



*M*OUNT *V*ERDE

VISION



VISION

Section 1 Development Controls





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Vision

1_1 Introduction

Mount Verde is adjacent to Hilton, in the uMngeni and uMshwati Local Municipalities within the uMgungundlovu District in the Province of KwaZulu-Natal.

Hilton is a suburban community approximately 12km from Pietermaritzburg and 12km from Howick; just 1,5hrs to KZN Dolphin Coast beautiful beaches and warm water, 1,5hrs to the majestic Drakensberg mountains and is the gateway to the ever-popular Midlands Meander.

Mount Verde Estate will consist of several rural neighbourhoods on the Farms Mount Verde and Maqwood and comprises of approx. 700ha, which shall be governed by the MVMA.

Mount Verde Estate shall be separated from the MVFA (Mount Verde Farms) in terms of management and access, with its perimeter boundaries, including access and traversing rights.

The foundation of the Mount Verde Estate comprehensive plan is a vision for the future that is deliberately rural. Agriculture and agriculturally compatible sustainable businesses are the Estates primary economic development targets.

An intentional vision to develop a rural theme in the face of the inevitable suburban development pressure.

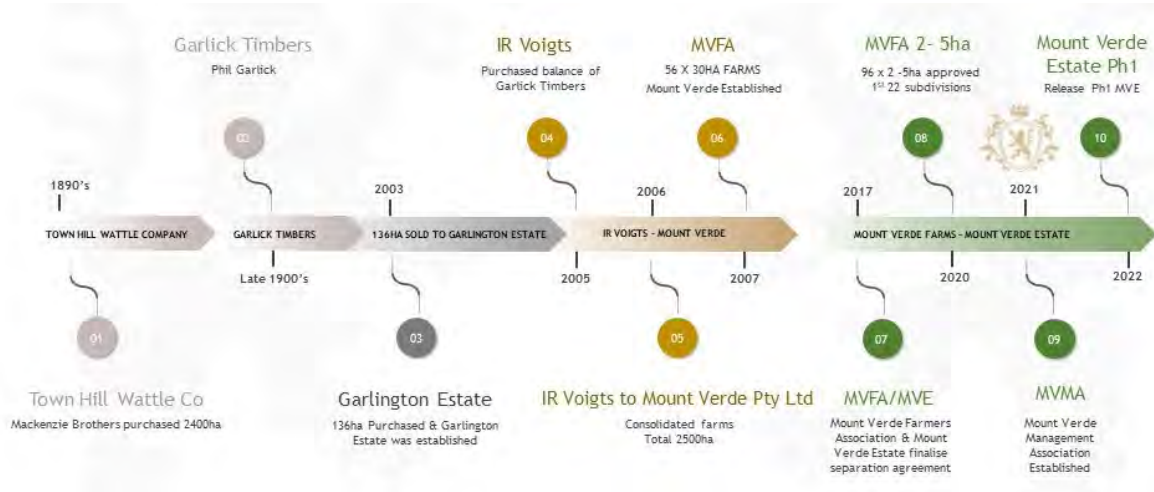
The rural nature of the community will create value for the existing property owners already on the estate as others come to appreciate the beauty and serenity of the estate, and wish to enjoy the same lifestyle.

The intention of this ***Agrihood** aims to promote a mixed-use community within a secure estate that compliments Hilton's rural landscape character; integrating the requirements of a contemporary lifestyle whilst promoting "distinctive", good quality, contemporary design and best practices.

Mount Verde Estate shall be refined into a revised village, hamlet and farmette form integrated with traditional agricultural development. Outside of the intentionally developed mixed-use nodes – the village and hamlets – the Estate will be rural, with a strong focus on agriculture and preservation of the rural public realm and vistas that are highly valued by the community.

***Agrihood** Agriculture Neighbourhood – refer 1.2 Agrihood

1_2 History of the Farm & Context



MOUNT VERDE
HILTON

Mount Verde logo 2006 - 2021



MOUNT VERDE

Mount Verde logo - 2022

In the 1890s, the pioneering Mackenzie Brothers from Cramond, formed Town Hill Wattle Company in Hilton, with the express purpose of growing Wattle. Mr Phil Garlick, a prominent businessman, in 1970, purchased 1900ha and established Garlick Timbers. 136ha of Garlick Timbers was sold and Garlington Estate was conceptualised in 2003.

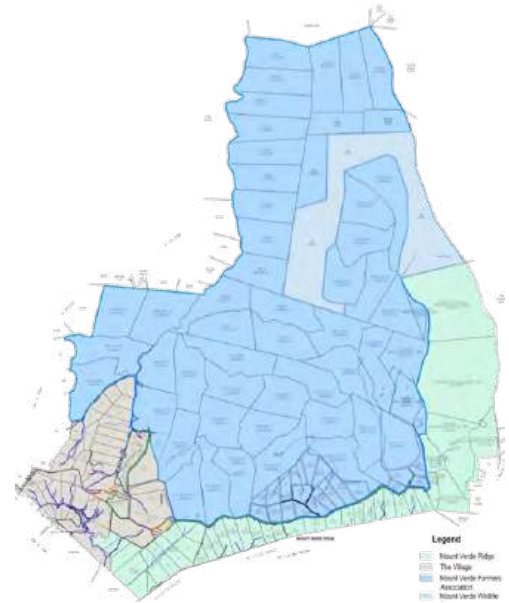
In September 2005, the remaining Garlick Timbers farm was purchased by IR Voigts Pty Ltd – a subsidiary of the Voigts Group.

Mount Verde, a total of 2500ha, was established by Mount Verde (PTY) Ltd consolidating the remainder of Garlick Timbers farm and other neighbouring farms.

This first phase of Mount Verde consists of 56 x 30ha farms that fall under the jurisdiction of Mount Verde Farmers Association (MVFA) farms. The 30ha MVFA farms have been subdivided carefully for the introduction of intensive farming or game farming in the wildlife sanctuary, which has proven to be very successful. The current MVFA farmers enjoy an evergreen landscape of mountains and fields. The introduction of intensive crops such as essential oils; rosemary, thyme, lavender; blueberries, macadamias and fields of Proteas, and the possible introduction of other crops such as grapes, olives and avocado.

In 2021, 91 x 2 – 9ha subdivisions were approved. 22 of these 2 – 9ha farm portions shall form a part of the MVFA, and enjoy traversing rights over the larger portion of Mount Verde, including the Wildlife Sanctuary.

Mount Verde Estate totals 700ha in extent. The estate comprises of Mount Verde Ridge (454ha), which shall include the Maqwood Farms and 2 – 9ha Farmettes, all to be actively farmed. A further 247ha, shall be known as the Mount Verde Village. The Ridge and Village shall be governed by Mount Verde Management Association (MVMA). This is our Agrihood.



1_3 Agrihood

- Is directly defined as an Agriculture Neighbourhood.
- An Agrihood is a mixed development that combines agriculture, food and real estate.
- A mixed-use community centred around agriculture, connecting to the residents, the local community outside the neighbourhood, and connecting to the larger region and foodshed.
- The estate's neighbourhood hamlets offer residential living with a farm-to-table focus for active families seeking a lifestyle centred around security, simplicity, health, wellness and sustainability.
- The Agrihood concept is still new and evolving. Demand for this lifestyle is growing rapidly, as the millennials enter into the real estate market and are the largest share of homebuyers in the market today.
- Agrihoods are part of a larger trend/movement known as "new urbanism" to create walkable, mixed-use communities that prioritize healthy living and a strong sense of community.
- Living in an Agrihood hamlet doesn't mean you've necessarily become a working farmer. The neighbouring farms and Farmettes within the Estate and surrounding areas are farmed by professionals who tend to the land and then sell the produce to residents and retailers, such as nearby restaurants and grocery stores.

The size, geography, and socio-economic culture of Agrihoods vary; they can be found in rural, suburban, and urban spaces, using diverse locations including housing/hamlets built around existing farms, repurposing existing spaces preserving local culture and history.

1_4 Sustainable Development

1_4.1 Mount Verde Sustainability Pillars

Sustainable development is defined as “*development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*” The concept of needs goes beyond simply material needs and includes values, relationships, freedom to think, act, and participate, all amounting to sustainable living, morally, and spiritually.

The three pillars of sustainable development—economic growth, environmental stewardship, and social inclusion, carry across all sectors of development, from subsistence agriculture, infrastructure, energy development and use, waste management, water availability, and transportation.

- 1 Economic development** is about providing incentives for businesses and other organizations to adhere to sustainability guidelines beyond their normal legislative requirements. The supply and demand markets are consumerist in nature, and modern life requires a lot of resources every single day; economic development is about giving people what they want without compromising the quality of life, especially in the developing world.
- 2 Social development** is about awareness of and legislation protection of the health of people from pollution and other harmful activities of business. It deals with encouraging people to participate in environmental sustainability and teaching them about the effects of environmental protection as well as warning of the dangers if we cannot achieve our goals.
- 3 Environmental protection** is the need to manage the environment, whether the concept of 4 Rs (reduce, recycle, recover, and reuse) are being achieved or not. Businesses that can keep their carbon emissions low is toward environmental development. Responsible Environmental management is the third pillar and, to many, the primary concern of the future of humanity.

1_4.2 Mount Verde Sustainability Overall Assessment

The three aspects of sustainability are addressed with the fourth aspect being the overall assessment:

- 1 Environmental** –desired state for enhanced ecosystem health and hydrologic integrity of urban water system
- 2 Social**–desired state of social needs & expectations inc. cultural needs, health regs., and inter- & intra-generational equity
- 3 Economic**–desired state for economic costs & benefits of service provision at all levels
- 4 Overall** indicates the overall building/site performance in terms of sustainability

It is vital in sustainable development, that sustainability is not interpreted as merely meeting individual and separate targets for ecological, economic and social components of the environment, by modifying a development proposal to avoid adverse effects and maximize benefits for each of the components separately.

Perhaps even more important is to consider the relationships between social, ecological and economic factors. Sustainable development at Mount Verde focuses on these interrelationships and their character, resilience to change and adaptability, and the sustainability goals that embody such an orientation.

On Mount Verde, sustainability features at three levels:

- 1 **Farm** - Community focussed and expressed in the layout, natural system enhancement, waste management, energy supply, water supply, access to outdoor and agricultural activities.
- 2 **Site** – Family focussed on the most suitable placement of the house on the site, optimizing on slope, topography, air movement, water harvesting, stormwater management, sewer treatment and waste management.
- 3 **Home** – Technology focuses on responsible energy use, water systems, protection from the elements, optimising on heating and cooling through appropriate orientation specific to each site.

Sustainability celebrates and creates the ability of communities to minimize their impact on the environment, to create places that endure. Central to this is an ecological approach that takes into consideration not only nature, but the human element as well, which ensures the prosperity of urban development, sustainability, and resident satisfaction. It creates liveable places that emphasize continuity in human habitation and interconnectedness between people and places. It integrates natural systems with human patterns and celebrates continuity, uniqueness and placemaking.

1_4.3 Sustainable Principles

Table 1: 10 sustainable principles and achievable implementation practices

No	Principles	Practices
1	Zero Carbon -. Carbon trading	<ul style="list-style-type: none"> • Efficient and renewable energy • Use alternative energy • Use energy efficient appliances • Offset by a certified carbon sequestration scheme • Prevent air pollution • Avoid unnecessary commuting by vehicles • Stay abreast of Innovation
2	Zero Waste – reclaim, recycle, reuse.	<ul style="list-style-type: none"> • 70% of waste by weight to be reclaimed, recycled or composted • No more than 2% should be sent to landfill. • Separate at source • Utilize local community for recycling initiatives and removal • Stay abreast of Innovation
3	Sustainable Transport - CO ₂ emissions must be reduced..	<ul style="list-style-type: none"> • Promote integrated planning. • Offset by a certified carbon sequestration scheme • Use public transportation • Provide opportunities for co-driving • Provide comfortable pedestrian, bicycle and
4	Local & Sustainable Materials -	<ul style="list-style-type: none"> • Use of local, reclaimed, renewable, recycled and low environmental impact materials in construction. • Identify local material • Provide storage yards for recyclable material • Explain to the residents, what low impact material is.
5	Local & Sustainable Food	<ul style="list-style-type: none"> • Encourage sustainable agriculture. • Support local growers and producers • Purchase seasonal produce rather than imported items. • Grow easily produced vegetables at home • Reduce eating red meat • Keep chickens
6	Sustainable Water	<ul style="list-style-type: none"> • Install and use only low flow faucets and showerheads • Utilise water-saving appliances. • Install low flow irrigation systems • Do rainwater harvesting to use for car wash, paving washing and to fill swimming pools • Ensure responsible stormwater management • Use local and single unit sewer treatment facilities to prevent overload on regional systems



7	Natural Habitats & Wildlife	<ul style="list-style-type: none"> • Identify the plants, mammals, invertebrates, insects and birds from the area and become knowledgeable on the habitat of the species. • Do not remove natural vegetation unnecessarily. • When alien vegetation is removed, rehabilitate the area immediately with a suitable veld grass mixture. • Use vegetation from the surrounding area to enhance the local • Focus on habitat creation and habitat protection. • Install habitat supplements for bees, bats, birds and insects
8	Culture & Heritage -.	<ul style="list-style-type: none"> • Include aspects of local culture and heritage into the designs and finishes of the private and public spaces. • Identify local textures and finishes to include in the new structures. • Support local theatre and performances to strengthen local culture and heritage.
9	Equity & Fair Trade -.	<ul style="list-style-type: none"> • Purchase local products to boost the local economy, • Assist the disadvantaged communities by supporting their services. • Focus on traceability of all products produced on the farm. • Attempt to purchase traceable products
10	Health & Happiness -	<ul style="list-style-type: none"> • Support education and ongoing learning • Promote social cohesion and Inclusion • Invest in active and passive recreation areas. • Provide access via nature trail to natural areas. • Provide health spa facilities. • Ensure access to coffee shops, entertainment and leisure activities.

1_5 Intended Character

The envisioned architecture on Mount Verde Estate shall be diverse, celebrating spatial experience, the interconnectedness of farming, living and landscapes. Where possible retaining an agrarian aesthetic, integrated into the community for both utilitarian and aesthetic purposes.

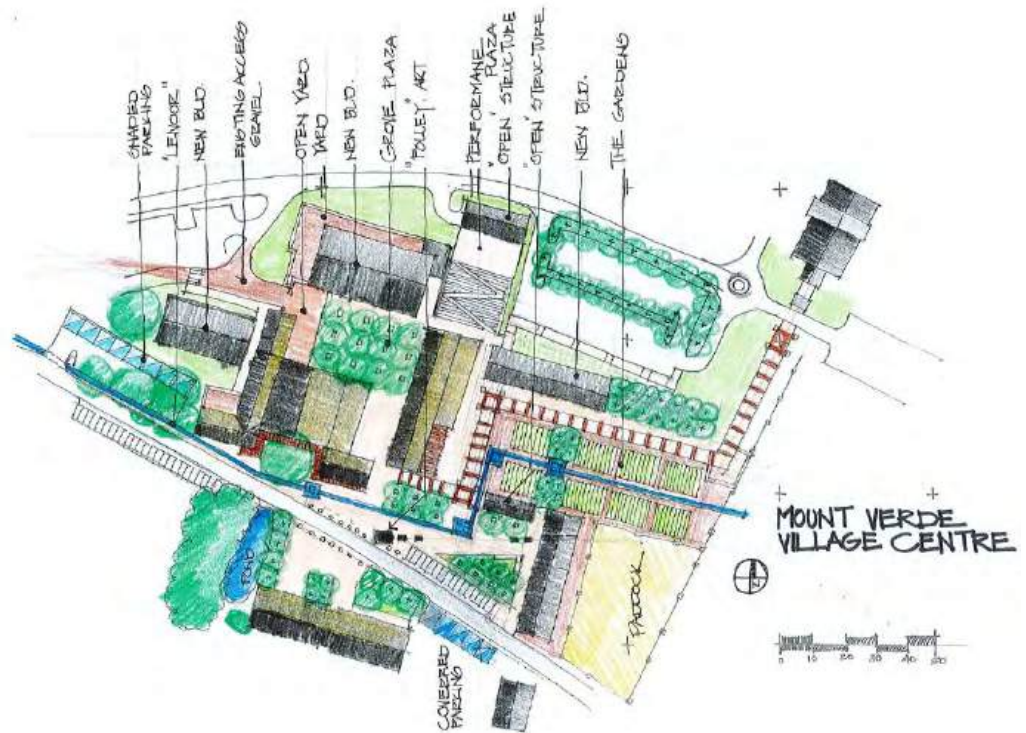
Architecture within South Africa, and found in Hilton, is extremely diverse, incorporating various European styles. Drawing on history, working within the natural landscape, incorporating traditional and existing farm building archetypes, reinterpreting local vernacular into adjusted contemporary rural, contemporary barn architecture which shall appeal to those looking for a contemporary rural lifestyle; shall be the intended character for Mount Verde Estate.

Mount Verde Estate shall be refined into a village, residential hamlets integrated with traditional rural/agricultural development. Outside of the intentionally developed mixed-use nodes – the village and hamlets – the Estate will be rural, with a strong focus on agriculture and preservation of the rural public realm and rural vistas that are highly valued by the community.

The purpose of the character is to encourage creativity ensuring a harmonious degree of uniformity of plant materials and finishes.

1_6 Intended Design

The intended design of Mount Verde Estate situates the Village and Village Harvest Farm in the middle of the community, with residential hamlets radiating outward. A system of greenways and trails surround the community and connect residents to the village, harvest farm and parks. A variety of planned housing types include 2 – 9ha farms, high-



end luxury homes on 1ha & smaller stands, clustered homes with full backyards, rowhouses that share a common space, apartments and a senior living hamlet.

The agricultural amenities in Mount Verde Estate include the planned 3ha Village Harvest Farm, edible landscaping throughout the various Hamlets and produce farmed on the individually owned Mount Verde Ridge 2 – 9ha Farmettes and 21 – 90ha Maqwood farms. The Village Harvest shall produce various row crop vegetables, orchards for seasonal fruit to sell to the community and farm store.

It is envisaged residents shall enjoy numerous monthly events planned by an on-site lifestyle director; many of which are centered on a healthy lifestyle and feature produce from the Harvest Farm, Farms and Farmettes within the Estate.

The Village Harvest is located at the center of Mount Verde Estate, surrounded by curated retail, restaurants, coffee shop, butchery, brewery, distillery, amphitheater and events lawn, art gallery and activity center. The formal gardens link to a chapel and boutique hotel, with additional bespoke revamped farmworker accommodation as luxury stand-alone hospitality cottages.

1_7 Precedent Studies & References

To facilitate a uniform vision within Mount Verde Estate, several precedents were carefully identified to help define an appropriate character and lifestyle. Accordingly, these precedents reflect the features and qualities that the architectural character and development controls envisages for achieving a constructed environment with high-quality aesthetics, practical design principles, sustainability practices and attention to individual privacy, without undermining individualisation.

1_7.1 Historical



1_7.2 Contemporary



1_7.3 Context and Site

Farming Practices



Existing Farm Structures



Locally Sourced Materials





Site & Environment

