

# RENOSTERBOS

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LANDSCAPE AND PLANTING GUIDELINE

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## 1. Introduction

The landscaping and planting of gardens is subject to certain guidelines. Landscaping is to be limited, as far as possible to indigenous species and will be done by the homeowners association on most of the common areas. While the private garden is not part of the public domain, it must be acknowledged that the diversity and structure of its flora has a major effect on its surroundings. An important aspect of the vision for this estate is to create a distinct and harmonious landscape in accordance with the architectural vernacular and to extend the framework of planting of the entrance and other sidewalks to the private garden.

We expect that the Landscaping of the stands will be considered as an integral part of these home designs and that the outdoor spaces will be as well planned and detailed as the homes themselves. The use of indigenous planting will further enhance the concept of natural materials being used to build the Estate into something original and outstanding. Considering the natural beauty of the area some homeowners may wish to retain a portion of their stand in its natural state, however the area between the street boundary and the Dwelling must be landscaped (See attached annexure).

The sidewalk landscaping in the estate itself must conform to the guidelines and developer's existing planting scheme. A Homeowner must submit his plan, together with the building plans, prior to the establishment of any landscaping on the sidewalk adjacent to his or her stand and thereafter planting may be carried out in terms of the conditions of such approval.

The development company is entitled to determine that a Homeowner is required to landscape the sidewalk and islands adjacent to his erf and to irrigate these areas.

A landscaping design of the property must be prepared and submitted to the Aesthetics Committee with the architectural design for approval. The garden landscaping must be completed within 90 days of the issue of the Local authority's Occupation certificate. The estate completion certificate will not be issued until all landscaping is complete.

## 2. Landscape Strategy

The landscape strategy is to create an environment within the estate that will maximise indigenous bio-diversity of the area and be sustainable into the future.

The purpose of the general landscape guidelines is to create an integrated and responsive landscape with emphasis on nature, open space and style that will be unique to Renosterbos Estate. It will also create sensitivity and harmony between the development and the surrounding nature.

The landscape guidelines will ensure environmental sustainability, ecological diversity and balance of the natural systems of the site. This is achieved by creating an environment, which has a feedback mechanism of installation, preservation, conservation, protection and restoration.

The guidelines furthermore aim to preserve and enhance the existing environmental attributes, minimise possible negative impacts whilst at the same time establish a new, dynamic and elegant character to the Estate.

In order to control the general landscape development on private property to be a continuation of the landscape design of public spaces as will be established by the developer, the following set of guidelines will apply to every erf.

The integrity of the Open Spaces can only be achieved through the successful integration of the landscape and the architectural components.

### Principles

- To ensure a high level of biodiversity in order to promote a sustainable natural environment that is self-sufficient and self-supporting.
- To promote a balance between the natural ecology and the man-made environment.
- To promote water conservation.
- To promote diversity of endemic and indigenous species based on aesthetic and ecological requirements.
- To promote a low-maintenance, largely self-sufficient appropriate landscape that requires little support.

- To promote sustainability by using water-wise plant species, thus minimising the need for irrigation and supporting water conservation efforts.

### 3. Landscape Design

The integration of the landscape design of open spaces and street reserves with that of private property is encouraged. The following measures are to be applied in the landscape design of each erf. Homeowners are encouraged to enhance and to keep within the framework of species and the landscape character of the public landscape adjoining an erf.

- 3.1. The landscape layout, in terms of lawn and bed areas, at the interface between public spaces and private property are to be harmoniously integrated.
- 3.2. Erf Owners are required to accurately plot street trees on their architectural submission plans, indicating how the tree/s are integrated into the standard driveway layout.
- 3.3. No detailed landscaping of sidewalks will be permitted in the instance where erven or sections of erven abut the parks or open spaces which have been landscaped by the Developer.
- 3.4. Erf Owners may not prune/cut back any trees on the Public Open Spaces of the Estate and will approach the Estate Manager if any pruning is required. The pruning of trees will be at the discretion of the Estate Manager.
- 3.5. Erf Owners will not be permitted to sink boreholes on their stand/s.
- 3.6. All streetscapes will be treated less intensively by the Developer on the basis that the landscaping in these areas may be extended and intensified by the Erf Owners, subject to conditions as set out herein, as part of the landscape establishment and enhancement of their private gardens. No hard landscape/structures other than approved paving will be permitted on the sidewalks. No pedestrian traffic may be impeded on the sidewalks due to landscaping thereof. Similarly, the Estate Irrigation System may not be tampered with or altered other than as approved by the Estate Manager. Such alterations will be executed by the Estate Maintenance Contractor at the expense of the Erf Owner.
- 3.7. In order to achieve the vision of creating a distinctive and harmonious landscape in accordance with the vernacular and theming and to extend the planting framework, Erf Owners are encouraged, as far as is practical, to select plants for their gardens from the recommended plant palette which may be extended from time to time so as to enhance the overall vision and quality of this lifestyle.

### 4. Existing Vegetation and Trees

The development will at all cost, preserve as many as possible of the existing indigenous trees. This will minimize visual impacts and preserve the value and character of Renosterbos Estate.

A maximum area consisting of the construction footprint plus an additional "buffer" of maximum 5m wide beyond the footprint can be cleared for construction.

Apart from trees that need to be cleared for purposes of the boundary walls, any other trees within the building line area must be preserved. Any tree outside this area must be preserved unless it can be proven that a tree might be unstable. This 2.5m wide "buffer" is not permitted to encroach onto the stand's building lines.

Bird life is significantly increased through the planting of indigenous trees that have berries for food, or thorns for protection from birds of prey.

### 5. Planting

The character of Renosterbos Estate constitutes not only in the existing environmental attributes but also by the architectural style as well as the specific landscape architecture to be introduced. The landscape vernacular will fulfil a crucial role in the harmonious integration of the new development in the landscape.

For this purpose, the use of plant species on private property will be controlled as follows:

- 5.1. The establishment of a plant community as per the plant palette is encouraged throughout Renosterbos Estate.
- 5.2. The planting of Palm tree species or any other plant with a tropical character will not be permitted on the Estate.
- 5.3. Plant species on private property are to enhance and integrate the character of the adjoining street and or open space landscape.
- 5.4. It should be noted that Milkwoods are protected under the Forestry Act (122 of 1984), and may only be disturbed (this includes cutting or pruning in any way) with the relevant permit from Dept. Water Affairs and Forestry.

## 6. Plant Palette

- 6.1. In order to achieve the vision of creating a distinctive and harmonious landscape in accordance with the vernacular theming and to extend the planting framework, Erf Owners are encouraged, as far as is practical, to select plants for their gardens from the recommended plant list which may be extended from time to time so as to enhance the overall vision and quality of this lifestyle.

SEE ATTACHED PLANT LIST

## 7. Alien Vegetation Control

- 7.1. All woody alien invasive vegetation (mainly *Acacia cyclops*) must be removed from properties. There should be annual follow-ups of areas where alien vegetation has been removed.
- 7.2. No CARA listed invader species as promulgated by law may be introduced. Should these species occur on erven, it is the landowners responsibility to remove them.
- 7.3. No *Pennisetum clandestinum* (Kikuyu grass) is allowed on any erven or public areas bordering natural Open Space areas, as it is highly invasive. *Stenotaphrum secundatum* (buffalo grass) or *Cynodon dactylon* (Kweek grass) are suitable non-invasive alternatives.

## 8. Driveways and Paving

Every erf owner will be responsible for the construction of a driveway from the street kerb to the garage according to the following specification.

- 8.1. Driveways are to be maximum 6m wide for the length of the road.
- 8.2. Walkways in the road reserve, by the Developer take preference and may not be removed and are to be incorporated in the driveway paving.
- 8.3. Materials: Driveways may be constructed from the following materials:
  - Brick Paving
  - Concrete Paving
  - Natural Stone
  - Exposed aggregate Paving
  - Grass block Paving
- 8.4. Driveways shall not be constructed from asphalt, concrete interlocking, or any form of crazy, brick or stone imprint paving. Excessively coloured or patterned driveways are not permitted. A sample or specifications must be submitted to the Aesthetics Committee prior to commencement with the laying thereof.

## 9. Garden Ornamentation

Artificial ornamentation such as artificial rocks, garden gnomes, overly elaborate sculptures etc. are prohibited.

## 10. Garden Lights

All exterior lights, whether attached to a building or free standing, must be diffuse and subdued and in addition the light source must be screened to avoid glare. The lights must be designed to prevent light pollution in such a way that direct light does not leave the property. Coloured light are prohibited. These restrictions also apply to tennis court lighting.

## 11. Agricultural elements

The use of natural stone structured agricultural elements and garden furniture is encouraged to create a sense of unity and place and to complement the rural ambiance.

## 12. Storm Water Channel Crossings

- 12.1. Driveways which cross storm water channels are subject to a standard bridge design. This design varies according to the channel width.
- 12.2. A minimum of two 160mm diameter PVC sleeves are to be laid under driveways and paths constructed by homeowners across sidewalks for the purposes of accommodating any future pipes and cables that may be laid in the sidewalks. These sleeves are to be laid 2 meters from the boundary line and at a depth of 800mm below the surface of the driveway.

## 13. Swimming Pools and Spas

- 13.1. Formal pool shapes such as square, rectangular or round pools are recommended as these harmonise with the architecture.
- 13.2. Materials such as brick, natural stone, slate, timber decking, clay pavers or suitable concrete pavers or flagstones, may be used to surround pools and spas.
- 13.3. Pools and spas, filters and pumps are to be within the building lines. These building lines may, however, be relaxed through application to the Aesthetics Committee and any affected residents.
- 13.4. The top level of the paving or pool may not be raised more than 500mm above natural ground level.
- 13.5. Any fencing of the pool must be sympathetic to the architecture and designed accordingly.
- 13.6. Pumps and filters must be enclosed and screened so as to be not to be visible or audible and positioned so as not to negatively affect the neighbours.
- 13.7. All water emanating from swimming pools shall be discharged as required by the Local Authority and should not discharge water directly onto a street or stand.

## 14. Rainwater tanks

- 14.1. The installation of rainwater tanks is recommended. These tanks should be buried in the ground or, if exposed, must be suitably clad to complement the architecture of the building it serves.

## 15. Fire protection

- 15.1. Brush cutting will be undertaken continually along firebreaks to ensure fire protection. This will be undertaken by the Renosterbos Estate Management.
- 15.2. It is recommended that woody planting is not immediately adjacent to houses on erven.

## 16. Fauna Protection

- 16.1. Roadside kerbs can pose an insurmountable obstacle to small fauna, and thus it is recommended that kerb stones should be gently sloping rather than vertical, to allow for movement of small animals over the roads and around properties.
- 16.2. Similarly, any perimeter or interior fencing should allow for passage of small animals. In this regard if palisade fences are erected there must be no concrete plinths above ground level, and there must be a gap of 150mm between the top of any plinths and the lowest point of any fencing. For the same reasons there may not be any electric fence strands within 30cm of ground level.

## 17. Vacant Stands

- 17.1. The owner becomes responsible for his stand on transfer. The owner will keep his stand neat and tidy and free of weeds and ensure that the grass is cut regularly.

<b>Trees</b>	
<i>Tarchonanthus camphoratus</i>	Camphor Tree (indigenous)
<i>Buddleja saligna</i>	False Olive
<i>Celtis africana</i>	White Stinkwood
<i>Brachylaena discolor</i>	Coastal Oak
<i>Sideroxylon inerme</i>	Iron Wood
<i>Nuxia floribunda</i>	Forest Nuxia
<i>Apodytes dimitia</i>	Wild Pear
<i>Acacia karroo</i>	Sweet Thorn
<i>Polygala myrtifolia</i>	Myrtle leaf Milkwork
<i>Sideroxylon inerme</i>	Milkwood
<i>Schotia latifolia</i>	Weeping Boer-bean
<i>Olea europea subsp. africana</i>	African Olive
<i>Calodendron capense</i>	Cape Chestnut
<i>Curtisia dentata</i>	Assegai Tree
<i>Erythrina caffra</i>	Coastal Coral Tree
<i>Ekenbergia capensis</i>	Cape Ash
<i>Podocarpus sp.</i>	Yellow wood
<i>Syzygium cordatum</i>	Water-berry

<b>Shrubs</b>	
<i>Aloe arborescens</i>	Candelabra aloe
<i>Aloe ferox</i>	Bitter Aloe
<i>Aloe spicata.</i>	Bottle-brush Aloe
<i>Buddleja salvifolia</i>	Weeping Butterfly Bush
<i>Casissa bispinosa</i>	Forest Num-num
<i>Dodonea viscosa</i>	Sand Olive
<i>Dovyalis caffra</i>	Kei Apple
<i>Eucluea undata</i>	Common Guarri
<i>Grewia occidentalis</i>	Cross berry
<i>Gymnosporia buxifolia</i>	Spike-thorn
<i>Metalasia sp.</i>	White Bristle Bush
<i>Ochna serrulata</i>	Carnical bush
<i>Plumbago auriculata</i>	Plumbago
<i>Putterlickia pyracantha</i>	False Spyke Thorn
<i>Searsia glauca</i>	Blue Kuni-Bush
<i>Searsia lucida</i>	Glossy Currant
<i>Tecoma capensis</i>	Cape Honeysuckle

<b>Groundcovers and climbers</b>
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<i>Agapanthus nana – blue</i>	<i>Agapanthus</i>
<i>Agathosma ciliaris</i>	<i>Bergboegoe</i>
<i>Anisodonteia scabrosa</i>	<i>Pink Mallow</i>
<i>Arctotis sp.</i>	<i>(Gousblom)</i>
<i>Aristea major</i>	<i>Blue Sceptre</i>
<i>Asystasia gangetica</i>	<i>Creeping Foxglove</i>
<i>Barleria obtusa</i>	<i>Bush Violet</i>
<i>Carpobrotus sp.</i>	<i>Sour fig</i>
<i>Coleonema sp.</i>	<i>Confetti bush</i>
<i>Convolvulus cneorum</i>	<i>Convolvulus</i>
<i>Helechrysum cymosum</i>	<i>Gold Carpet</i>
<i>Jasminum multipartitum (shrub)</i>	<i>Starry wild jasmin</i>
<i>Leonotis leonoris</i>	<i>Wild dagga</i>
<i>Pelargonium cuculatum</i>	<i>Wild Perlargonium</i>
<i>Pelargonium peltatum</i>	<i>Ivy-leaved Pelargonium</i>
<i>Plectranthus fruticosus</i>	<i>Forest Spur Flower</i>
<i>Plectranthus strigosus</i>	<i>Strigosus</i>
<i>Protea spp.</i>	<i>Proteas</i>
<i>Rhoicissus digitata</i>	<i>Wild Grape</i>
<i>Salvia africana-lutea</i>	<i>Golden/African Sage</i>
<i>Salvia leucantha</i>	<i>Wild Sage</i>
<i>Scabiosa africana</i>	<i>Wild Scabious</i>
<i>Strelitzia juncea</i>	<i>Crane Flower</i>
<i>Strelitzia reginae</i>	<i>Bird of Paradise</i>
<i>Sutera sp.</i>	<i>Sutera</i>
<i>Tulbachia violacea</i>	<i>Wild garlic</i>
<i>Watsonia pillansii</i>	<i>Watsonia</i>
<i>Zantedeschia aethiopica</i>	<i>Arum Lily</i>
<i>Eriocephalus africanus</i>	<i>Wild Rosemary</i>