

## **A GUIDELINE FOR ALL PROPERTY OWNERS IN THE N1 CITY PRECINCT**

### **( Revision nr 1 of 15 January 2012)**

N1 City Precinct is the area bounded by:

- Vasco Boulevard in the West
- Frans Conradie Drive in the South
- Giel Basson Drive in the East
- The Railway line in the North.

The following guidelines are for:

1. Fences
2. Landscape
3. Private Roads (Maintenance)
4. Signage

1. **FENCING GUIDELINES** ( a revision to the existing guidelines dated 29 August 2001)

This guideline is implemented by the N1 City Owners' association to ensure control of and uniformity in fences to be installed at N1 City.

#### **Criteria:**

- 1.1 Members trading with the general public will not be allowed to fence in their premises and parking areas . The following areas are excluded from this general restriction and may be fenced in: staff parking, back yards and service areas.
- 1.2 Offices and office parks will be allowed to fence in their entire site area(s) subject to the following conditions and guidelines:

#### **Conditions and Guidelines:**

1. Only metal palisade type fences will be allowed.
2. Generally, the preference is that a building remains visible "through" a fence to ensure that the property is visually accessible. In this case the following criteria will apply:
  - 2.1 Metal to panel ratio must not exceed 15%.
  - 2.2 Only the following colours for metal fences will be allowed: dark green or charcoal black.

2.3 The predominant metal members must be vertical and the design of panels should be kept simple – without “frills” or razor wire extensions.

3. All fences facing Public Roads must have masonry columns, 6 – 8 meters apart. (See attached plan).
4. Preference should be given to fence in groups of buildings rather than single buildings.
5. Height of fences are limited to a maximum of 2,1 m.
6. A good example is the fence of Multichoice Building.

**PROCEDURES FOR APPLICATIONS FROM MEMBERS TO BE SUBMITTED TO N1 CITY OWNERS' ASSOCIATION:**

1. Owners can apply, either on an individual basis or in groups of adjoining co-owners, for approval to erect a specific fence.
2. All applications accompanied by a plan, must be directed to the Executive Committee of the N1 City Owners' Association.
3. The Executive Committee will , after consideration and approval, endorse the plan with an approval stamp and signature of the Chairman, which the applying owner must submit to the Council of the City of Cape Town.
4. It remains the Owner's responsibility to obtain the approval from the City Council, after obtaining approval/endorsement from N1 City Owners' Association, prior to the erection of a fence.

**2. LANDSCAPING**

The assessment of the N1 City Precinct soft and hard landscaping, prepared by Planning Partners Landscape Architects, done in 2011, reveals the following:

The N1 City Precinct has the potential to convey a unique and uniform landscape theme to visitors and users of the public and private open spaces available, but the lack of a holistic and decisive landscape framework, has impeded this. Remnants of a structured planting master plan can identified in the use of some tree species, but again, a lack of cohesion between the landscaping carried out by private developments within the N1 City Precinct has produced a landscape which expresses mixed and confused sentiments.

We cannot do something to the past, but can at least try to achieve a high standard of landscaping to create cohesion of all properties. By doing this, the value of all properties will be positively influenced.

#### GUIDELINES:

- 2.1 A minimum of 15% (fifteen percent) of every erf, on which a building is erected, must be landscaped.
- 2.2 All property owners are responsible for landscaping of their property up to the hard surface where the pavement starts. If there is no hard surface pavement, then the landscaping must be done up to the kerb line of the road.
- 2.3 N1 City is a sandy area and the water table is high. It becomes extremely dry during summer time and wet during winter time.
- 2.4 With this climate and soil conditions in mind, landscaping should be done with plants, trees and ground covers that can withstand the dry and hot conditions and require minimum water.
- 2.5 To create cohesion it is best to look at landscaping of some of the properties as examples, namely:
  - N1 City Mall
  - N1 City Hospital
  - Audi Volkswagen Dealership
  - ADT Building
  - Pathcare Laboratory
  - Oxford University Press
- 2.6 The Agapanthus spp is a plant that can survive and grow in tough and dry conditions requiring the minimum amount of watering.

It is advisable to contact the Executive Committee of the N1 City Owners' Association before starting to landscape areas.

### **3. PRIVATE ROADS**

The attached plan indicates which are private and public roads.

- 3.1 All private roads are shared roads between the adjacent property owners. One half of the road is the property of the one owner and the other half is the property of the owner on the other side of the road.
- 3.2 The owners of these roads are jointly responsible for the full maintenance of the private road :
  - Repairing of potholes
  - Painting of traffic lines and signage on the premix surface
  - Traffic and general signage
  - Should the premix surface need to be replaced, this will be the responsibility of the joint owners at their cost. No neglected roads are allowed and have to be maintained to the standard of the public roads.

- The repair or replacement of kerbs alongside the roads.

#### **4. SIGNAGE**

Signage can be categorized in three types:

- 4.1 Signage on buildings to identify the company; group or name of the building
- 4.2 Traffic signs on poles which are standard signs.
- 4.3 Signage at buildings to identify areas like yards, loading bays and other areas.

There are strict rules and regulations by the Department of Environmental Affairs of the City of Cape Town.

No one is allowed to erect a signboard to advertise a product or events of any kind without getting the necessary approval from the City of Cape Town, with a copy of the application documentation submitted to the Executive Committee of the N1 City Owners' Association.

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