



## LANDSCAPING GUIDELINES

### 1. **LANDSCAPE DESIGN GUIDELINES**

All Homeowners of Le Parc Residential Estate will be required to adhere to the general landscape guidelines as stipulated in this clause and elsewhere in this Guideline.

The Landscape Design Guidelines must be seen as one, and items referred to in one section/clause are not necessarily repeated in other sections/clauses. A provision of any section or part of this Guideline shall be binding even though it may not be repeated in other parts of this sections/clauses.

#### 1.1 **GENERAL LANDSCAPE GUIDELINES**

- **INTENT :**

The purpose of the general landscape guidelines is to create an integrated and responsive landscape with emphasis on open space and style. It will also create sensitivity and harmony between the development and the surrounding open spaces.

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.

- **GUIDELINES :**

##### 1.1.1 **Preservation of Existing Trees:**

The development will preserve as many as possible of the existing trees, even though they may be exotic species.

Any exotic trees which are listed in terms of CARA as invasive species must be removed. Any exotic trees that are being kept for wind breaks must be replaced by indigenous trees over a period of time.

##### 1.1.2 **Plant Species:**

The character of Le Parc Residential 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. For this purpose the use of plant species on Private Property will be controlled as follows:

- The establishment of a plant community as per the plant palette is encouraged. The Plant Palette may be revised from time to time at the discretion of the HOA.
- No invader species as promulgated by law in terms of CARA may be introduced.
- The planting of Palm tree species or any other large leafed plant species with a tropical character will not be permitted on the Estate.

- In response to the historical context of the environment as well as the envisaged vernacular/theme, certain exotic tree species will be permitted as indicated on the plant palette. Similarly exotic but non-invasive shrub and groundcover species will be permitted in private gardens.
- Plant species on Private Property are to enhance and integrate the character of the adjoining street and or open space landscape.

### **1.1.3 Landscape Design:**

The integration of the landscape design of open spaces and street verges with that of Private Property is encouraged. The following measures are to be applied in the landscape design of each erf:

- 1.1.3.1 Homeowners are encouraged to enhance and to keep within the framework of species and the landscape character of the public landscape adjoining an erf.
- 1.1.3.2 The landscape layout, in terms of lawn and bed areas, at the interface between public spaces and Private Property are to be harmoniously integrated.
- 1.1.3.3 The streetscapes in the Estate shall conform to the Landscape Master Plan as drawn up by the Project Landscape Architect. However, should a Homeowner wish to establish any detailed planting on a sidewalk immediately adjacent to his erf and other than that which has been provided by the Developer, the Homeowner may submit detailed plans to the HOA for consideration and written approval where after the planting may be installed to the terms of the approval. The HOA is, however, under no obligation to accept any such proposals and will not be responsible for any costs incurred in preparing such an application. The Homeowner will be responsible for the establishment and maintenance of such an installation to an acceptable standard which will not detract from the general standards of the maintenance of the parks and surrounding areas. Such an installation will be irrigated by the owner utilizing his own water. Under no circumstances will Homeowners be permitted to alter the street tree regime as installed by the Developer. 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. Homeowners 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. It is intended that the initial landscape installation in the Estate by the Developer will focus on the Main Entrance, the Streetscapes, the Recreation Area and the internal parks which link to the recreation area as well as areas to be rehabilitated. Tracts of open spaces will be planted to vines and orchards to enhance the theming and vision for the Estate. All streetscapes will be developed by the Developer on the basis that the landscaping in these areas may be extended and intensified by the Homeowners, 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 and controlled zones. 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 Homeowner.

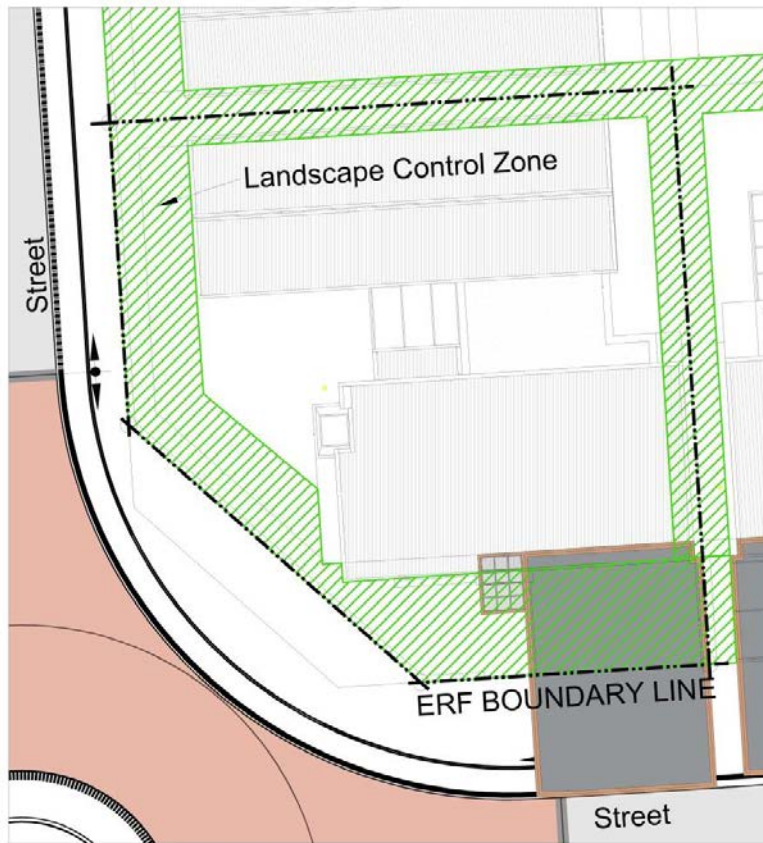
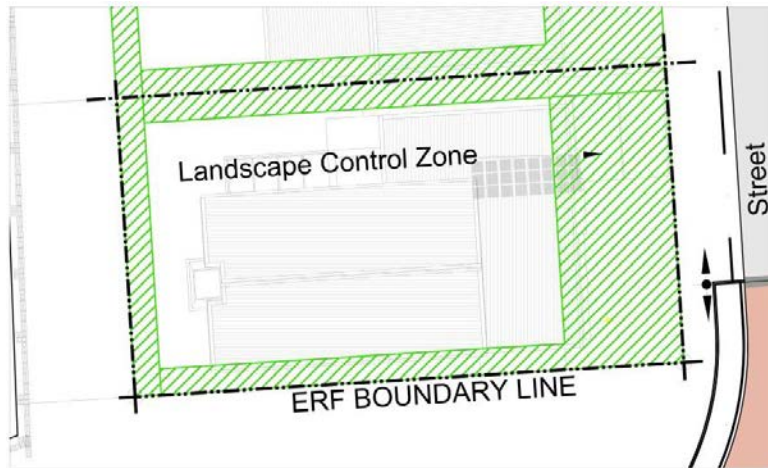
### **1.1.4 Communal Open Space Integration:**

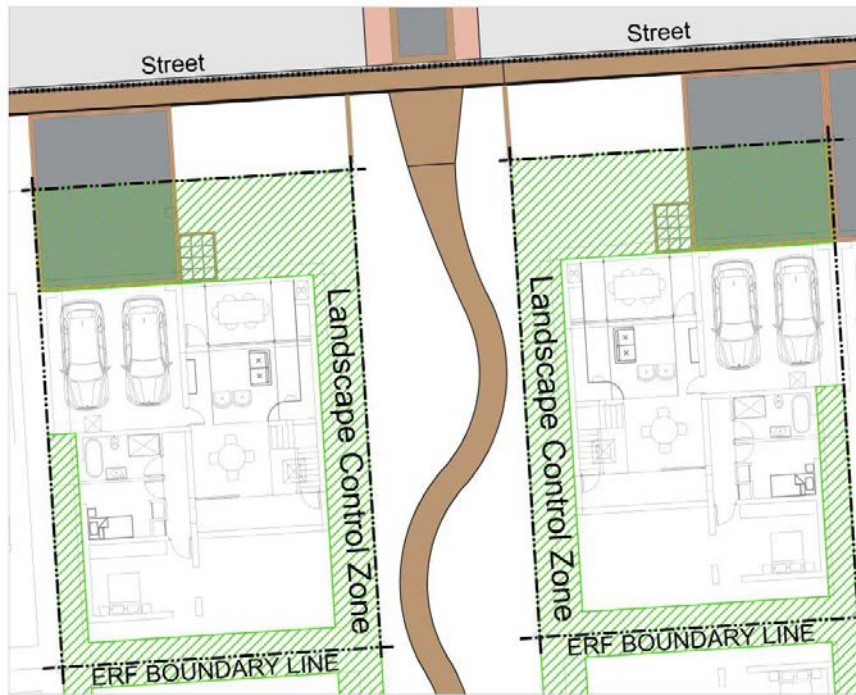
Appropriate landscape design on private property along the communal open spaces will result in the desired integration between public and private spaces and will be controlled as follows:

#### **Parks, Streetscapes, Open Spaces**

- A transition zone along the boundary line facing communal open spaces will be the area of landscape control (Refer to sketches).
- No free-standing structures will be allowed in this zone, other than those provided for by the Developer (refer to the architectural guidelines).

- The landscape design in the control zones must comply with the principles of the landscape design approach and planting must comply with the plant palette.





### 1.1.5 Streetscape Integration:

Appropriate landscape design on Private Property facing any street will result in the desired and seamless integration between the public streetscape and private spaces. It will be controlled as follows:

- A zone along the boundary line facing the street will be the area of landscape control.
- No buildings, walls or structures other than those constructed by the Developer and as provided for elsewhere in this guide will be allowed in this zone.
- The landscape design in this zone must comply with the principles of the landscape design approach and planting must comply with the plant palette.
- A minimum of 50% of the stand width along the boundary line facing the street must remain lawn.

### 1.1.6 Driveways and Paving:

The Developer will be responsible for the construction of a driveway from the street kerb to the garages as per the Site Development Plan:

- Driveway materials are to be of Smartstone (or similar) concrete cobble (charcoal colour).
- Walkways in the road reserve, by the Developer take preference and may not be removed and are to be incorporated in the driveway paving.
- No concrete pavers, half bricks, cast pattern impregnated concrete paving etc., will be allowed.
- Two x 100mm diameter sleeves laid to specification are to be installed in the road reserve and are to protrude 500mm beyond driveway paving on both sides.

### 1.1.7 Plant Palette:

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.

Homeowners are encouraged to give special attention to the use of Water Wise principals for plant selection.

#### **PLANT PALETTE**

##### **Trees:**

Combretum erythrophyllum	Nuxia floribunda
Olea europaea subsp. africana	Harpephyllum caffrum
Syzygium guineense	Dais cotinifolia
Sideroxylon inerme	Celtis africana

##### **Shrubs, creepers, groundcovers and perennials:**

Agapanthus nana – blue	Convulvulus cneorum
Agathosma ciliaris	Crassula ovate
Aloe arborescens	Dierama pendulum
Anisodonteia scabrosa	Eriocephalus africanus
Aristea major	Euryops virgineus
Arctotis sp.	Felicia amelloides
Asystasia gangetica	Gazania krebsiana
Aptenia cordifolia	Helichrysum cymosum
Buddleja salvifolia	Carpobrotus sp
Chondropetalum tectorum	Coleonema sp.
Chrysanthemoides monilifera	Hibiscus sp.
Hypoestes aristata	Jasminum multipartitum
Lavendula dentate	Kniphofia praecox

Osteospermum ecklonis	Pelargonium capitatum
Plectranthus ecklonii	Plectranthus fruticosus
Plumbago auriculata	Polygala myrtifolia
Plygala petite sugar baby	Protea spp.
Rhus crenata	Scabiosa africana
Senecio macroglossum	Strelitzia juncea
Strelitzia reginae	Suter asp.
Tecomaria capensis	Tulbachia violacea
Watsonia pillansii	Zantedeschia aethiopica

**Lawns:**

Cynodon dactylon	Pennisetum clande
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**Western Cape Veld and Fynbos:**

Selection as applicable
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**Fruit Trees:**

Olive groves	Selection of fruit trees
Citrus trees	Vines

**1.1.8 Routine Landscape Maintenance :**

The Landscape maintenance of all Private Open Spaces will be undertaken under the auspices of the HOA. The landscape maintenance and mowing of lawns and irrigation thereof on the streetscapes by the HOA will be from the road kerb side to the front façade of the residences in all instances. The landscape maintenance of all plant beds falling on erven within these zones will be undertaken by the individual erf owner/s as part of his/her routine landscape maintenance.

### **1.1.9 Landscaping Installation of Private Gardens :**

The following conditions pertaining to landscaping are applicable to all garden installations to ensure that all landscaping work done on the estate is of a quality that meets the high standards as envisaged by the HOA and as supplemented by the Landscape Design Guidelines.

- The proposed landscaping/irrigation companies must be approved by the HOA before the commencement of landscaping designs. This is to ensure that both landscaping and irrigation specifications comply with the installation requirements
- Planting, Details and Irrigation plans must be prepared for submission for approval by the HOA. This is inclusive of any additions or upgrades to gardens.
- All landscape Designers/Contractors will be required to register with the HOA. All Landscape Designers/Contractors who wish to conduct business at the Estate shall be current registered and paid up members of S.A.L.I and as such, shall abide by the provisions of the S.A.L.I Constitution. All landscape installations shall be installed in accordance with S.A.L.I. specifications and criteria (as may be amended from time to time). Similarly, all irrigation designers will be paid up and current members of L.I.A. and all designs and installations will be done using S.A.B.S. standards and materials.
- A detailed CV and Previous Works Portfolio must be submitted to HOA for approval prior to any work being done. It should be noted that acceptance of contractors/designers is not guaranteed by the HOA.
- All installations are to be signed off by the responsible consultant prior to occupation being taken. Installations must comply with the approved designs for landscaping. 'As Built' Plans are to be submitted together with all signed off documents by the responsible consultant to the HOA.
- Use of construction vehicles on the Estate by contractors must be by way of written permission by the Estate Manager. Under no circumstances may any vehicles which are listed as not being suitable to travel on the roads be used.
- Contractors entering the Estate will be subject to Security Clearance and Rules.
- Planting plans to a scale of 1:100 which are submitted for approval must be in detail specifying plant species, densities, sizes, positions of plants etc.
- Structural plans must indicate all structures in the landscape, sections and specify materials (hard landscaping). All retaining structures must also be indicated.
- A detailed irrigation plan to a scale of 1:100 must be submitted typically indicating automation/or otherwise, nozzles, spray lines, main lines, valves and material specifications. It must be borne in mind that irrigation water (potable) must be used sparingly and to this end calculations of intended irrigation water usage tabulations must form part of the submission documentation.

### **1.1.10 Plan Submissions for Approval :**

Refer to Website for Plan Submission Procedures.