

HOOGEL AND AGRICULTURAL HOLDINGS

Design Guideline - May 2026



1. INTRODUCTION

Hoogeland is a 644-hectare rural development located just outside Glentana along the Garden Route, bordered by the Maalgate River and the Indian Ocean. This unique setting offers an exceptional balance between rural living, agricultural productivity, and environmental preservation. Designed as a low-impact, high-quality rural environment, Hoogeland celebrates the harmony between cultivated farmland, natural ecosystems, and coastal landscapes — creating a living environment that is both functional and inspirational.

This guideline sets out the vision-led design principles for all property owners and designers, ensuring a cohesive architectural language, sensitive landscape integration, and adherence to sustainable practices throughout the development.

The development comprises 105 farms averaging 5 hectares each, with two distinct but integrated property types:

- Agri Properties – lifestyle or small-scale working farms.
- Eco Properties – dwellings located within sensitive natural landscapes, emphasizing minimal environmental impact, with a maximum 2,000 m² developable area per farm.

Common facilities, including a polo field and equestrian infrastructure, act as shared amenities and social anchors within the development — uniting the community through shared values of sustainability, stewardship, and connection to the land.

2. DESIGN PHILOSOPHY

The design philosophy of Hoogeland is founded on three core principles:

1. **Harmony with the Landscape:** Buildings and infrastructure must respond to the topography, vegetation, and natural contours, preserving the developments rural character.
2. **Rural Authenticity with Contemporary Expression:** Architecture should reflect a Contemporary Agricultural Vernacular, using forms inspired by barns, farmhouses, and agricultural buildings, while maintaining clean lines, restrained detailing, and functional elegance.
3. **Sustainability and Stewardship:** Every design decision must prioritize environmental responsibility, including renewable energy, water management, low-impact materials, and biodiversity preservation.

3. THE LANDSCAPE SETTING

Hoogeland spans a transitional landscape of farmland, fynbos hills, and natural plains. Key environmental objectives include:

- Protecting natural habitats and biodiversity.
- Maintaining visual corridors and scenic views.
- Integrating existing watercourses and vegetation into site planning.
- Designing roads, trails, and common facilities to minimize ecological disturbance.

4. KEY DESIGN PRINCIPLES

4.1 Harmony with the Land

- **Contextual Integration:** Buildings and infrastructure must follow the natural contours, slopes, and drainage patterns to minimize earthworks and visual impact.
- **Preservation of Natural Features:** Mature trees, fynbos clusters, wetlands, and other sensitive landscape features must be protected and incorporated into designs.
- **Minimizing Disturbance:** Roads, driveways, and trails should be permeable and narrow, avoiding large-scale clearing of vegetation.
- **Scenic Views:** Orient buildings and terraces to maximize key landscape vistas, particularly overlooking fynbos hills, valleys, and the polo field, while respecting neighbours' privacy.

4.2 Authentic Rural Character with Contemporary Expression

- **Agricultural Vernacular:** Use simple forms inspired by barns, farmhouses, and sheds, avoiding excessive ornamentation.
- **Proportions and Massing:** Maintain modest building footprints, low profiles, and appropriate roof heights to ensure buildings blend into the rural setting.
- **Visual Cohesion:** All buildings, outbuildings, and common facilities should share a consistent palette of materials and colours, reinforcing the Hoogeland's identity.
- **Functional Simplicity:** Design should prioritize practicality and usability, reflecting the development's agricultural heritage without compromising contemporary elegance.

4.3 Sustainability & Environmental Stewardship

- **Renewable Energy:** All buildings are encouraged to integrate solar energy systems where feasible.
- **Water Management:** Employ rainwater harvesting, greywater recycling, and water-efficient landscaping to reduce reliance on water sources.
- **Materials:** Prioritize locally sourced, renewable, or recycled materials to reduce environmental impact and support regional craftsmanship.
- **Passive Design:** Maximize natural ventilation, daylighting, and thermal comfort, reducing energy demand.
- **Waste Minimization:** Construction and household waste should be managed sustainably, promoting recycling and responsible disposal.

4.4 Controlled Development & Density

- **Eco Properties:** Limit building footprints to 2,000 m² developable area per farm, preserving the remaining land as natural landscape.
- **Agri Properties:** Ensure barns and agricultural infrastructure remain subordinate to the main dwelling and do not dominate the landscape.
- **Buffer Zones:** Maintain adequate separation between neighbouring properties and sensitive natural areas to prevent overcrowding and habitat fragmentation.

4.5 Landscape & Biodiversity Integration

- **Native Planting:** Encourage indigenous species for gardens, screening, and communal areas.
- **Fynbos Preservation:** Avoid formal lawns or exotic species in Eco Properties; prioritize fynbos and meadow planting.
- **Habitat Corridors:** Maintain connectivity for wildlife across the Hoogeland through trails, open space, and natural vegetation.
- **Low-Impact Infrastructure:** Roads, trails, and equestrian paths should be designed to minimize soil

compaction, erosion, and runoff.

4.6 Community & Common Property Design

- Shared Amenities: Polo fields, equestrian facilities, and communal trails should enhance social interaction while remaining consistent with the developments natural and architectural character.
- Visual Cohesion: Common structures must adhere to the same material, colour, and roof palette as private properties.
- Sustainability in Common Areas: Apply green initiatives (solar, water harvesting, indigenous planting) to shared facilities as standard practice.

4.7 Design for Longevity and Maintenance

- Durable Materials: Use materials that age gracefully and require minimal maintenance.
- Flexible Design: Buildings should accommodate future adaptations without compromising the development's aesthetic or environmental integrity.
- Landscape Maintenance: Encourage low-input landscaping that preserves ecological balance and reduces water and fertilizer requirements.

5. PROPERTY TYPES

5.1 Agri Properties

- Primary function: lifestyle farming or equestrian agriculture.
- Buildings: main dwelling, barn and minimal outbuildings.
- Landscaping: orchards, vegetable gardens, grazing paddocks.
- Emphasis: practicality, durability, and agricultural character.

5.2 Eco Properties

- Primary function: low-impact, nature-integrated living.
- Developable area: Maximum 2,000 m² per farm, including all buildings and hard surfaces, ensuring minimal intrusion into natural areas.
- Buildings: smaller footprints, lightweight structures, minimal visual intrusion.
- Landscaping: indigenous plants, fynbos gardens, minimal earthworks.
- Emphasis: environmental sensitivity, controlled density, and sustainable living.
- Remaining area must be preserved as natural landscape, with trails or low-impact amenities designed to minimize ecological disturbance.

6. COMMON FACILITIES

- Polo field and equestrian facilities designed to complement the development's rural aesthetic.
- Support structures (stables, arenas, clubhouses) must use the same material and colour palette as private properties.
- Trail networks connect properties, the polo field, and equestrian facilities while respecting topography and vegetation.
- Community spaces must enhance social interaction without compromising landscape integrity.

7. ARCHITECTURAL GUIDELINES

- Scale & Massing: Buildings should be modest in scale relative to 5-ha farms; Eco Properties must remain within the 2,000 m² envelope.
- Setbacks: Maintain generous distances from natural features and neighbouring properties.
- Roofs: Pitched, mono, or skillion; integration of solar panels encouraged.
- Outbuildings: Must follow primary dwelling materials and proportions.
- Fencing & Walls: Minimal visual impact; timber or natural hedging preferred.

8. SUSTAINABILITY GUIDELINES

- Energy: Encourage rooftop solar, energy-efficient appliances, and LED lighting.
- Water: Rainwater harvesting, greywater reuse, and low-water landscaping mandatory where feasible.
- Materials: Use locally sourced, renewable, or recycled materials.
- Waste: Construction and domestic waste to be minimized and managed sustainably.
- Biodiversity: Avoid invasive plant species; retain and rehabilitate natural habitats.

9. LANDSCAPE & PLANTING GUIDELINES

- Native species for gardens, screening, and communal areas.
- No formal lawns outside the developable area in Eco Properties; encourage natural fynbos or meadow planting.
- Minimize earthworks; contour-following driveways and paths.
- Trails should be permeable and non-invasive, supporting both pedestrian and equestrian movement.
- Eco Property developable limits ensures that the larger portion of the farms remains natural, maintaining ecological integrity.

10. IMPLEMENTATION & STEWARDSHIP

All proposed development within Hoogeland is subject to the approval of the Hoogeland Design Review Committee (DRC). The DRC will review and approve all building plans, site layouts, landscaping, and external works to ensure consistency with the vision, design principles, and environmental intent of this guideline.

All farms within Hoogeland are zoned Agricultural Zone I (Agri 1), and any development must comply with the applicable provisions of this zoning category, including land use rights, coverage, and building restrictions.

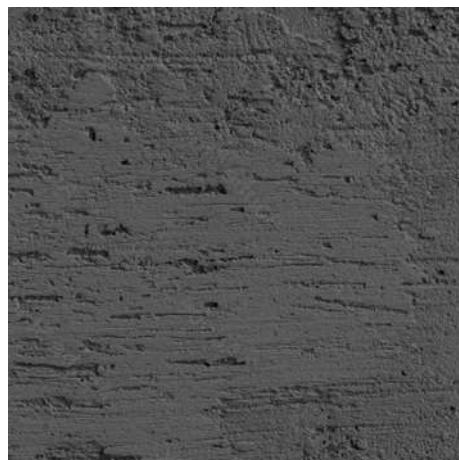
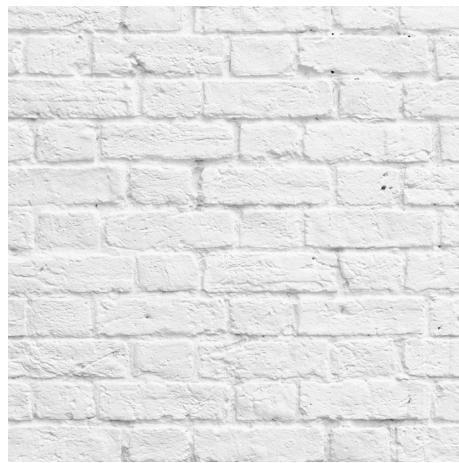
In addition to DRC approval, all developments are required to comply with the Municipal Zoning Scheme, the National Building Regulations and Building Standards Act, the National Home Builders Registration Council (NHBR) standards, and any other applicable legislation. No construction or site works may commence without written approval from both the DRC and the relevant statutory authorities.

Homeowners are encouraged to adopt sustainable practices beyond the minimum guidelines. Regular monitoring ensures buildings and landscapes remain consistent with the development vision.

Community education on sustainability, water management, and biodiversity is encouraged.

11. ARCHITECTURAL LANGUAGE

Capturing the cultural spirit through an architectural language that is both respectful and appropriate, while seamlessly blending modern design elements that complement the natural surroundings





CAPE CONTEMPORARY

REPLICATIVE







CAPE CONTEMPORARY
INTERPRETATIVE

CAPE CONTEMPORARY

INTERPRETATIVE





CAPE CONTEMPORARY

MODERN INTERPRETATIVE







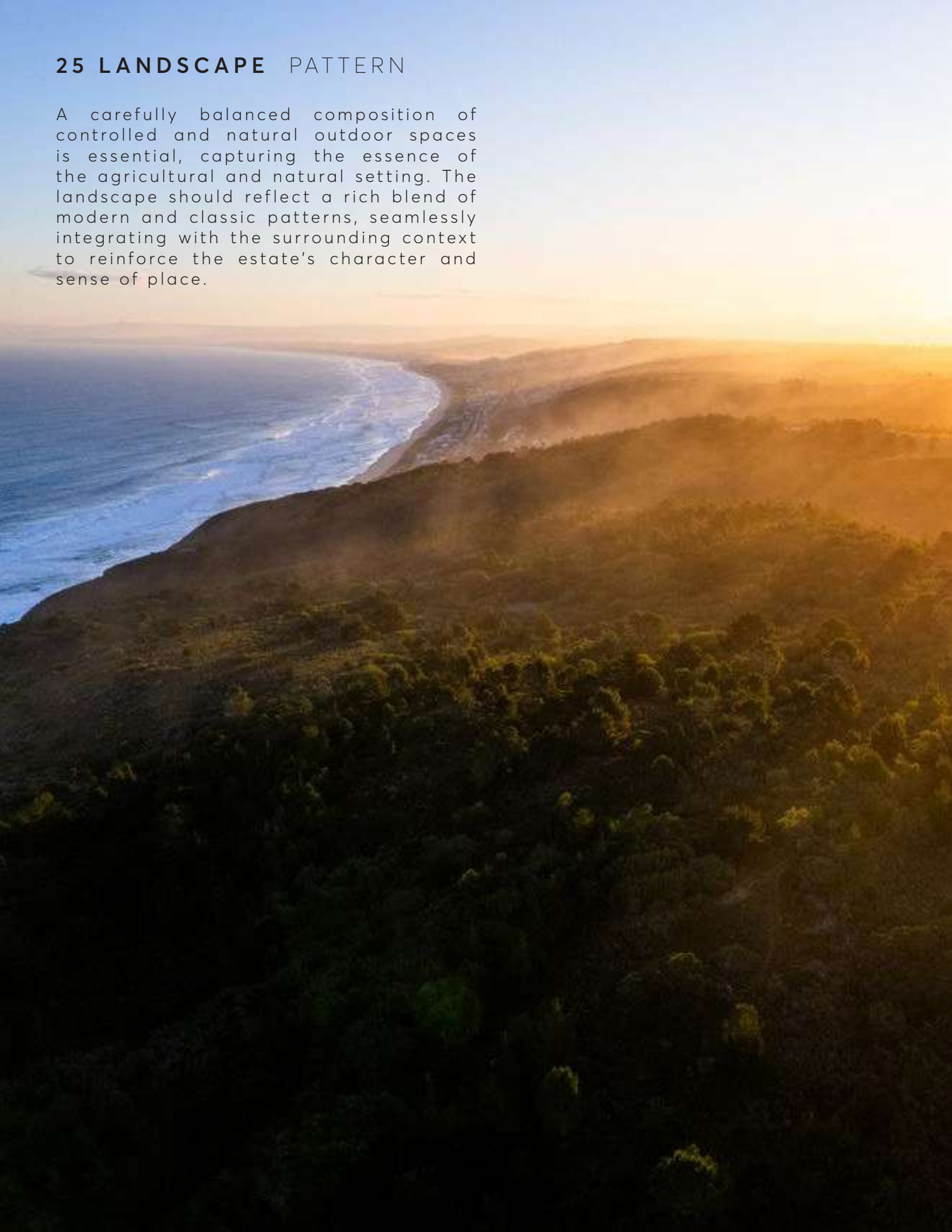
COMMUNITY HOUSING

HOOGEKRAAL VILLAGE



25 LANDSCAPE PATTERN

A carefully balanced composition of controlled and natural outdoor spaces is essential, capturing the essence of the agricultural and natural setting. The landscape should reflect a rich blend of modern and classic patterns, seamlessly integrating with the surrounding context to reinforce the estate's character and sense of place.



Landscape Guidelines

All landowners within Owloon Estate must adhere to the landscape guidelines contained in this clause and throughout this document. The quality and integrity of the estate's outdoor spaces rely on the successful integration of landscape design with architectural form.

Landscape Guidelines are essential, as they guide both the development and individual owners toward achieving the required aesthetic, ecological, and environmental character of this mountain estate. These guidelines also serve as a regulatory tool for the Design Review Committee, ensuring that the desired landscape character is realised and maintained.

The estate's landscape philosophy follows a "design with nature" approach focused on rehabilitation, conservation, and environmental responsiveness, preserving as much of the natural landscape as possible. The primary goal of each property's landscape design is to blend seamlessly with its natural setting.

Core Landscape Principles

Landscape proposals must incorporate, rehabilitate, and enhance existing vegetation. Designs should consider both aesthetic and functional aspects of planting, such as:

- Screening
- Space definition
- Erosion control
- Glare reduction
- Dust suppression
- Continuity and cohesion
- Shading
- Visual interest

The objective of these guidelines is to ensure that both private and public open spaces enhance the outdoor environment. Minimum standards are established to ensure preservation, conservation, rehabilitation, and enhancement of the site's fynbos and riverine landscape character. The aim is to unify the estate through consistent vegetation, materials, and landscape elements.

The landscape character of Owloon Estate must flow naturally through the development, using a distinctive selection of indigenous planting that reinforces the estate's identity.

Recommended Landscape Approach

Landowners, developers, and occupants are encouraged to apply the following principles:

- Simplicity in design to establish a personalised yet unified aesthetic.
- Use of complementary design lines, plant palettes, hard landscape materials, and sculptural elements to maintain unity.
- Recognition of the functional qualities of plants: ornamental, screening, shading, rehabilitation, and space definition.
- Application of ecologically sound principles, including:
 - Use of structural plants in feature areas
 - Predominantly indigenous species, with limited use of exotics only where microclimates necessitate
 - Plant choices that celebrate seasonality, colour, texture, and year-round vibrancy
- Use of natural and locally sourced materials
- Hard landscaping and site features that share a unified material palette
- Designs that minimise maintenance
- A harmonious relationship between the built and natural environment

- Retaining structures softened with indigenous creeping groundcovers
- Proper drainage behind retaining walls for long-term stability
- Inclusion of bioswales or biofilters to slow and clean stormwater before it enters watercourses or stormwater networks
- Maintenance of the road reserve area by each erf owner

Riverine, Dam and Wetland Edges

Farms bordering natural features must follow additional requirements:

- All riverine, wetland, and dam edges must be protected, rehabilitated, and enhanced.
- Only indigenous and preferably endemic plant species may be used in these areas.
- Low-lying areas and banks must be stabilised and allowed to establish naturally with minimal disturbance.
- Trees suitable for riverine edges must be planted strategically.

All such work must comply with the Environmental Management Plan (EMP) and be monitored to ensure the protection and enhancement of natural habitats.

Threatened species must be preserved during all phases of construction.

Topsoil Protection

- Topsoil must be removed, protected, and stored separately during construction.
- Stored topsoil must be free of roots, stones, weeds, and refuse.
- Stockpiles may not exceed 2 m in height.
- If stockpiled for longer than 28 days, topsoil must be mulched, roughened, and seeded with an approved grass or groundcover mix, and kept free of alien species.
- After construction, topsoil must be reinstated to a minimum depth of 200 mm to prepare the site for landscape installation.

Plant Selection Guidelines

Planting must be indigenous and chosen according to:

- Local biodiversity and sustainability
- Hardiness to on-site soil and climatic conditions
- Shade provision, cooling benefits, and screening where needed
- Seasonal interest—flowers, foliage, autumn colour
- Attraction of birds and insects

Scale and suitability must be considered:

- Trees should not be placed in confined spaces
- Planting should be used to reduce glare from buildings and vehicles

Deciduous trees are encouraged on northern façades to provide summer shade and allow winter sun. However, evergreen plant material must dominate to ensure year-round structure and greening.

Existing trees must be preserved wherever possible and may not be removed without Design Review Committee approval.

A carefully curated selection of indigenous trees with varied textures and bark colours is recommended to unify the estate's natural theme while giving each residence a unique identity.

Shrubs should be used for low-level screening and aesthetic interest. Groundcovers are encouraged for erosion control, soil retention, reduced maintenance, and naturalising exposed soil areas.

PLANTING PALETTE

TREES

- *Apodytes dimidiata*
- *Brabejum stellatifolium*
- *Brachylaena discolor*
- *Buddleja auriculata*
- *Buddleja saligna*
- *Buddleja salviifolia*
- *Calodendrum capense*
- *Cassine peragua* subsp. *peragua*
- *Celtis africana*
- *Cryptocarya angustifolia*
- *Cunonia capensis*
- *Curtisia dentata*
- *Cussonia spicata*
- *Cussonia thrysiflora*
- *Diospyros scabrida*
- *Diospyros whyteana*
- *Ehretia rigida*
- *Ekebergia capensis*
- *Ficus natalensis*
- *Grewia occidentalis* var. *occidentalis*
- *Gymnosporia buxifolia*
- *Halleria lucida*
- *Heeria argentea*
- *Ilex mitis*
- *Kiggelaria africana*
- *Loxystylis alata*
- *Maytenus oleoides*
- *Metrosideros angustifolius*
- *Olea europaea* subsp. *africana*
- *Pittosporum viridiflorum*
- *Platylophus trifolius*
- *Podocarpus elongatus*
- *Podocarpus falcatus*
- *Podocarpus latifolius*
- *Pterocelastrus tricuspidatus*
- *Rapanea melanophloeos*
- *Rhamnus prinoides*
- *Rothmannia capensis*
- *Searsia chirindensis*
- *Sideroxylon inerme*
- *Syzygium cordatum*
- *Tarchonanthus camphoratus*
- *Virgilia divaricata*
- *Virgilia oroboides*
- *Widdringtonia cedarbergensis*
- *Widdringtonia nodiflora*

SHRUBS

- *Agathosma serpyllaceae*
- *Anisodonte scabrosa*

- *Athanasia crithmifolia*
- *Athanasia dentata*
- *Athanasia trifurcata*
- *Barleria 'Purple Prins'*
- *Barleria obtusa*
- *Barleria repens*
- *Brachycarpaea juncea*
- *Buddleja davidii*
- *Buddleja salvifolia*
- *Carissa macrocarpa*
- *Chondropetalum tectorum*
- *Chrysanthemoides incana*
- *Chrysanthemoides monilifera*
- *Cistus* cv.
- *Cliffortea graminea*
- *Cliffortea obcordata*
- *Cliffortea odorata*
- *Dodonaea angustifolia*
- *Dracaena alectriformis*
- *Encephalartos* spp.
- *Eriocephalus africanus*
- *Eriocephalus pedunculatus*
- *Eriocephalus racemosus*
- *Euryops abrotanifolius*
- *Euryops chrysanthemoides*
- *Euryops pectinatus*
- *Euryops speciosissimus*
- *Euryops virgineus*
- *Freylinia densiflora*
- *Freylinia lanceolata*
- *Freylinia tropica*
- *Gnidia pinifolia*
- *Gnidia squarrosa*
- *Halleria elliptica*
- *Helichrysum dasyanthum*
- *Helichrysum splendidum*
- *Heliptrum argyropsis*
- *Hymenolepsis parviflora*
- *Indigofera natalensis*
- *Lebeckia simsiana*
- *Liparia splendens*
- *Mackaya bella*
- *Metalasia muricata*
- *Morella cordifolia*
- *Morella quercifolia*
- *Myrsine africana*
- *Myrtis nana*
- *Nylandtia spinosa*
- *Oftia africana*
- *Otholobium decumbens*
- *Otholobium fruticans*
- *Othosiphon labiatus*
- *Passerina vulgaris*
- *Pavetta lanceolata*
- *Pavetta revoluta*

- *Phylica auxillaris*
- *Phylica buxifolia*
- *Phylica ericoides*
- *Phylica gnidiodes*
- *Plumbago auriculata*
- *Podalyria calyptrata*
- *Polygala myrtifolia*
- *Polygala virgata*
- *Psychotria capensis*
- *Pycnostachys urticifolia*
- *Rhigoda hastata*
- *Searsia lucida*
- *Sersia crenata*
- *Sersia lucida*
- *Strelitzia juncea*
- *Strelitzia reginae*
- *Struthiola dodecandra*
- *Struthiola striata*
- *Syncarpha* cv.
- *Syncolostemon* spp.
- *Tecomaria capensis*
- *Tetradinia riparia*
- *Ursinia sericea*
- *Westringea* cv.

PROTEAS

- *Aulax cancellata*
- *Diastella proteoides*
- *Leucadendron argenteum*
- *Leucadendron coniferum*
- *Leucadendron daphnoides*
- *Leucadendron discolor*
- *Leucadendron eucalyptifolium*
- *Leucadendron fl oridum*
- *Leucadendron laureolum*
- *Leucadendron salignum*
- *Leucadendron teretifolium*
- *Leucospermum bolusii*
- *Leucospermum catherinae*
- *Leucospermum conocarpodendron*
- *Leucospermum cordifolium*
- *Leucospermum mundii*
- *Leucospermum oleifolium*
- *Leucospermum refl exum*
- *Leucospermum tottum*
- *Leucospermum vestitum*
- *Mimetes chrysanthus*
- *Mimetes cucullatus*
- *Paranomus refl exus*
- *Protea aristata*
- *Protea aurea*
- *Protea compacta*
- *Protea cynaroides*
- *Protea glabra*
- *Protea grandiceps*
- *Protea magnifi ca*
- *Protea neriifolia*
- *Protea obtusifolia*
- *Protea repens*

- *Protea scolymocephala*
- *Protea susannae*
- *Serruria aemula*
- *Serruria fl orida*
- *Spatalla incurva*

BUCHUS

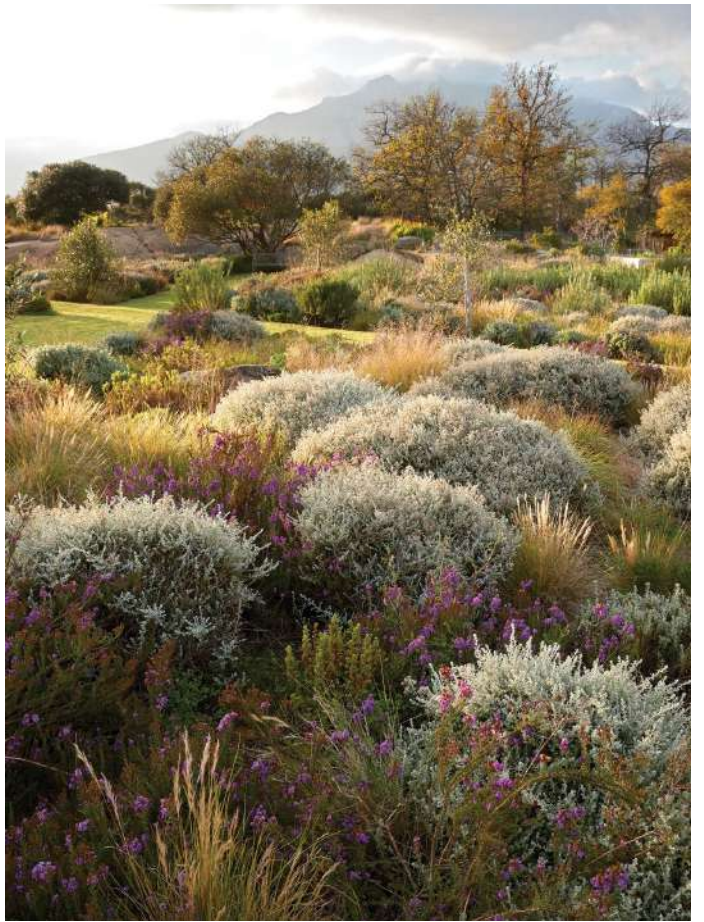
- *Acmadenia heterophylla*
- *Acmadenia mundiana*
- *Acmadenia obtusata*
- *Adenandra unifl ora*
- *Agathosma apiculata*
- *Agathosma betulina*
- *Agathosma capensis*
- *Agathosma cerefolium*
- *Agathosma cilliaris*
- *Agathosma collina*
- *Agathosma crenulata*
- *Agathosma glabrata*
- *Agathosma ovata*
- *Coleonema album*
- *Coleonema aspalathoides*
- *Coleonema pulchrum*

ERICAS

- *Erica baccans*
- *Erica banksia*
- *Erica perspicua*
- *Erica peziza*
- *Erica speciosa*
- *Erica versicolor*
- *Erica vestita*

RESTIOS, REEDS & SEDGES

- *Elegia capensis*
- *Elegia cuspidata*
- *Elegia racemosa*
- *Elegia stipularis*
- *Elegia tectorum*
- *Ischyrolepis sieberi*
- *Ischyrolepis subverticillata*
- *Restio festucaeformis*
- *Rhodocoma capensis*
- *Rhodocoma foliosa*
- *Rhodocoma gigantea*
- *Thamnochortus cinereus*
- *Thamnochortus dichotomus*











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