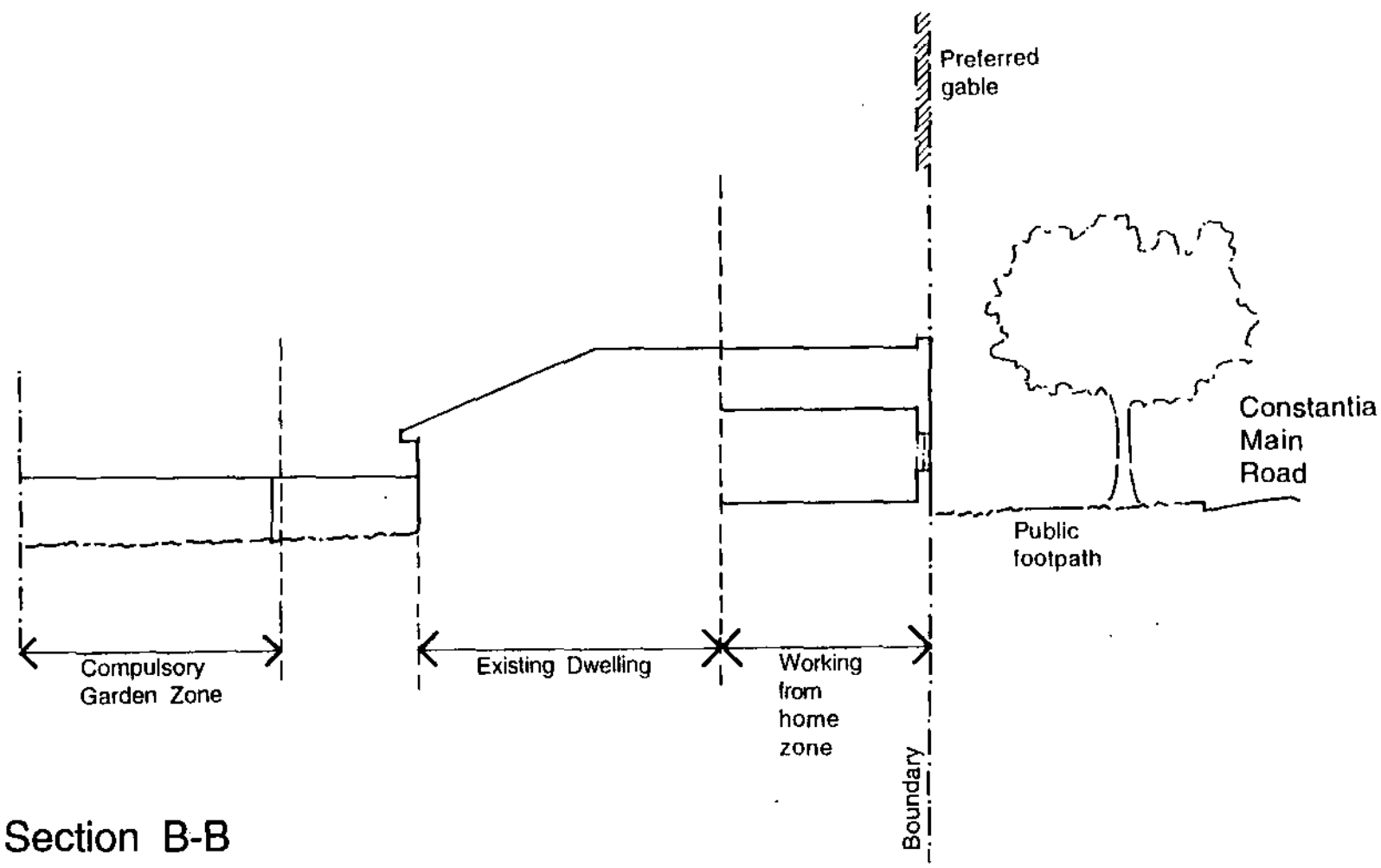
Ref No. 04 Erf No. 1350



Section A-A

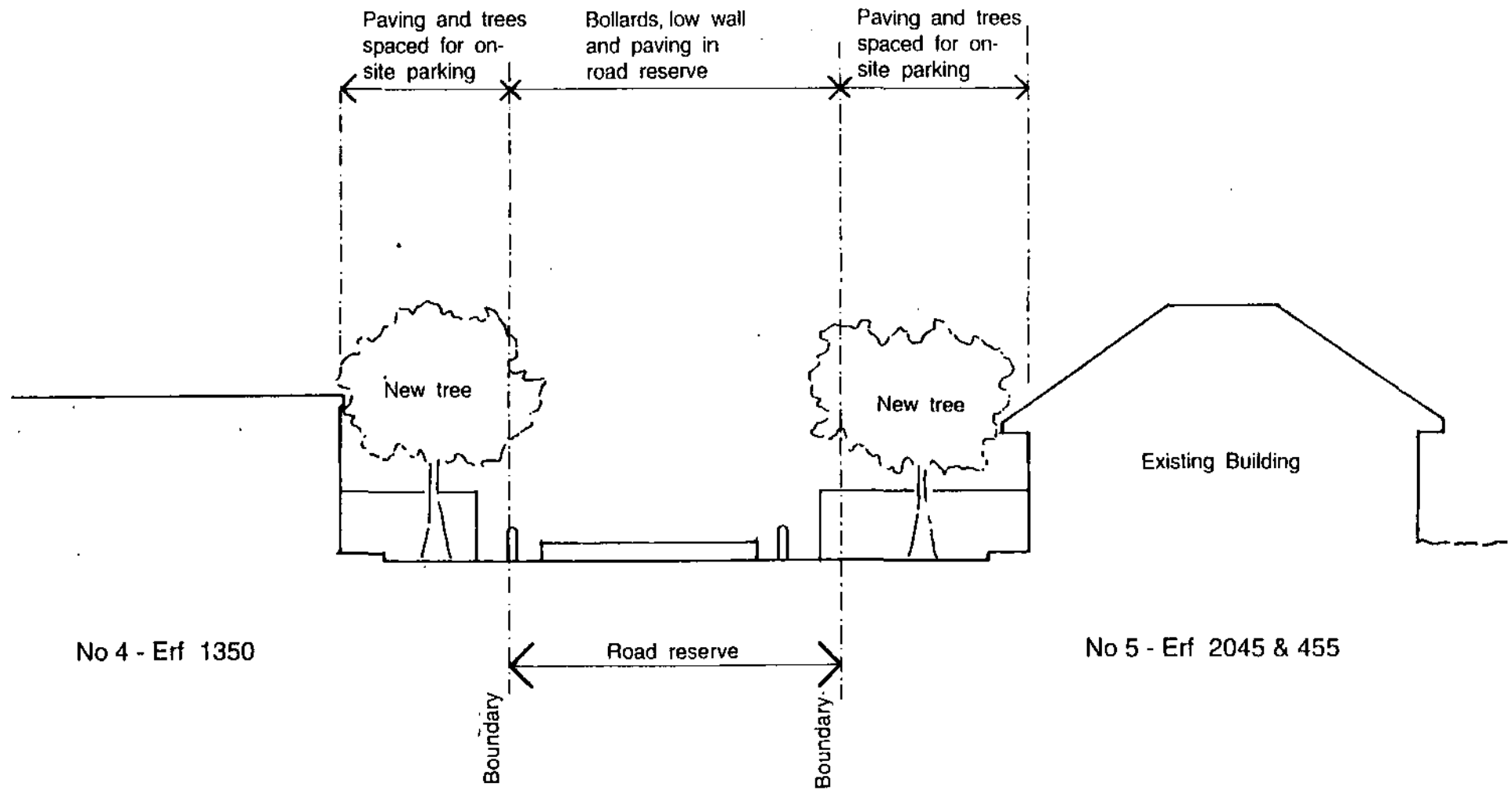
CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL

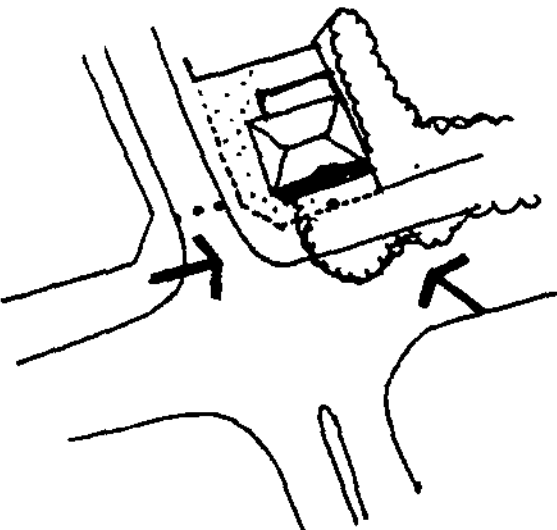
Ref No. 04 Erf No. 1350



Section B-B

CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL



REF 05	ERF NO. 2045 Constantia & 455 Constantia	STREET ADDRESS Constantia Main Road	EXISTING ZONING Single Dwelling Residential
EXISTING DEVELOPMENT This is a small rectangular site, at the corner of Main Road and Evergreen Lane. The single building was formerly occupied by Council's Security Services, but has been vacant for over a year. There are occasional problems with vagrants. It is not well suited for permanent residential occupation because of its size and layout. There is a small garden in front of the building and a wire mesh fence along the street boundary. The pedestrian gate with a central position, and the open aspect to the street helps this building to make a positive contribution to the public realm. Vehicular entrance is obtained via Evergreen Lane, and bollards prevent vehicles from entering directly from Main Road. The vehicular entrance is concealed behind the building. There is parking for several cars on site at the rear of the building. Although not necessarily of high architectural value this unusual building stands out within an otherwise fairly uniform suburban environment.		  	

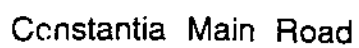
INTENTION OF THE CONDITIONS

- To recognise the undesirability of residential activity on this small erf and to continue with a non-residential use.
- To retain the footprint of the existing building structure.
- To integrate the building structure, the western side space, the road reserve of the side street and the eastern side space of Erf 1350 into a paved and landscaped space that controls access to the residential precinct north of it.
- To ensure security and surveillance of the on-site spaces adjacent to the public domain.
- To suggest and indicate a landscaped forecourt area east of the building for possible incorporation to this erf for parking purposes.

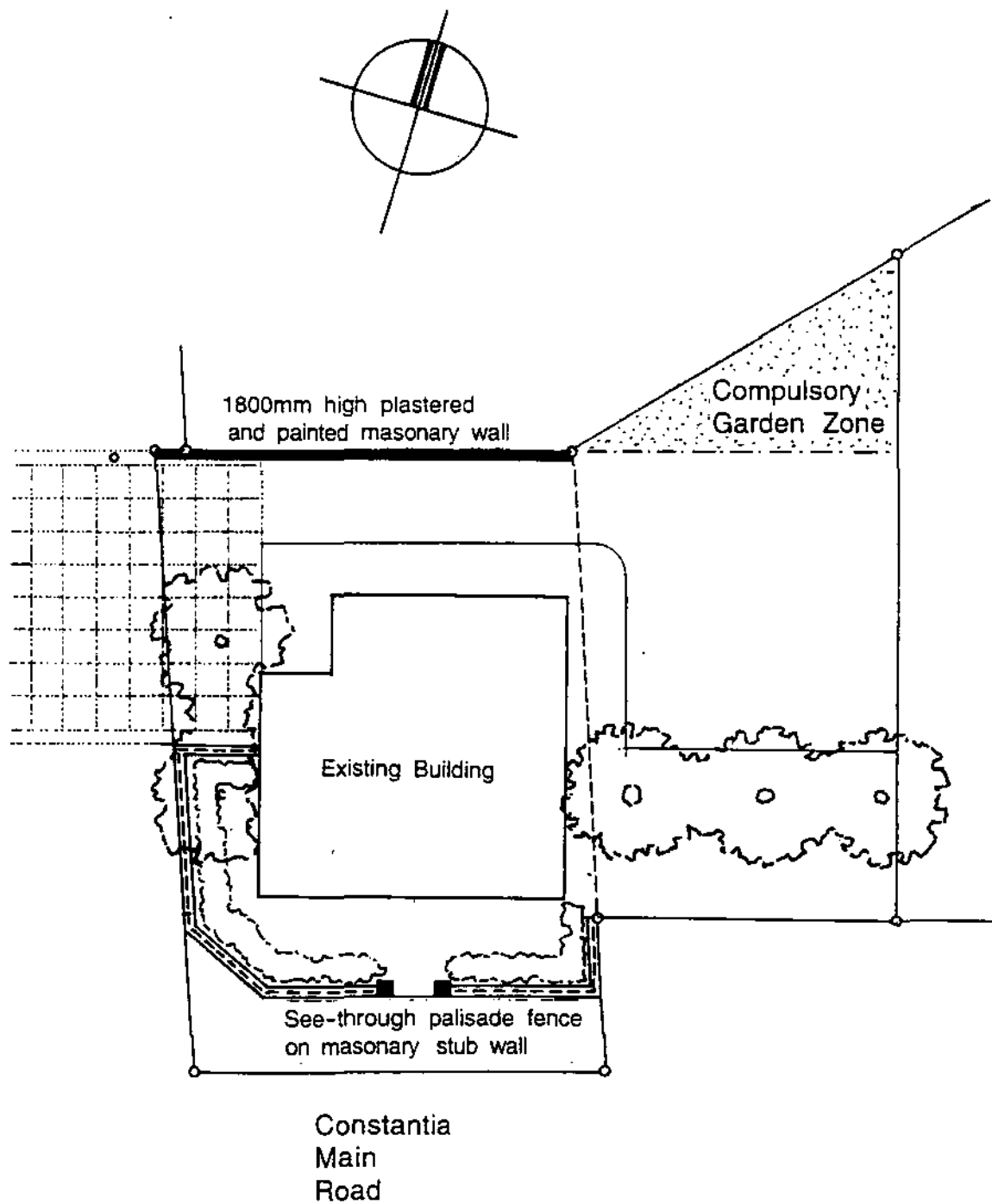
POLICY RECOMMENDATIONS

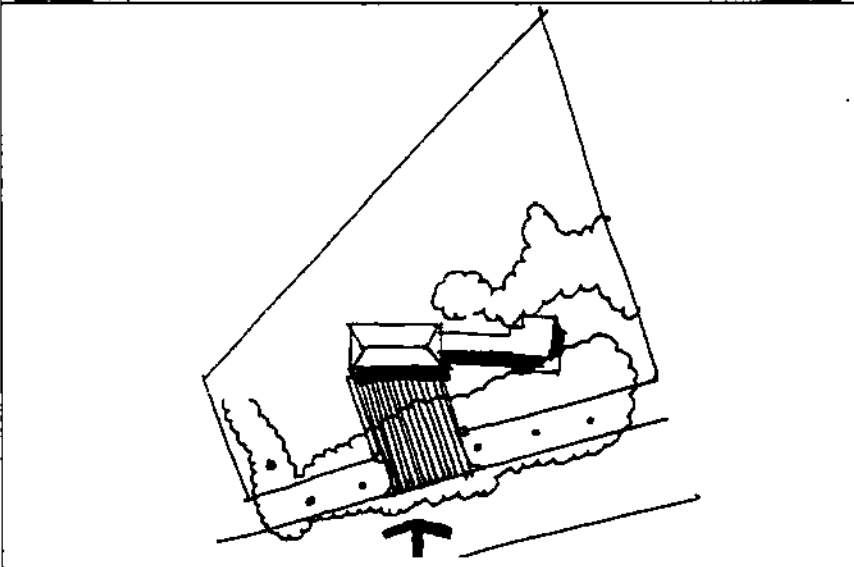
- | | |
|--|--|
| • Existing use: | Vacant and previously local authority purposes |
| • Proposed use: | Local authority purposes or a professional practice |
| • Existing zoning: | Single Residential |
| • Proposed zoning: | Commercial Office |
| • Compulsory garden zone sides and a rear: | Retain unbuilt garden zone |
| • Building line on the streets: | Existing building footprint retained |
| • Building lines on the interior of the site: | Existing building footprint retained |
| • Height: | Existing building retained |
| • Boundary treatment on the street: | Plastered and painted masonry surfaces, see-through palisade fencing in steel or timber with piers and low bottom wall (no precast wall panels), 1,8m height maximum |
| • On-site landscaping: zone facing the street: | Medium-sized trees with low-level shrubs lining the inside of the palisade fence with complimentary paving (asphalt not desirable) |

Ref No. 05 Erf No. 2045
 & 455



Option A



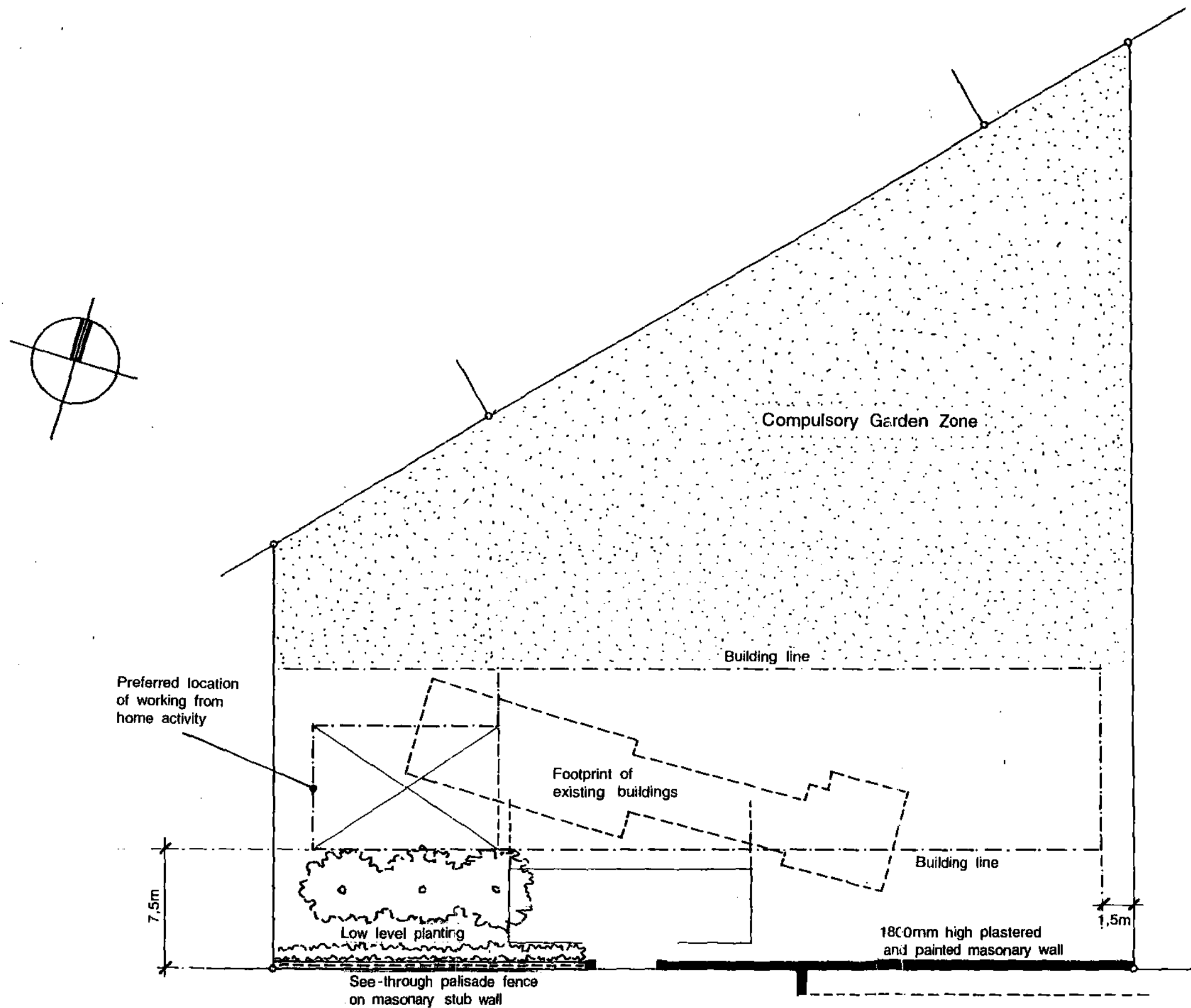
REF	ERF NO	STREET ADDRESS	EXISTING ZONING
06	469 Constantia	Constantia Main Road	Single Dwelling Residential
EXISTING DEVELOPMENT This is a relatively large site, with roughly triangular characteristics, adjacent to the Alphen Centre. There are two buildings on the property. The one building, set at a slight angle to the street, contains the Alphen Veterinary Hospital, and residential accommodation for an employee of the hospital. The other building is a garage located against the side boundary. There is a vibracrete wall along the street boundary and on-site parking for several cars. On the street side of the wall, along the road reserve, is a low wooden post and rail fence. Vehicular entrance is directly off Main Road. This building has potential to develop an architectural relationship with the Alphen complex with its "Cottage" type architecture.			
			
			
			

INTENTION OF THE CONDITIONS

- To retain and ensure an unbuilt compulsory garden buffer zone at the rear and sides of the property.
- Should the existing building be demolished or altered substantially, to indicate building lines that establish a building area that ties in with the context of the adjacent development.
- Should a working from home situation be applied for, and the existing building be demolished, to indicate building lines that establish a building area.
- To indicate a preferred area for working from home activities
- To suggest and indicate a landscaped forecourt area west of the building for parking purposes.
- To achieve a balance between solid walling and see-through palisade fencing on the front boundary
- To ensure security and surveillance of the forecourt space adjacent to the public domain and create a gradation from public to semi-public to semi-private to private.

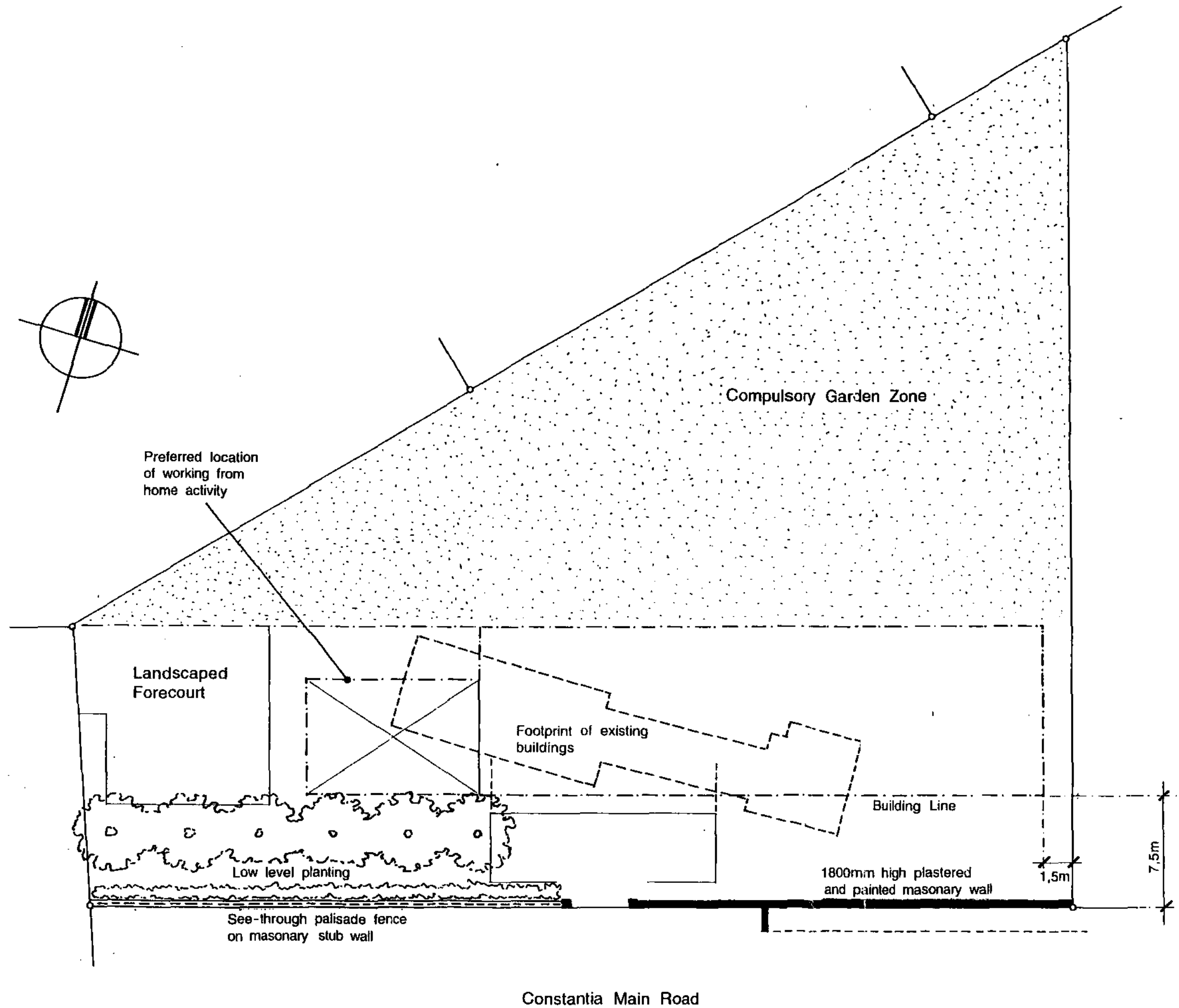
POLICY RECOMMENDATIONS

- Existing use: Veterinary Clinic
- Proposed use: A range of future uses is possible. The property can continue to be used as a veterinary clinic (with a residential component). Alternatively, the large site area and location make it suitable as a bed and breakfast or guest house. With this scenario, rebuilding may be contemplated, and proposed building lines are therefore shown. The new built form should ideally respond to the design informants of the adjacent Alphen Centre.
- Existing zoning: Single Residential
- Proposed zoning: Single Residential
- Landscaped forecourt zone facing the street: Paved space unified with planting and soft lighting
- Compulsory garden zone at rear: Retain unbuilt garden zone
- Building line on the streets: 7,5m
- Building lines on the interior of the site: 1,5m from the eastern boundary and as indicated
- Height: Double storey permissible, as per Zoning Scheme
- Preferred building form and architectural elements: Preferred gable(s) facing the street
- Preferred materials: Plastered and painted masonry surfaces
- Boundary treatment on the street: Plastered and painted masonry surfaces, see-through palisade fencing in steel or timber with piers and low bottom wall (no precast wall panels), 1,8m height maximum
- Boundary treatment on the side boundaries within the front landscaped forecourt zone: Plastered and painted masonry surfaces to 1,8m height (no precast wall panels)
- On-site landscaping: zone facing the street: Medium-sized trees with low-level shrubs lining the inside of the palisade fence with complimentary paving (asphalt not desirable)



Constantia Main Road

Option B (preferred option)



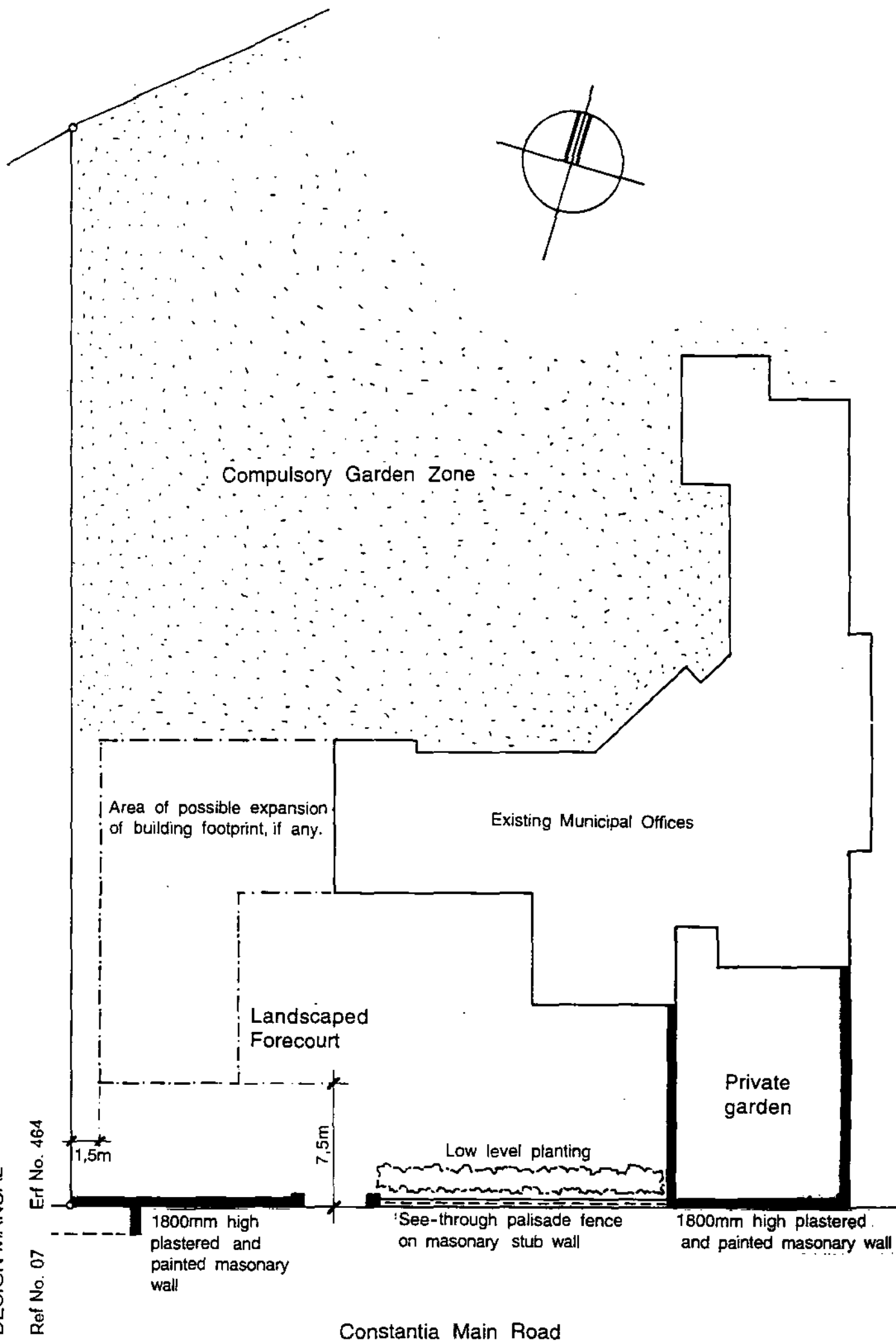
REF	ERF NO	STREET ADDRESS	EXISTING ZONING
07	Erven 460, 461 and 464 Constantia	Constantia Main Road	Local Authority Purposes
EXISTING DEVELOPMENT This is the site of the Alphen Centre which is a Council and community facility. It consists of a clinic, hall with associated meeting rooms, Council offices and community park. The complex is an established landmark at the gateway to the Triangle, and contains some of the traditional place-making features that reflect the image of Constantia. While not directly part of the structure plan, this property is included for reference and because of the influence it could have on adjacent properties along Main Road. The design principles summarised overleaf should be taken into account if any further development of this property is considered.			

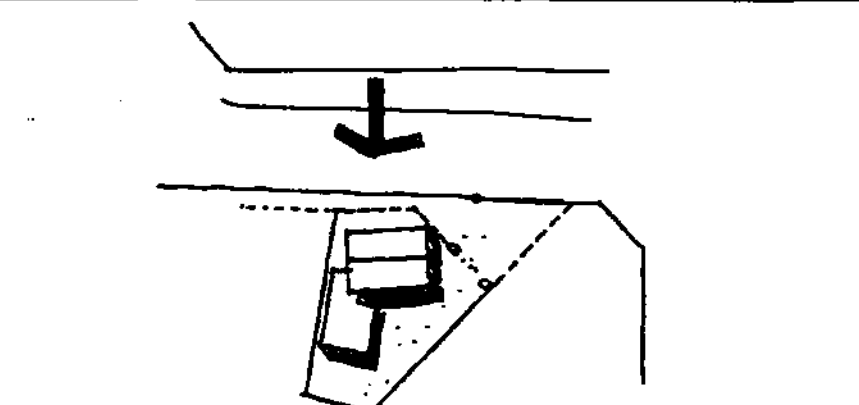
INTENTION OF THE CONDITIONS

- To retain and ensure an unbuilt compulsory garden buffer zone at the rear and sides of the property.
- To define a landscaped entry and parking forecourt that is visible from the street.
- To achieve a balance between solid walling and see-through palisade fencing on the front boundary
- To ensure security and surveillance of the forecourt space adjacent to the public domain and create a gradation from public to semi-public to semi-private to private.
- To suggest preferred architectural elements to contribute to the character of the Triangle Precinct.

POLICY RECOMMENDATIONS

- | | |
|---|--|
| • Existing use: | Local Authority Purposes |
| • Proposed use: | Local Authority Purposes |
| • Existing zoning: | Local Authority Purposes |
| • Proposed zoning: | Local Authority Purposes |
| • Landscaped forecourt zone facing the street: | Paved space unified with planting and soft lighting |
| • Compulsory garden zone sides and rear: | Retain unbuilt garden zone |
| • Building line on the street: | 7.5m |
| • Building lines on the interior of the site: | 1.5m from the western boundary |
| • Height: | Double storey permissible |
| • Preferred building form and architectural elements: | Preferred gable facing the street |
| • Preferred materials: | Plastered and painted masonry surfaces |
| • Boundary treatment on the street: | Plastered and painted masonry surfaces, see-through palisade fencing in steel or timber with piers and low bottom wall (no precast wall panels), 1,8m height maximum |
| • Boundary treatment on the side boundaries within the front landscaped forecourt zone: | Plastered and painted masonry surfaces to 1,8m height (no precast wall panels) |
| • On-site landscaping: zone facing the street: | Medium-sized trees with low-level shrubs lining the inside of the palisade fence with complimentary paving (asphalt not desirable) |



REF 08	ERF NO 9545 Constantia	STREET ADDRESS 2 Doordrift Road	EXISTING ZONING Single Dwelling Residential
EXISTING DEVELOPMENT This small property does not front onto Spaanschemat River Road, but is close to the corner. It is included within the special area due to its small size and the fact that it is similar to the adjacent building (Ref 09). It has an attractive Victorian style, although in need of some repair. The front is close to the street with a low wall and ornate iron railing. There is a pedestrian gate, but visitors are directed to the back entrance. Vehicle entrance is at the side and parking is provided on a portion of road reserve not used for road purposes. The use of the building is not clear from the outside. The building exhibits a human scale quality, and has potential to make a positive contribution to the area.			
			
			

INTENTION OF THE CONDITIONS

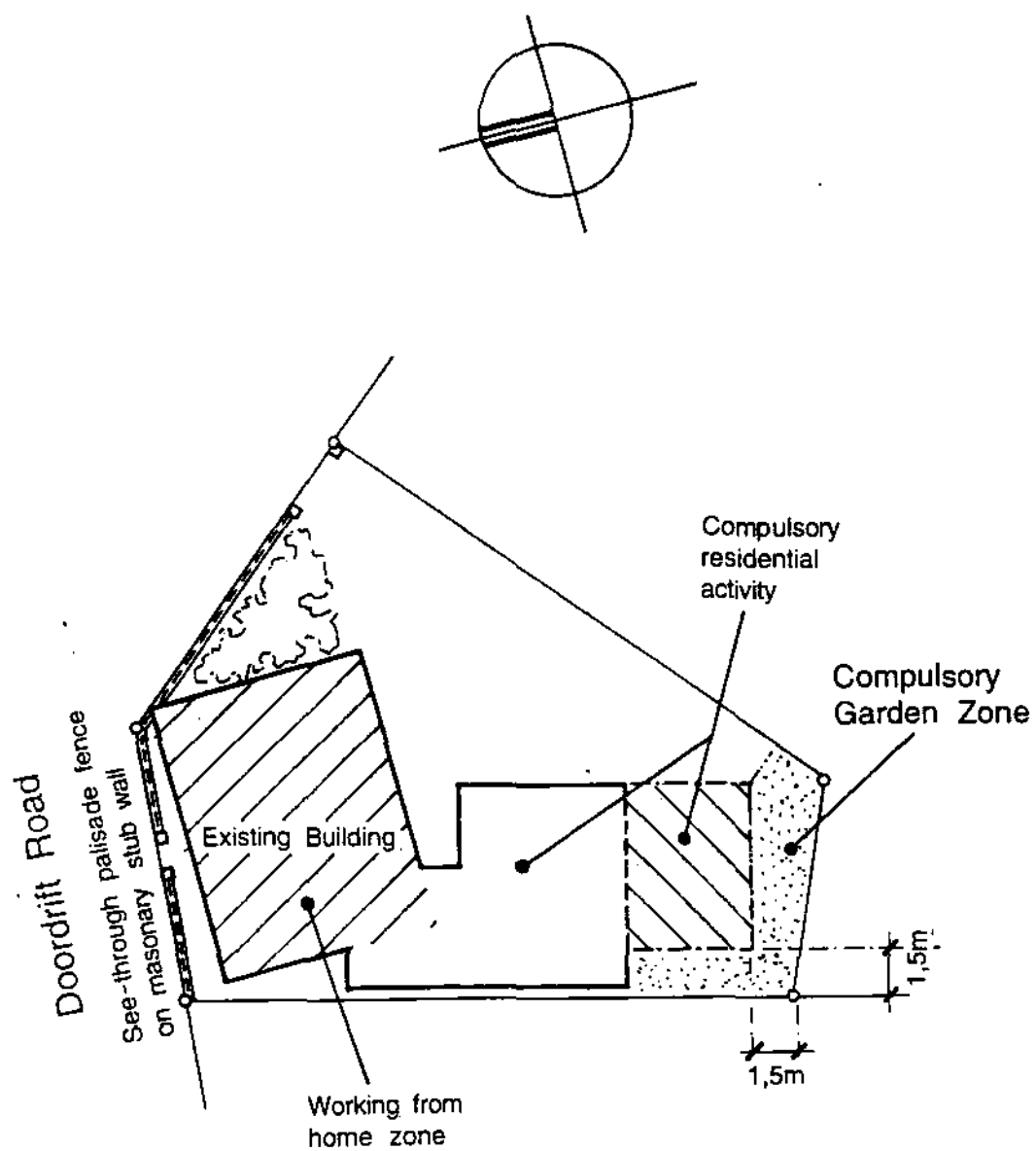
- To recognise and retain the uniqueness of the architectural quality of the building and associated boundary fencing of the small erf and its contribution to the general character of the precinct.
- To retain and ensure an unbuilt compulsory garden buffer zone at the rear and side of the property.
- To retain the footprint of the existing building structure.
- Should a working from home situation be applied for, then this activity should occur within the footprint of the existing building with expansion for residential activity towards the rear of the erf.
- To define a landscaped entry that is visible from the street.

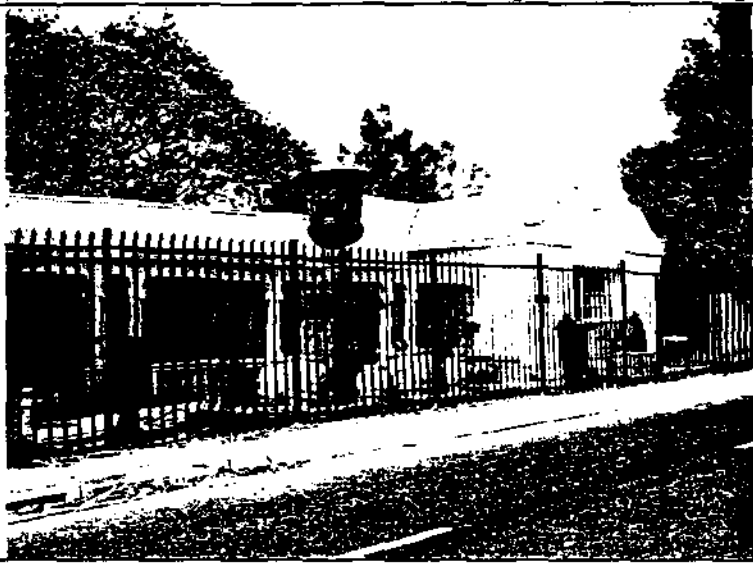
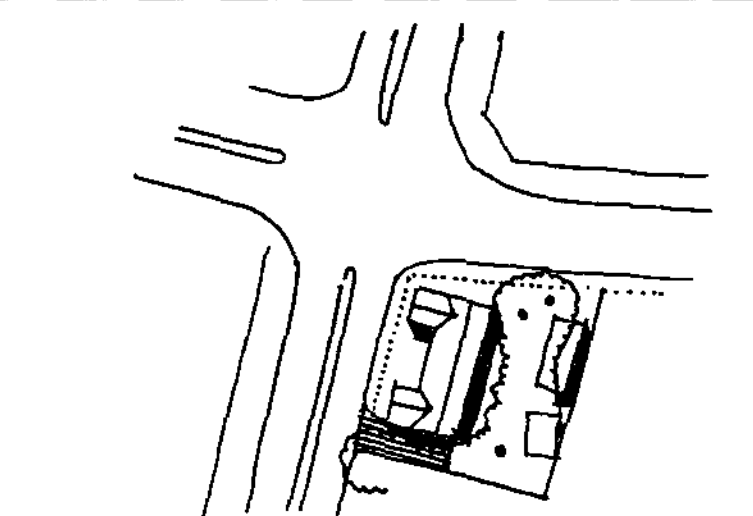
POLICY RECOMMENDATIONS

- | | |
|---|---|
| • Existing use: | Residential activity |
| • Proposed use: | Residential activity with working from home in the form of a professional practice. Very limited parking can be provided on this site which will limit the use. |
| • Existing zoning: | Single Residential |
| • Proposed zoning: | Single Residential |
| • Landscaped forecourt zone facing the street: | Paved space unified with planting and soft lighting |
| • Compulsory garden zone sides and rear: | Retain unbuilt garden zone |
| • Building line on the street: | As existing |
| • Building lines on the interior of the site: | 1,5m from the western and eastern boundary |
| • Height: | Existing roof profile retained |
| • Preferred building form and architectural elements: | Existing retained |
| • Preferred materials: | Existing retained |
| • Boundary treatment on the street: | Existing retained |
| • Boundary treatment on the side boundaries within the front landscaped forecourt zone: | Plastered and painted masonry surfaces to 1,8m height (no precast wall panels) |
| • On-site landscaping: zone facing the street: | Medium-sized trees with low-level shrubs lining the inside of the palisade fence with complimentary paving (asphalt not desirable) |

CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL

Ref No. 08 Erf.No. 9545



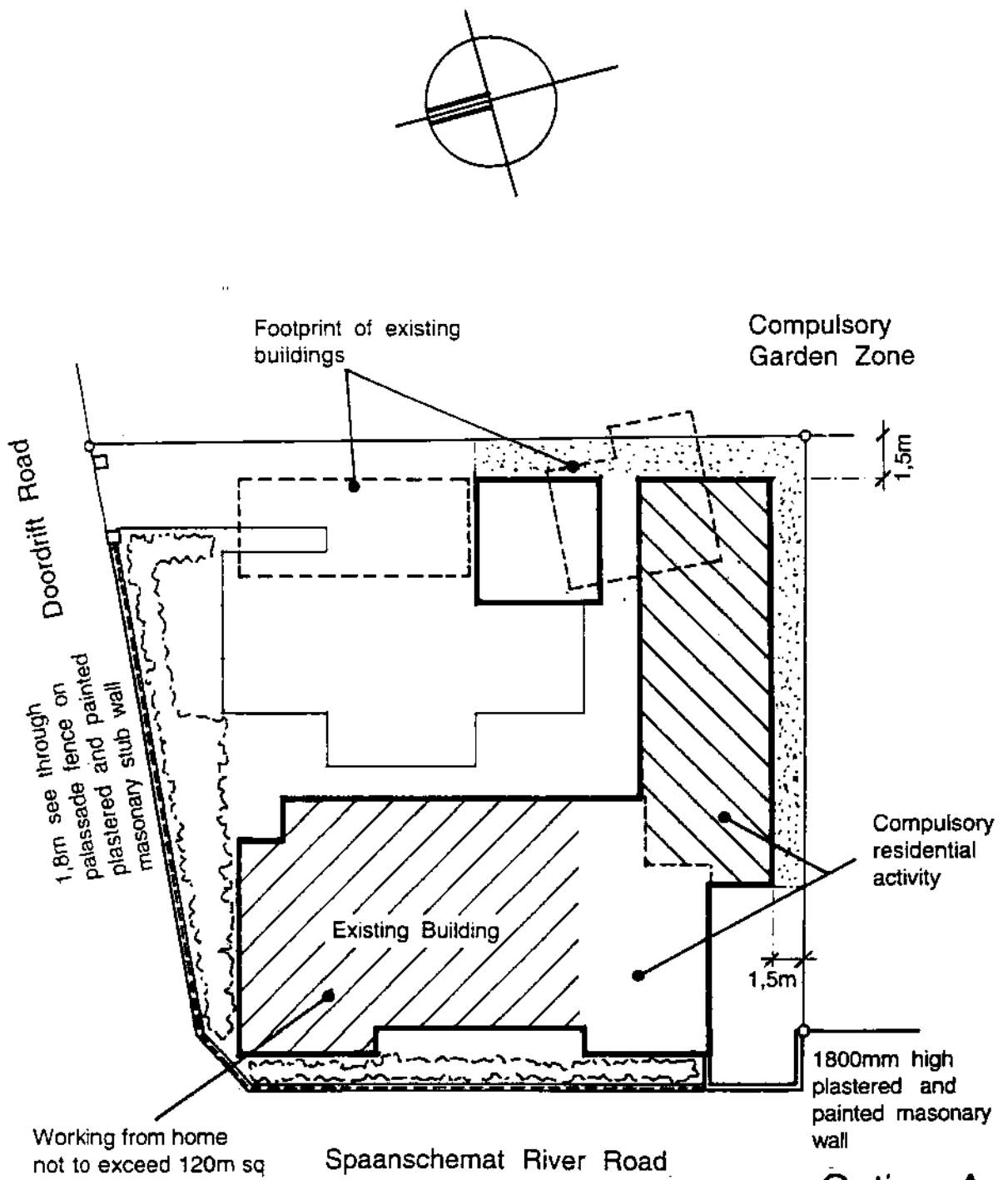
REF 09	ERF NO 2071 Constantia	STREET ADDRESS 1 Spaanschemat River Road	EXISTING ZONING Single Dwelling Residential
EXISTING DEVELOPMENT This is a small property at the corner of Doordrift and Spaanschemat River Road which has been the subject of controversy because of attempts to obtain commercial rights. The property needs maintenance and currently contains large numbers of cast iron pots around the grounds. It does not appear to be permanently occupied. There is a high palisade fence, and vehicle access is via Spaanschemat River road to the rear of the property. The building is situated in a prominent position and is highly visible from the street. Architectural elements, including the stoep, gable and pitched roof provide potential for an attractive statement at this local gateway to the Triangle. This will be enhanced if a good relationship can be maintained between the private and public realm, as the building offers a public face and looks onto the street. However, this may negatively affect living conditions for the building as a private residence. It has good intrinsic value as a image making feature.			
			
			
			

INTENTION OF THE CONDITIONS

- To retain and ensure an unbuilt compulsory garden buffer zone at the rear and sides of the property.
- To resolve the building encroachment issue and optimise the built form.
- Should a working from home situation be applied for, a compulsory building footprint to compulsory building lines should be adhered to. This activity should occur in the building portions facing the street, while the compulsory residential activity should occur towards the rear of the erf.
- To achieve a balance between solid walling and see-through palisade fencing on the front boundaries.
- To ensure security and surveillance of the forecourt space adjacent to the public domain and create a gradation from public to semi-public to semi-private to private.
- To define a landscaped entry that is visible from the street.
- To suggest preferred architectural elements to contribute to the character of the Triangle Precinct.

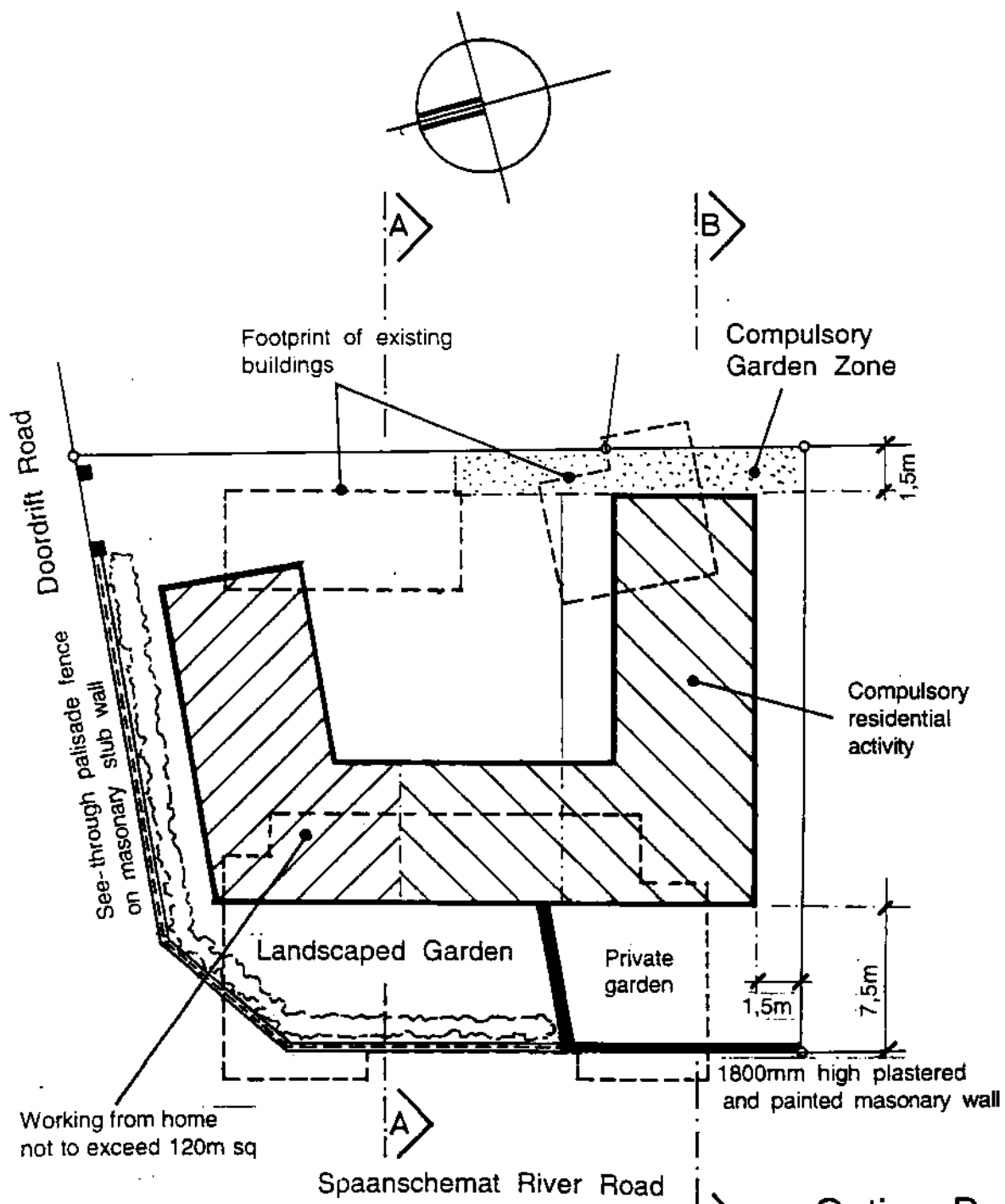
POLICY RECOMMENDATIONS

- Existing use: Vacant and outdoor display.
- Proposed use: Residential activity with an associated home office; or an arts and crafts studio. Parts of the building encroach onto the road reserve. The sketch plans overleaf deal with two scenarios; .i.e. retention of the existing building, and a new configuration that conforms to the site boundaries.
- Existing zoning: Single Residential
- Proposed zoning: Single Residential
- Landscaped forecourt zone facing the street: Paved space unified with planting and soft lighting
- Compulsory garden zone sides and rear: Retain unbuilt garden zone
- Building line on the street: 7,5m
- Building lines on the interior of the site: 1,5m from the eastern and southern boundaries.
- Height: Single storey within double storey zone
- Preferred building form facing the street and architectural elements: Preferred end gables to linear barn-like form, defining internal court.
- Preferred materials: Plastered and painted masonry surfaces
- Boundary treatment on the street: Plastered and painted masonry surfaces, see-through palisade fencing in steel or timber with piers and low bottom wall (no precast wall panels), 1,8m height maximum
- Boundary treatment on the side boundaries within the front landscaped forecourt zone: Plastered and painted masonry surfaces to 1,8m height (no precast wall panels)
- On-site landscaping: zone facing the street: Medium-sized trees with low-level shrubs lining the inside of the palisade fence with complimentary paving (asphalt not desirable)



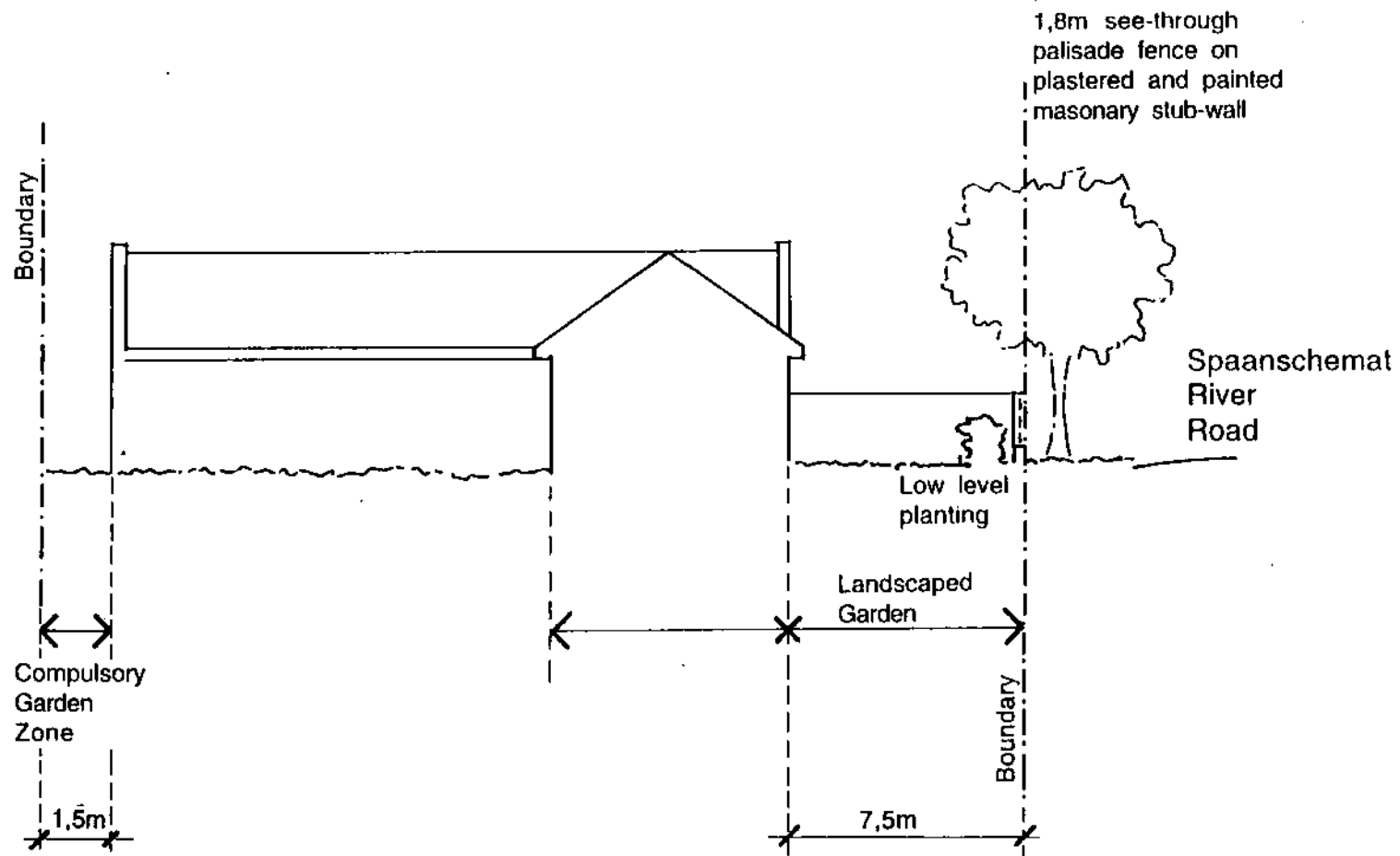
CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL

Ref No. 09 Erf No. 2071



CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL

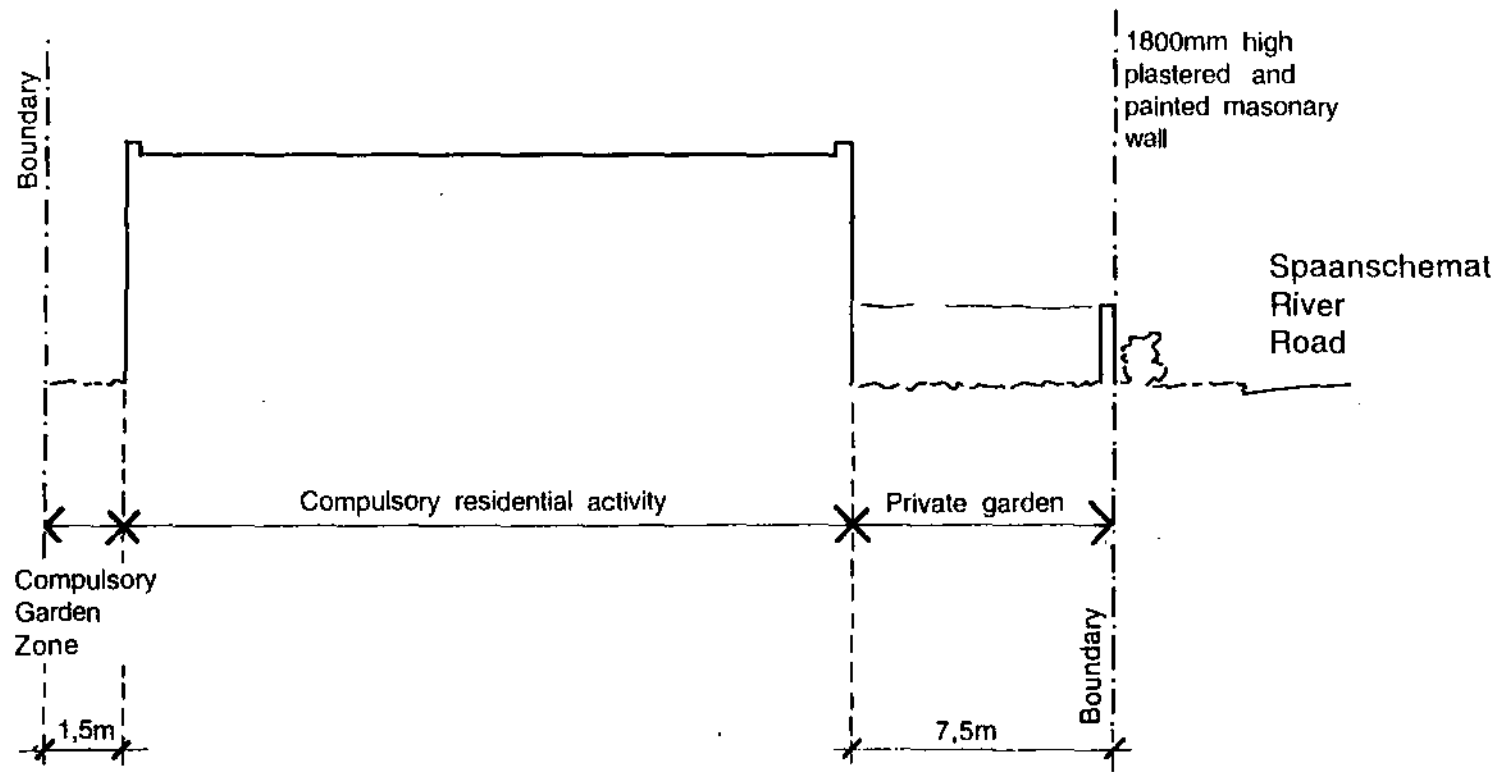
Ref No. 09 Erf No. 2071



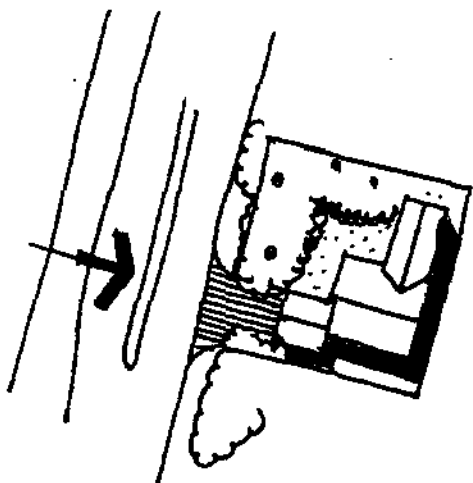
Section A-A

CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL

Ref No. 09 Erf No. 2071



Section B-B

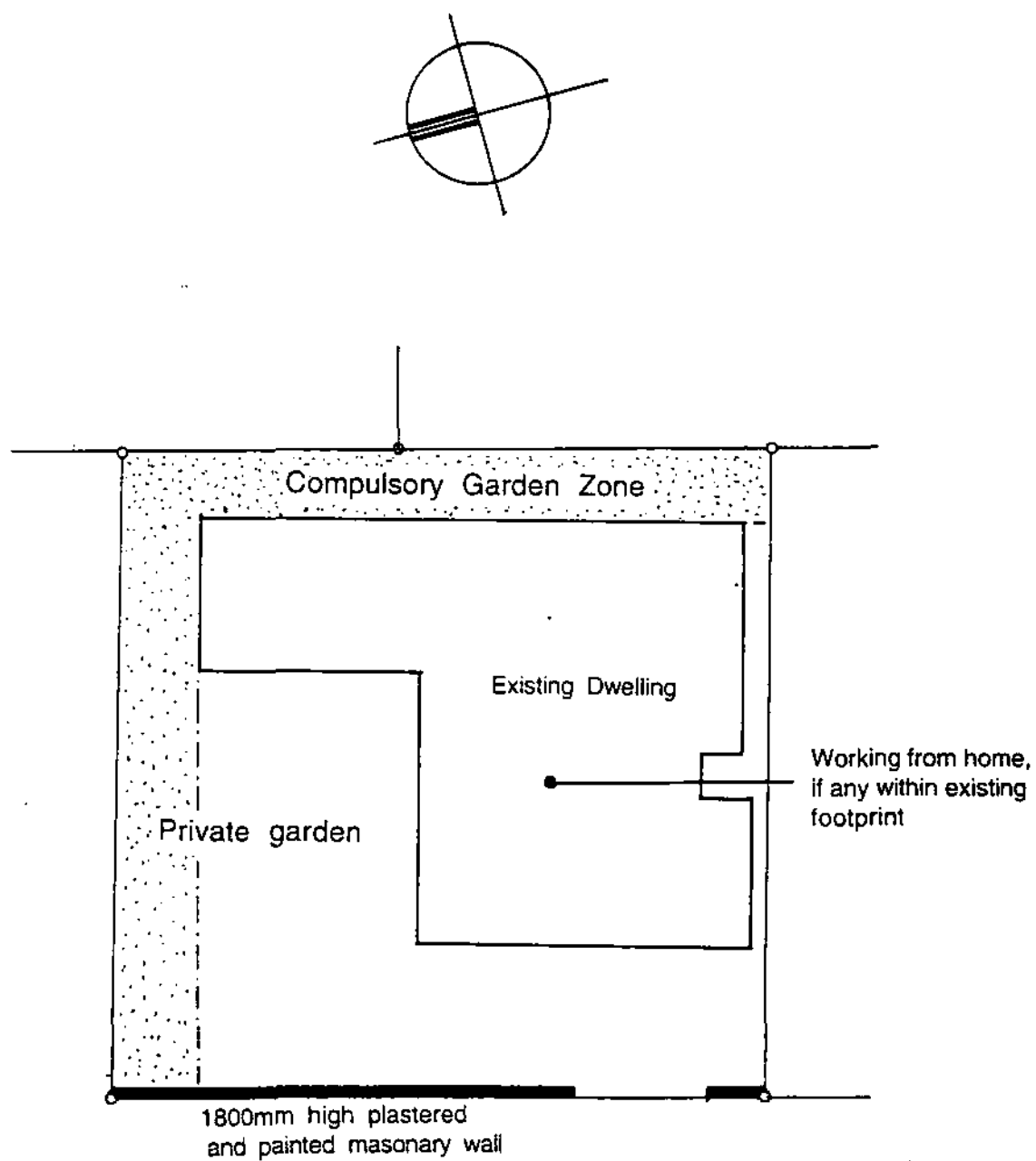
REF 10	ERF NO 2072 Constantia	STREET ADDRESS Spaanschemat River Road	EXISTING ZONING Single Dwelling Residential
EXISTING DEVELOPMENT			
The access driveway and parking yard is open to the street. The double garage is visible from the street, whereas the rest of the property is concealed behind solid brick walls. A pedestrian entrance is provided at the side of the driveway. This property has a standard sub-urban, domestic architectural character. Mature vegetation inside the property provides a buffer to the busy road. The Planted sidewalk softens the interface between private and public realms			
			

INTENTION OF THE CONDITIONS

- To retain and ensure an unbuilt compulsory garden buffer zone at the rear and northern boundary of the property.
- Should a working from home situation be applied for, this should occur within the footprint of the existing building.
- To suggest preferred architectural and landscape elements to contribute to the character of the Triangle Precinct.

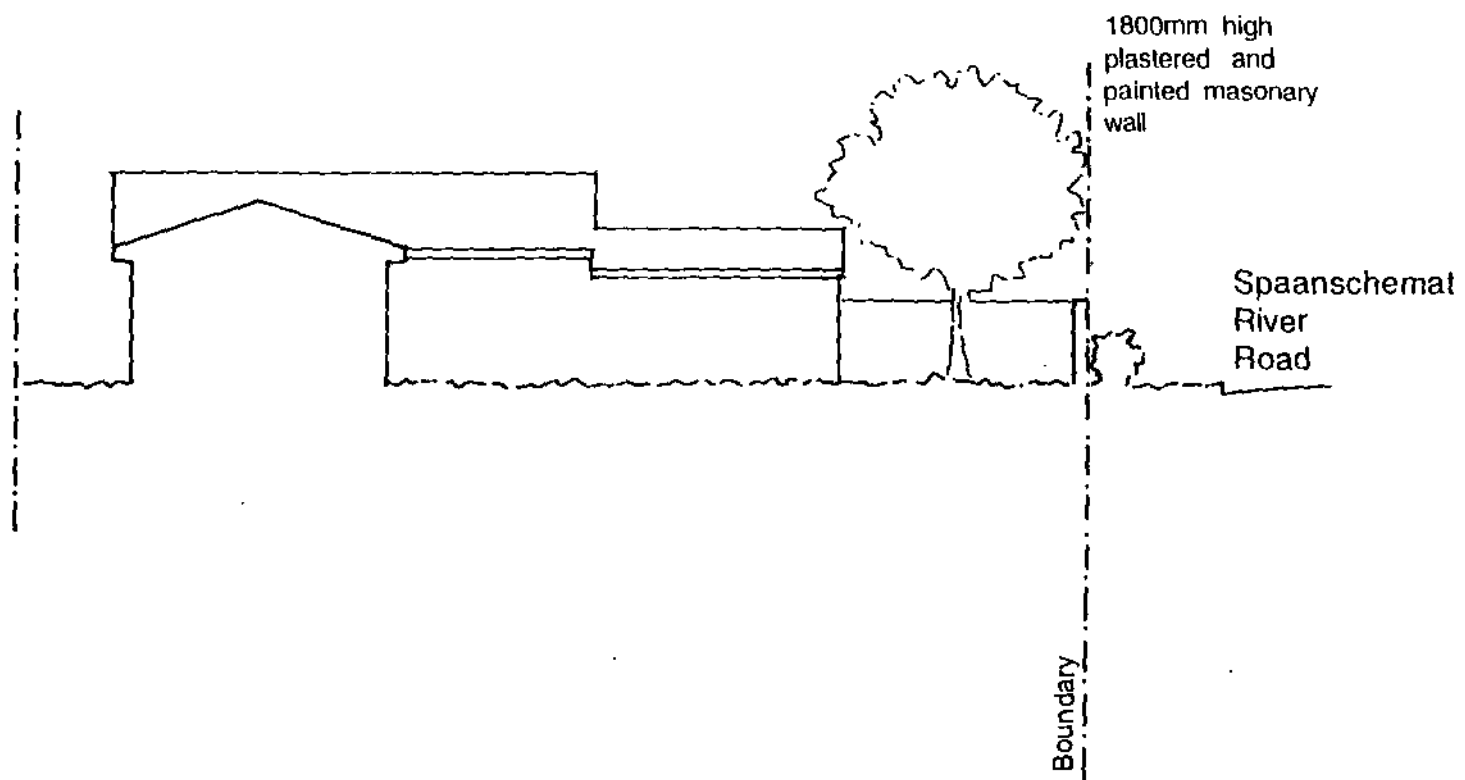
POLICY RECOMMENDATIONS

- | | |
|---|---|
| • Existing use: | Residential activity |
| • Proposed use: | Residential activity with the option of working from home in the form of a professional practice within the existing building structure, no further expansion |
| • Existing zoning: | Single Residential |
| • Proposed zoning: | Single Residential |
| • Landscaped forecourt zone facing the street: | Paved space unified with planting and soft lighting |
| • Compulsory garden zone sides and rear: | Retain unbuilt garden zone |
| • Building line on the street: | 7,5m |
| • Building lines on the interior of the site: | 1,5m from the northern boundary |
| • Height: | Single storey within double storey zone |
| • Preferred building form and architectural elements: | As existing |
| • Preferred materials: | Plastered and painted masonry surfaces |
| • Boundary treatment on the street: | Plastered and painted masonry surfaces to 1,8m height (no precast wall panels) |
| • Boundary treatment on the side boundaries within the front landscaped forecourt zone: | Plastered and painted masonry surfaces to 1,8m height (no precast wall panels) |
| • Pavement landscaping: | Medium-sized shrubs lining the street against the outside 1,8m high masonry wall |



CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL

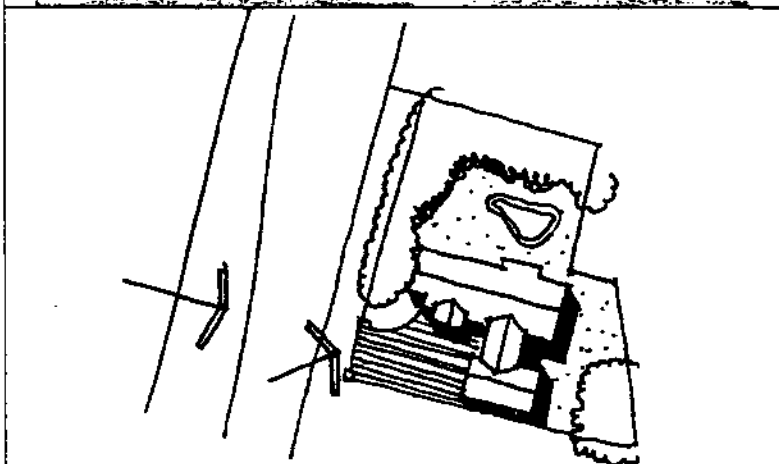
Ref No. 10 Erf No. 2072



REF	ERF NO	STREET ADDRESS	EXISTING ZONING
11	7413 Constantia	5 Spaanschemat River Road	Single Dwelling Residential

EXISTING DEVELOPMENT

This is a standard suburban style house with a precast concrete, exposed aggregate wall. Vehicular entrance is directly off Spaanschemat River Road, and the parking yard and garage is visible from the street. However mature vegetation generally screens the house. The grassed sidewalk provides a soft boundary with the public realm

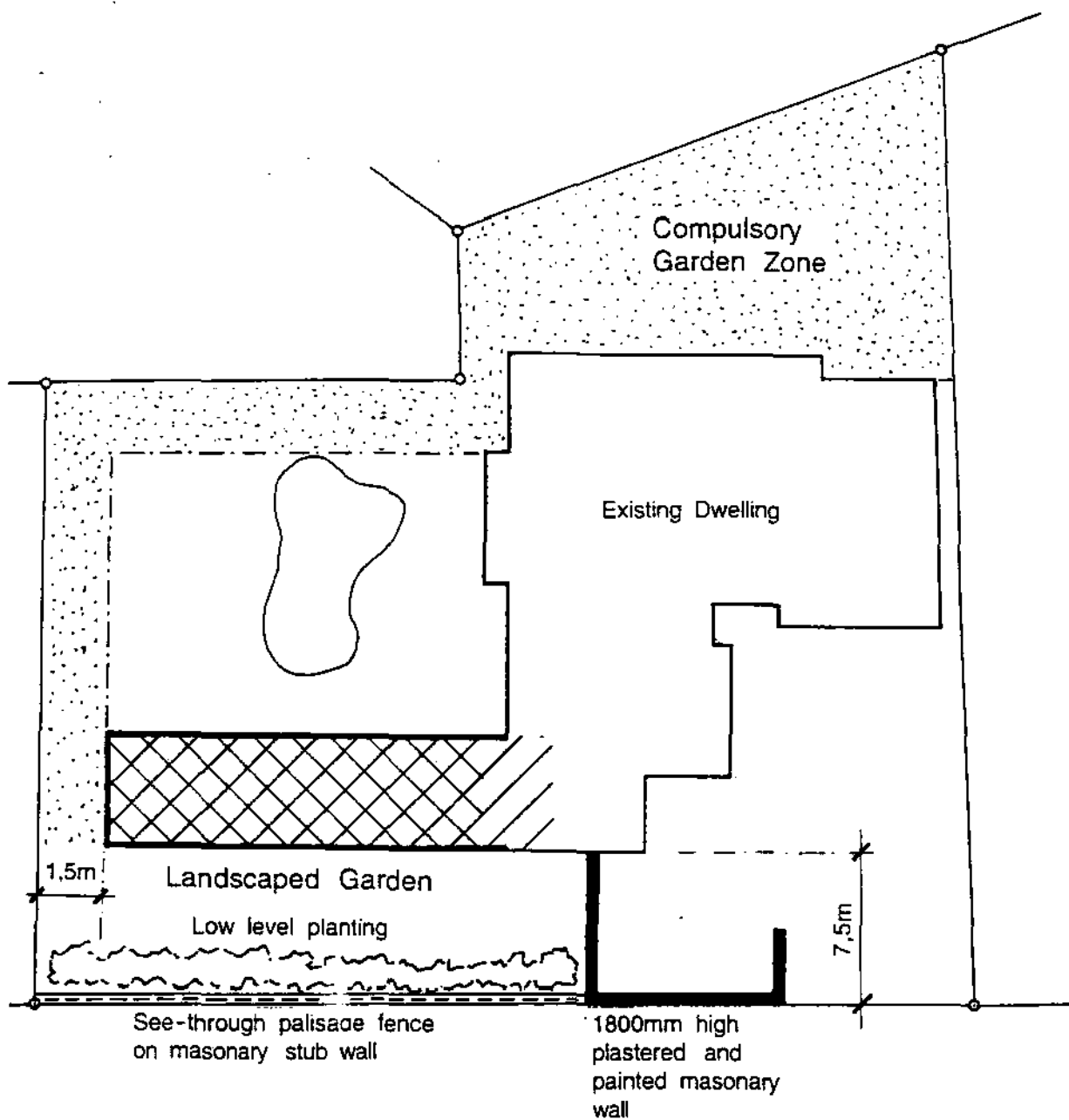


INTENTION OF THE CONDITIONS

- To retain and ensure an unbuilt compulsory garden buffer zone at the rear and northern boundary of the property.
- Should a working from home situation be applied for, to indicate a preferred built footprint on the front of the property to compulsory building lines.
- To define a landscaped entry and parking forecourt that is visible from the street.
- To achieve a balance between solid walling and see-through palisade fencing on the front boundary.
- To ensure security and surveillance of the forecourt space adjacent to the public domain and create a gradation from public to semi-public to semi-private to private.
- To suggest preferred architectural elements to contribute to the character of the Triangle Precinct

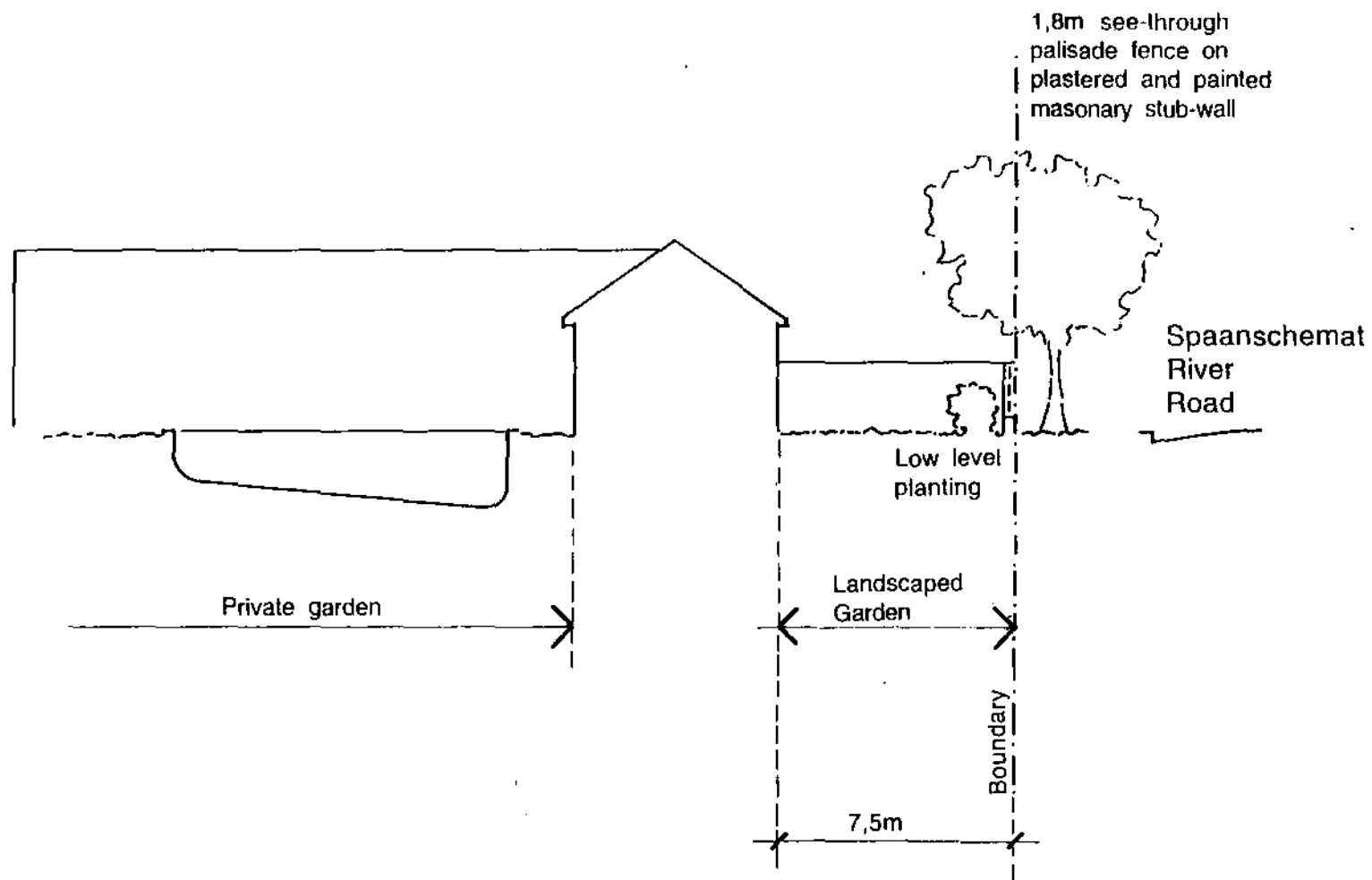
POLICY RECOMMENDATIONS

- | | |
|---|--|
| • Existing use: | Residential activity |
| • Proposed use: | Residential activity with working from home in the form of a professional practice, studio activities and exhibits. |
| • Existing zoning: | Single Residential |
| • Proposed zoning: | Single Residential |
| • Landscaped forecourt zone facing the street: | Paved space unified with planting and soft lighting |
| • Compulsory garden zone sides and rear: | Retain unbuilt garden zone |
| • Building line on the street: | 7,5m |
| • Building lines on the interior of the site: | 1,5m from the northern boundary. |
| • Height: | Single storey within double storey zone |
| • Preferred building form facing the street and architectural elements: | Preferred end gables to linear barn-like form, defining internal court and landscaped garden facing the street |
| • Preferred materials: | Plastered and painted masonry surfaces |
| • Boundary treatment on the street: | Plastered and painted masonry surfaces, see-through palisade fencing in steel or timber with piers and low bottom wall (no precast wall panels), 1,8m height maximum |
| • Boundary treatment on the side boundaries within the front landscaped forecourt zone: | Plastered and painted masonry surfaces to 1,8m height (no precast wall panels) |
| • On-site landscaping: zone facing the street: | Medium-sized trees with low-level shrubs lining the inside of the palisade fence with complimentary paving (asphalt not desirable) |



CONSTANTIA TRIANGLE
LOCAL STRUCTURE PLAN
DESIGN MANUAL

Ref No. 11 Erf No. 7413



ON SITE LANDSCAPING: DESIGN MANUAL GUIDELINES

The existing landscaping in and around this area is for the most part mature and consists of large, mainly exotic, street and garden trees and a mix of shrubs, ground covers and creepers, traditional in this type of situation. The structural and visual strength of the trees should be the main principle upon which the proposed planting is anchored.

A mix of suitable, non indigenous trees, for example *Quercus* spp (Oaks) and *Platanus x acerifolia* (London Plane), and indigenous (to South Africa) species such as *Harpephyllum caffrum*, *Ekebergia capensis*, *Podocarpus falcatus* / *latifolius*, *Syzygium cordatum* and *Ficus natalensis* (away from structures and paving) should be encouraged.

Each property should be directed, through the submission of a planting plan as part of the site development plan, to plant up the garden and frontage of the property within an approved overall pattern.

Frontages, where not already planted should be landscaped to fit into the street planting. It is recommended that a mix of large shade trees, indigenous shrubs ground covers and creepers / hedge plants be used.

Stone chip surfacing may be used where brick paving is not required, as part of the overall palette of finishes and planting which will over time blend the new into the old, to enhance the character of the Triangle.

8. COUNCIL COMMITMENT AND IMPLEMENTATION PLAN

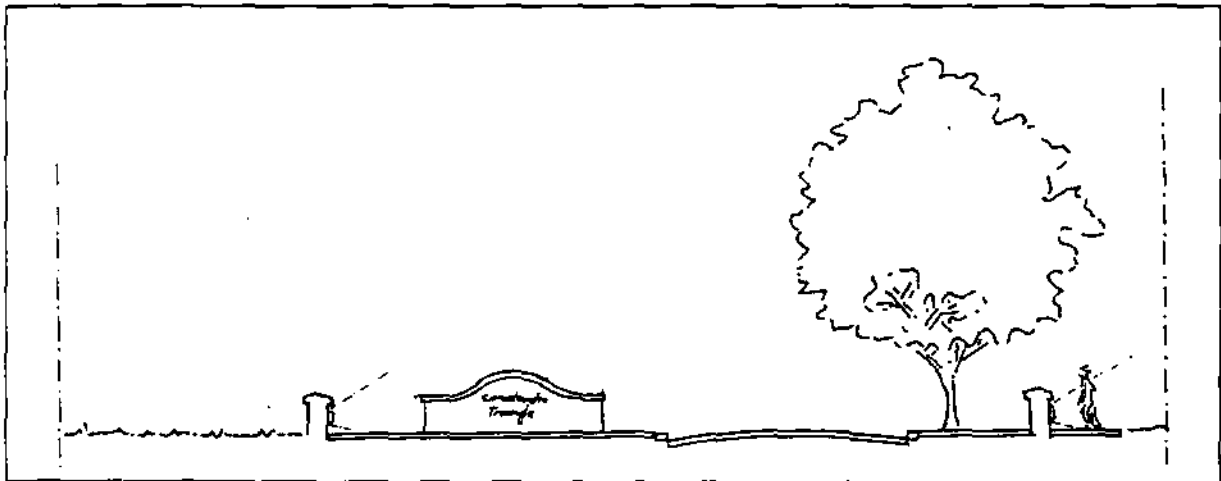
The success of the Constantia Triangle proposals will depend on the level of co-operation from individual property owners, and on the commitment from Council to enforce the principles contained in this plan. While the proposals do not involve a radical change from current policy, they do involve an "area-specific" approach to design issues. It will be important for Council to carefully administer all applications in the study area for departure or conditional use, and to direct all officials involved with such applications as to the correct procedures. Consistency of approvals and conditions need to be ensured to produce consistent results.

As part of Council's commitment to the area, it is recommended that limited "public realm" improvements are implemented by Council. The following elements are considered appropriate:

8.1 Specific Elements

- Sense of arrival element

This publicly provided feature occurs at four strategic locations within the road reserve and comprises a mix of brick paving and cobble patterns, two 800mm high plastered and painted masonry framing walls with chamfered pre-cast concrete copings, two large deciduous trees next to and parallel to the wall, and some discreet lighting with precinct identification signage. The figure below shows a typical cross section illustrating the concept.



- Sport Centre parking area

The Sports Centre Parking Area does not currently reflect the Constantia "place-making" principles that have been successfully applied at the Alphen Centre, and elsewhere at the Sports Centre. This parking area will benefit from design features such as a low white wall, gateposts at the entrance a laterite surface and shade trees. There is an opportunity to upgrade and improve the southern most edge of the parking area opposite erven 2071 and 9545 in a consistent manner with the rest of the sports facility, complimenting the gateway arrival element at the end of Doordrift Way.

8.2 General Elements

Council should consider allocating resources on an ongoing basis for extension of the footpaths, soft landscaping, and hard landscape elements (signage, street furniture etc), to help establish Constantia Triangle as a place of distinction on the Cape Town tourist route. The provision of these general elements should be in accordance with the guidelines included in the "Landscaping Upgrading of Constantia Main Road" report prepared in May 1994 by B. Oberholzer. An extract from the guidelines is included as Annexure 2.

9. CONCLUSION

This structure plan is formulated with the object of conserving and improving the character of Constantia Triangle so that it will continue to function as a special place, for the benefit of local residents, tourists and the citizens of Cape Town. Commercial creep must be resisted, but so too must the negative impacts of suburban architecture that does not recognise the significance of this place and the relationship between private buildings and public space.

ANNEXURE 1

DEFINITION OF USES REFERRED TO IN THE STRUCTURE PLAN

In this structure plan, the following definitions apply to the words or phrases listed below, unless the context indicates otherwise, or unless a statutory document, such as the zoning scheme, contains a different meaning, in which case the meaning of the relevant statutory document shall apply. Wherever possible, these definitions have been derived from the operative zoning scheme (in which case the words "*zoning scheme*" follow the definition). Where the scheme has no appropriate definition, then a new definition has been supplied.

"Adult entertainment business" means an establishment, where for any form of consideration, films, photographs, books, magazines or live performances are hired, sold or occur, which are characterised by an emphasis on the display or description of pornographic or erotic sexual activities or human genitalia. Adult entertainment business includes a massage parlour or escort agency where the massage or manipulation of the human body is administered with the purpose of obtaining an erotic response, unless such manipulation is administered by a registered medical practitioner or similar professional person;

"Arts and craft studio" means a building, part of a building or outbuilding used for or intended to be used for the practicing of an art or craft with the intension of producing of such artworks, artefacts and objects on the property concerned;

"Bed and breakfast establishment" means a dwelling house or second dwelling unit in which the occupant of the dwelling supplies lodging and meals for compensation to transient guests who have permanent residence elsewhere, provided that:

- (i) the dominant use of the dwelling house concerned shall remain for the living accommodation of a single family,
- (ii) no more than two rooms per land unit shall be used for bedroom accommodation for paying guests or lodgers, and no more than 5 guests or lodgers shall be supplied with lodging or meals at any time,
- (iii) Guest rooms shall not be converted to, or used as, separate dwelling units, and there shall be no cooking facilities in the guest rooms,
- (iv) Meals may only be supplied to guests or lodgers who have lodging at the bed and breakfast establishment,
- (v) A register of guests and lodgers shall be kept and completed when rooms are let , and the register shall be produced for inspection on request by a Council official;

"Conduct of a profession" means a home occupation, conducted by a professional person, provided that this relates to the occupation for which that person is professionally qualified;

"Dwelling house" means a building containing only one dwelling unit; (*Zoning scheme*)

"Dwelling unit" means a self contained interleading group of rooms used only for the living accommodation and housing of a single family together with such outbuildings as are ordinarily used therewith; (*Zoning scheme*)

"Guest house" means a dwelling house which is used for the purpose of letting individual rooms for residential accommodation, with or without meals, and which exceeds the restrictions of a bed and breakfast establishment, provided that:

- (i) the property is retained in a form which can easily be re-used by a family as a single dwelling house, and
- (ii) all amenities and provision of meals shall be for the sole benefit of bona fide lodgers;

"Home occupation" means the practicing of an occupation, or trade, or the conducting of an enterprise from a dwelling unit by one or more occupants of the dwelling unit; provided the dominant use of the dwelling unit concerned shall remain for the living accommodation of a single family, and the provisions pertaining to home occupation in this by-law are adhered to;

"Industrial building" means a building, other than a noxious industrial building, used or intended to be used, as a factory within the meaning of the Factories Act No. 22 of 1941, and includes any office, caretaker's quarters, or other building the use of which is incidental to, and such as would ordinarily be incidental to, or reasonably necessary in connection with the use of such factory of the same site; (*Zoning scheme*)

"Institution" means a building or a portion of a building, used as or intended to be used as a charitable institution and/or the administration thereof, and includes a hospital, clinic or dispensary, whether private or public, used in connection therewith, but does not include:

- (i) a hospital, sanatorium, dispensary or clinic for the treatment of infectious or contagious diseases, or
- (ii) premises licensed under Act No. 38 of 1916 for the detention of mentally disordered persons; or
- (iii) a mental hospital. (*Same meaning as "Institutional building" in the Zoning scheme*)

"Medical consulting rooms" means professional or consulting rooms of registered medical practitioners or opticians; (*Same as "Medical rooms" in the Zoning scheme*)

"Offices" means property used for the performance of an administrative function or the conducting of an enterprise primarily concerned with administrative, clerical, financial or professional duties, and includes a post office or magistrates office;

"Petrol filling station" means an establishment for the fuelling, lubrication and minor servicing of motor vehicles, not including engine or body repairs or overhaul or trimming or spray painting; (*Zoning scheme*)

"Place of instruction" means a building used as a school, college, technical institute, academy, research laboratory, lecture hall, convent, monastery, public library, art gallery, museum, gymnasium or for other instruction, but does not include a reformatory, (*Zoning scheme*)

"Place of worship" means a church, synagogue, chapel, mosque or other place of public devotion, but excludes funeral parlours including any chapel forming part thereof; (*Zoning scheme*)

"Restaurant" means a commercial establishment where meals and liquid refreshments are prepared and /or served to paying customers for consumption on the property, and may include licensed provision of alcoholic beverages for consumption on the property;

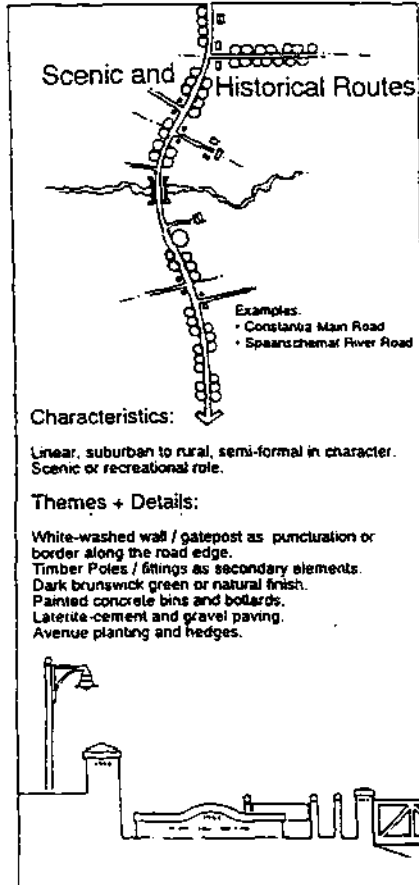
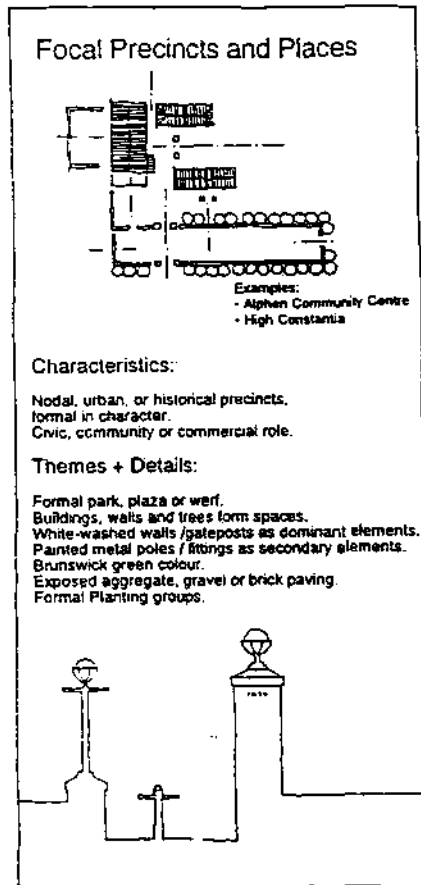
"Shop" means a building:

- (i) for the purpose of carrying on a retail trade, or
- (ii) for the purpose of carrying on a retail trade and repairing or manufacturing goods sold in such trade, provided such repair or manufacture does not constitute a factory within the meaning of the Factories Act No. 22 of 1941, and includes a laundrette and a dry cleanette, but does not include any other industrial building or a public garage, or petrol service station. (*Zoning scheme*)

ANNEXURE 2

LANDSCAPE GUIDELINES FOR UPGRADING OF CONSTANTIA MAIN ROAD

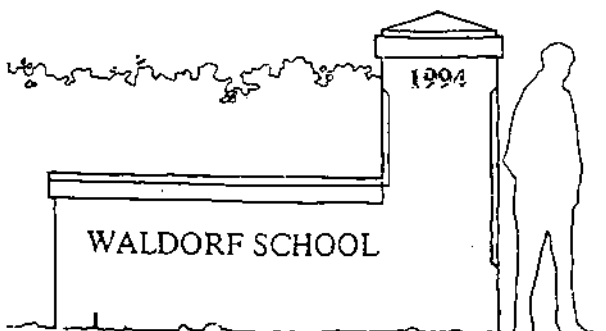
DERIVED FROM B. OBERHOLZER, MAY 1994.



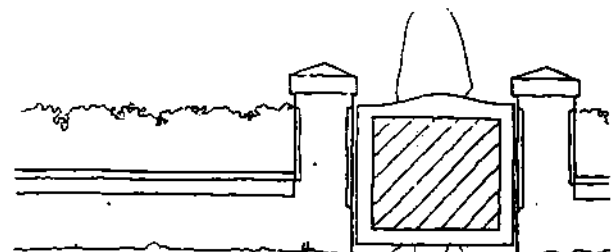
TIMBER SIGNAGE SUPPORTS



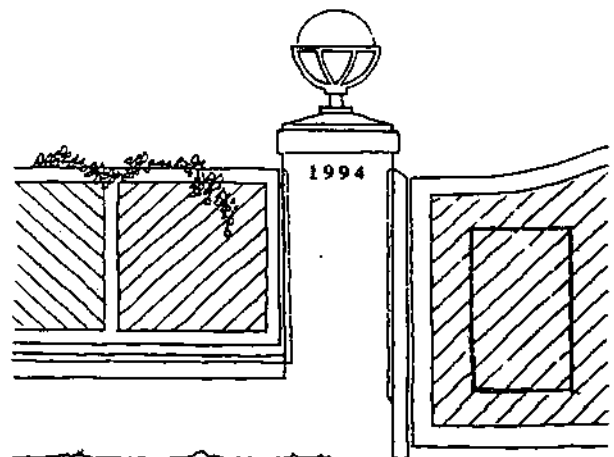
WHITE MASONRY SUPPORTS



SIGNAGE FIXED TO WALL OR PILLARS



LOW WHITE WALL WITH TIMBER GATE



LOW WHITE WALL WITH TIMBER FENCE AND GATE POST

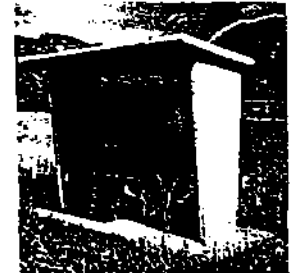
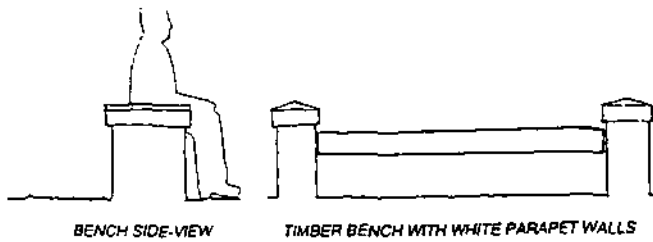
Guidelines: Signage

Guidelines: Boundary Walls

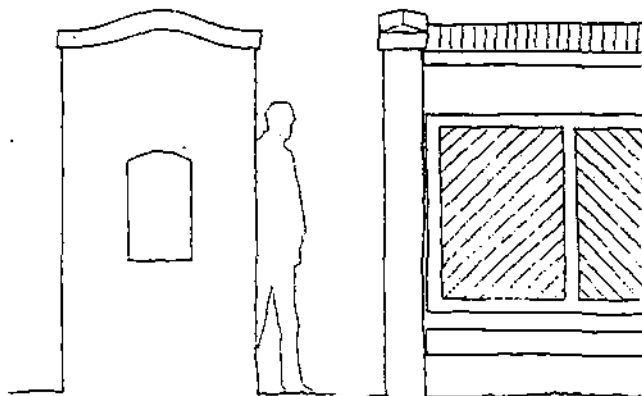
ANNEXURE 2

LANDSCAPE GUIDELINES FOR UPGRADING OF CONSTANTIA MAIN ROAD

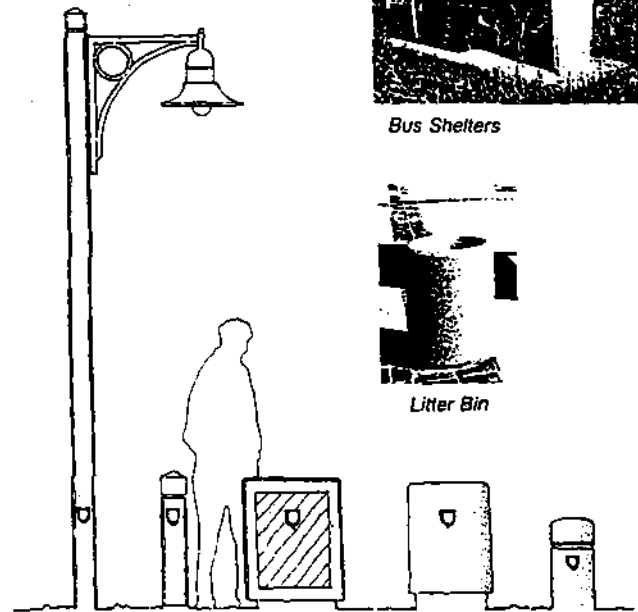
DERIVED FROM B. OBERHOLZER, MAY 1994.



Bus Shelters



Litter Bin



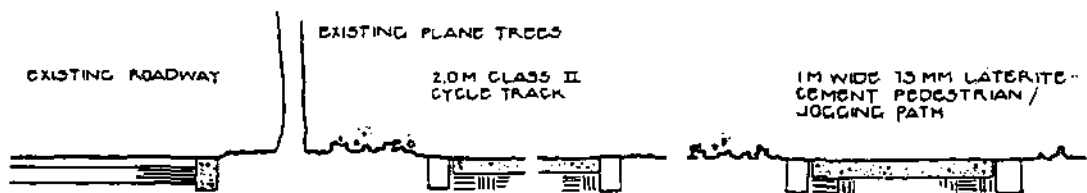
BUS SHELTER SIDE-VIEW

BUS STOP SHELTER WITH
TIMBER BENCH

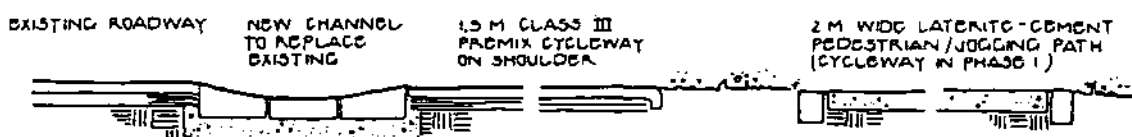
TIMBER LAMP POST
BOLLARD AND LITTER BIN

PAINTED CONCRETE
LITTER BIN AND BOLLARD

Guidelines: Street Furniture



Constantia Main Road (Section 1)



Constantia Main Road (Section 2)

ANNEXURE 3

EXISTING WORK FROM HOME POLICY

CITY OF CAPE TOWN (SOUTH PENINSULA ADMINISTRATION)

WORKING FROM HOME

In order to deal with applications for departures from the Zoning Scheme to permit residents to work from home, the Council adopted the following policy at the meeting held on 20 May 1992.

The Council has established through a detailed survey of residents' attitudes and discussions with special interest groups and associations of residents and ratepayers that the quiet, rural sylvan character of the Constantia Valley is its most valued asset. The Council is committed to protecting this character as well as the rights of Constant Valley residents to tranquillity and privacy.

The Council is however aware that the business and professional world is undergoing rapid change through the introduction of electronic communication and computer technology and that this is encouraging business and professional people to work from home.

The Council is prepared to accommodate on a limited basis residents working from home if it can be shown that no detrimental impact on the residential precinct is caused by the proposed operation. It must be pointed out that the Council is investigating the introduction of a differential property rates system whereby properties used for non-residential purposes would be exempted from a residential rebate.

As every aspect of the proposed operation will be examined by the Council in its assessment, it is suggested that as much detail as possible together with photographs and drawings of the proposal should be provided in the submission. A full description of the proposed operation is required. Further information should be provided on the following basis:

1. Nature of the Operation

type of business

number of staff - full time/part time

times and duration of the operation, i.e. number of days per week

anticipated life of the operation

impact on the provision of Council services e.g. increase in refuse collection

intentions as regards growth

membership of any professional/business institution or association

2. **Physical Impact : Suitability of the Property**

size of erf

description of and relationship to surrounding properties

description of vegetation and landscaping, any proposed changes

3. **Suitability of the Building**

any proposed changes tot he existing residence

use of existing outbuildings

description of relationship to neighbouring buildings

4. **Vehicles and Parking**

number and type of vehicles regularly involved in the operation

number of visitors/deliveries per week

description of entrance, gates and access

description of parking layout showing numbers to be accommodated

5. **Social Impact : Noise**

likely impact on neighbours and neighbourhood

6. **Visual Impact : Views**

views of the site and buildings from the road

views across the site from neighbouring properties

views from the site over neighbouring properties

7. Conditions

The following basic conditions would have to be met in order to obtain the approval of the Council:

- 7.1 The operation shall not detrimentally alter the character of the neighbourhood nor affect the privacy and tranquillity of neighbours.
- 7.2 The business or profession must be conducted by the householder who must reside on the property.
- 7.3 Permission to operate is granted to the householder and is not transferable.
- 7.4 The views of every landowner deemed by Council to be affected by the proposal are to be obtained for consideration by Council.
- 7.5 Parking provision, layout and associated landscaping must be to the satisfaction of the Council.
- 7.6 Any change of any aspect of the operation will require a fresh application.
- 7.7 Should the operation in the opinion of the Council be changed or altered to the detriment of the neighbourhood, the Council reserves the right to call for the situation to be remedied or for the operation to cease.
- 7.8 No signs will be permitted.

