Erf 1772, Stanford

Landscape Report

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Prepared for:

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1 Introduction

Wrap Project Office, Town Planners and Project Managers, are in the process of compiling an application for rezoning and subdivision of Erf 1772 Stanford. This Erf was recently included in the urban edge.

Megan Anderson Landscape Architect has been appointed to prepare a brief Landscape Report indicating how the open spaces in the development will be treated.

2 Proposed Development

2.1 Site Location

The proposed site of development is located in Stanford, on the eastern side of the R43 road (between Hermanus and Gansbaai, and immediately south of the R326 road, linking Stanford to N2 near Riviersonderend.

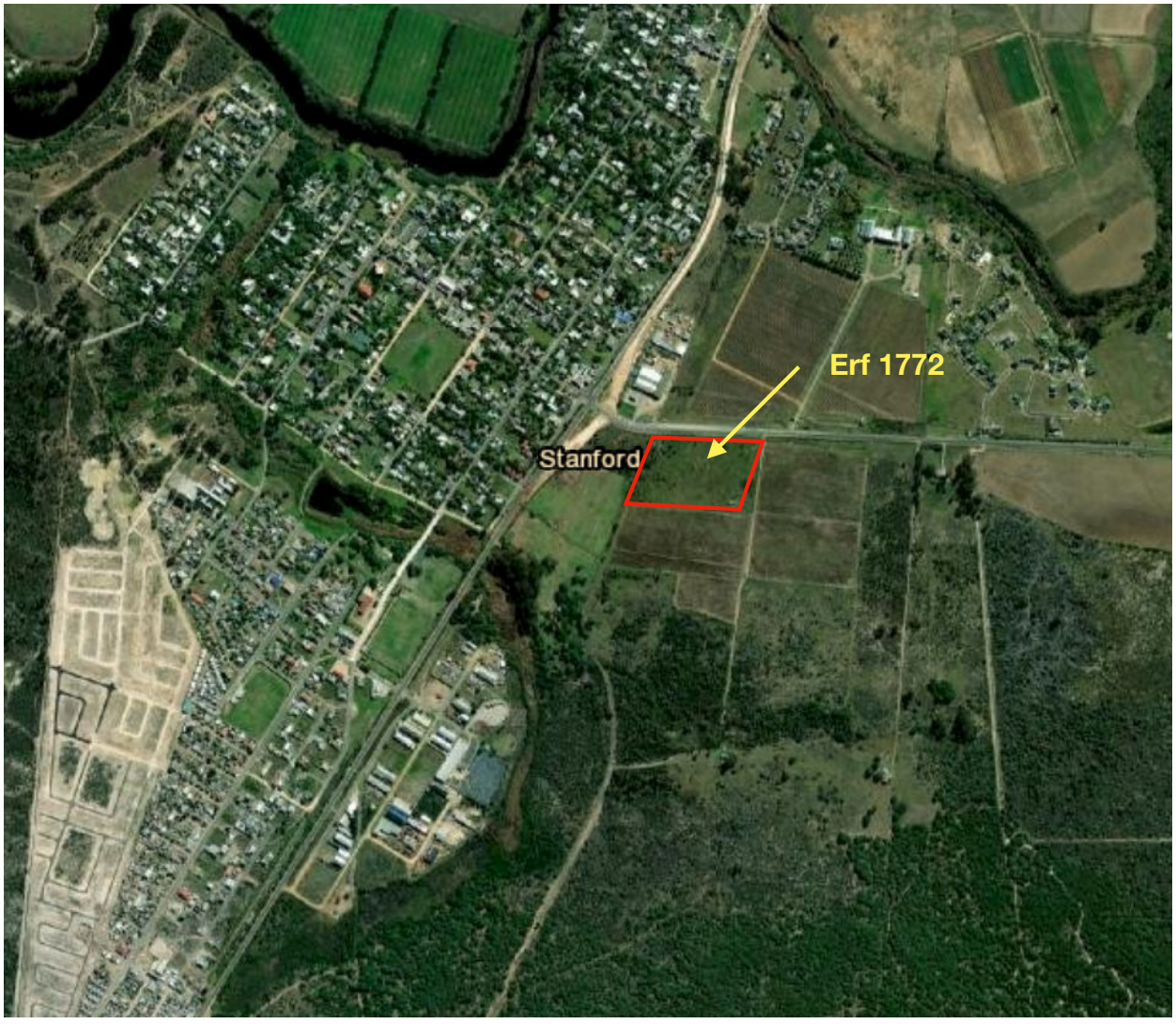

Figure 1: Location of Erf 1772, Stanford

2.2 Proposed Site Development Plan (SDP)

The Site Development Plan (SDP), drawn up by the Town Planners, has evolved over time with the latest version thereof being attached below.

Figure 2: Proposed Site Development Plan for Erf 1772

The proposed development allows for 90 residential erven zoned for "General Residential Zone 1: Town Housing". The erven range in size between 206 m²and 375 m²..

Open space, zoned as Open Space Zone 3: Private Open Space, is found along the east and north edges of the site.

The balance of the Erf is zoned as Transport Zone 2: Road and Parking.

3 Site Description

A site inspection and photo survey was made on the 29 September 2021 to familiarise ourselves with the site.

The site is situated in the lower, east west orientated, Kleinrivier valley, approximately 15 kms inland of the mouth of the river and the coastline which lies to the west of the site. The Kleinrivier is approximately 500m north of the site, and flows from east to west. The site has good views of the Klein Rivier Mountains.

Erf 1772 is east of the village of Stanford and the R43 which links Hermanus and Gansbaai, and is adjacent to, and south of, the R326 road, which links Stanford to the N2 near Riviersonderend in the north east.

Figure 3: Location of Erf 1772 in the valley of the Klein Rivier

Photo Plate 1 View of the Kleinrivier Mountains from Erf 1772.

Photo Plates 2 View of the R326 which runs past the northern boundary of Erf 1772, boundary fence thereof to left of photo

The site is on low lying slopes at the toe of the Koueberge, adjacent to the river plain. The slope gradient is very gentle, sloping down from the south and the site is orientated north - north west. The lowest portion of the site is in the north western corner.

The surface soils are sandy and support remnants of typical sand plain fynbos) such as *Pelargonium capitatum*, *Carpobrorus* spp., *Passerina* spp, *Senecio elegans, Chrysanthemoides monilifera* (bietou), *Searsia crenata* and *Stenotaphrum secundatum.*

Invasive alien vegetation is also present on site with a clumps of *Acacia saligna* (Port Jackson) in the north western part of site and along the eastern boundary, *Avena fatua* (common wild oats) is widespread, *Pennisetum clandestine* (Kikuyu) is in south east section, probably dumping related. Other invasive aliens include *Datura* spp.,(thorn apples) and *Spartium junceum* (Spanish broom).

The prevailing winds are westerly and easterly.

Groundwater level is relatively shallow, approximately 1m below ground level, as seen in the open excavation in the south eastern portion of the site. Standing water is also evident in the R326 side drain. Both these observations are probably related to the time of year that the site was visited, namely late September, after a winter of high rainfall.

Environmental factors that need to be considered and enhanced or ameliorated will be:
- Making the most of the northern orientation;
- Making the most of the views of the Kleinberg Mountains to the north;
- Planting numerous trees to provide shelter from sun and wind and mitigate the predominantly newly paved and developed areas;
- Allow for detention and infiltration of stormwater runoff from newly paved and built areas ;
- Make use of local, indigenous vegetation when revegetating open spaces.

4 Landscape Concept

This section will cover some landscape development concepts of the proposed Erf 1772 residential development including the Entrance Gateways, the Street tree planting and the multi-functional Private Open Spaces.

4.1 Entrance Gateways to Erf 1772

There are two entrances namely the Main entrance off R376 and the secondary entrance off the eastern boundary.

Both gateways provide for controlled access and have islands for landscaping, outside and inside the control gates.

Large trees ware proposed to flank the gateways, enhancing and identifying these entrances, but not blocking sightlines. Groundcovers will be planted under the trees and shrubs/hedges up against the walls.

Pedestrian sidewalks will be paved in a material that is different to the roadways, distinguishing pedestrian from vehicular paths.

Similarly the paving at the gateway will differ from the roadways/streets, enhancing the Gateways and introducing a visual clue that the area differs from streets/roads.

4.2 Streets within Erf 1772

Numerous street trees are proposed for a number of reasons.

a) the road layout is orientated west - east, the same direction as the local winds, and trees, once established with good crowns, will assist in reducing the wind speed.

b) trees will help to adjust the micro climate of the paved roadway providing pedestrians with relief from paved surfaces.

c) street trees will add character to the residential development, making it more a village than a town.

d) there is little space on the residential erven for planting trees so these trees will also be shared by the adjacent erven.

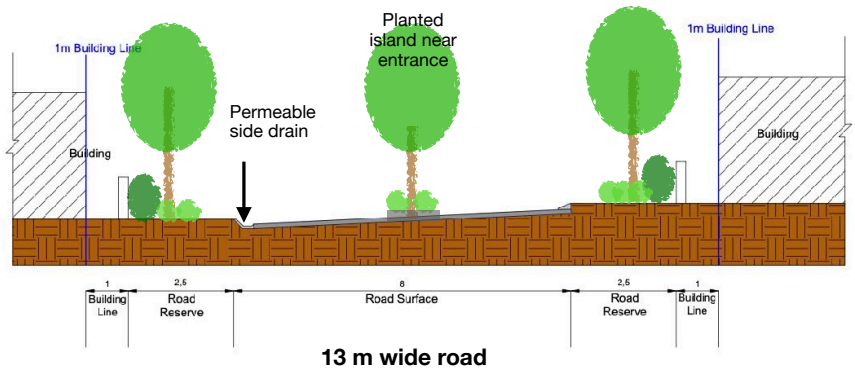

Figure 4: Cross Section through 13m streets (Fountain/Spring Streets adjacent to Entrance Gates)

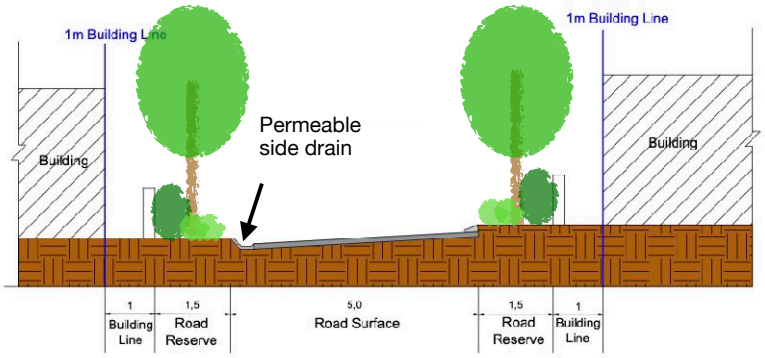

Figure 5: Cross Section through 8m streets

A 1,5 to 2,5 meter wide planted strip will be provided on either side of the roads, with a permeable side drain on the lowerlying edge of the paved road.

4.3 Private Open Spaces (POS)

The POS is found along the eastern and northern edges of the site, with a couple of Open Space corridors between the centrally situated erven.

The POS will provide for active and passive recreation and be vegetated with indigenous trees, shrubs, ground covers and lawns.

A perimeter path, 1,2 - 1,5 meters wide, will be provided from the south east to the north west.

A Sustainable Urban Drainage system (SUDS) will be accommodated where possible, allowing for some infiltration of stormwater runoff of the hardened area.

The POS is divided up into a few areas and discussed below.

4.3.1 South eastern POS (Erf 101)

This area is the larger POS and will allow for numerous activities, including the proposed Well, which will be in a passive corner, a more active area for example allowing for a kick-about area and/or ball court for slightly older children and a Jungle Gym for younger children. Outdoor Gym equipment will also be provided as will seating.

A pedestrian pathway, commencing from the south eastern end of Waterfall Crescent, will continue through this space and the rest of the POS till the POS in the north west corner where it will rejoin Waterfall Crescent again.

Indigenous trees and shrubs will be provided in and around the edges of the POS with groundcovers/meadow covering much of the area, and mown lawn grass along the pathways and seating.

4.3.2 Eastern POS (between Waterfall Crescent and Spring Street)

The pedestrian pathway will continue through this area with Outdoor Gym equipment and seating. Trees, shrubs and groundcovers will be planted on the edges with mown lawn along the paths, around the Gym Equipment and seating.

The north eastern corner could be used as a stormwater collection and infiltration area, attractively vegetated as a seasonal wetland swale which flows into the northern POS.

4.3.3 Northern POS (4m wide buffer between residential development and northern boundary

This is a long narrow strip, 4 - 5 meters wide and being used primarily as a service area.

The pedestrian perimeter path continues through this area with trees placed so that views of the Kleinberg Mountains are not completely obscured.

This area could include a few narrow swale areas for stormwater infiltration and will also contain outdoor gym equipment and some seating.

4.3.4 North western POS

This space is proposed as a SUDS (Sustainable Urban Drainage System), being in the lowest area of the site. While not big enough to complete the task, it will allow for detention of some stormwater runoff from the paved and built areas. It is proposed to be a seasonal wetland with trees and seating around the edges and will include the perimeter pedestrian pathway which enters/exits onto Waterfall Crescent.

4.3.5 Central POS corridors

Open Space corridors have been provided between erven that are in the centre of the site. These will primarily allow for pedestrians to pass through from Waterfall Crescent to Spring Street so will have a pedestrian path and be planted with indigenous trees, shrubs and ground covers with some lawn on either side of the pathway.

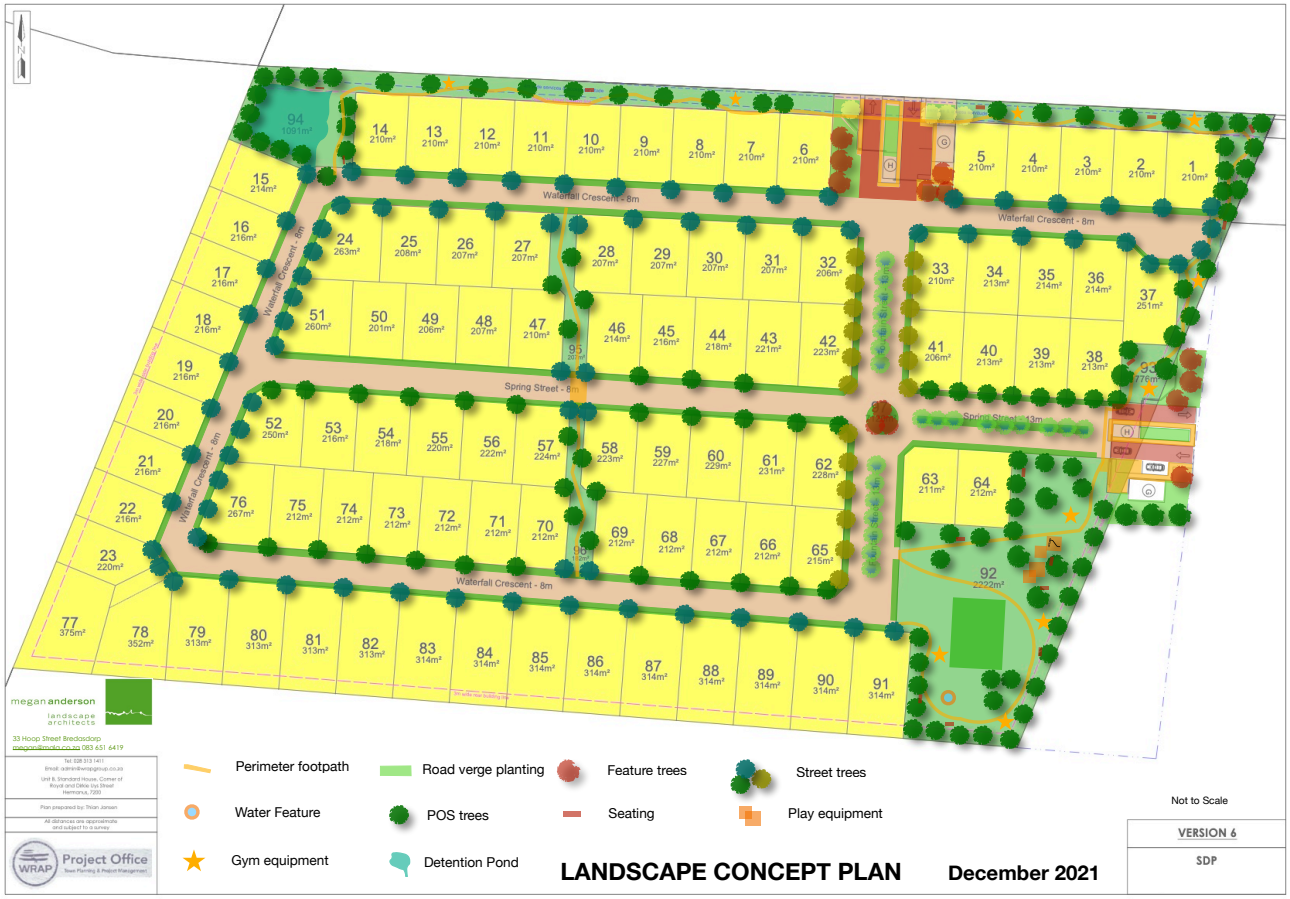

Figure 6: Landscape Concept Plan

4.4 Plant List

Trees at Entrance Way
Aloidendron barberae
Erythrina caffra
Syzigium guineense

Street Trees
Celtis africana
Ceratonia siliqua
Curtis dentata
Harpephyllum caffrum
Rapanea melanophloes
Syzigium guineense

POS trees
Afrocarpus latifolius
Aloidendron barberae
Apodytes dimidiata
Buddleja saligna
B. Salvo;ia
Curtis dentata
Cunonia capensis
Cussonia spicata
Diospyros whyteana
Ekerbergia capensis
Ilex mitis
Harpephyllum caffrum
Kiggelaria africana
Olea african
Rapanea melanophloes
Sideroxylon inerme
Vachelia xanthephloea
Vepris lanceolata

POS Shrubs and ground covers

Lawns
Stenotaphrum secundatum