

LANDSCAPE DESIGN

GUIDELINES

FOR

GRAANENDAL PHASE 3

(GRAANENDAL LIFESTYLE VILLAGE)

OCTOBER 2018
VERSION 3

The Landscape Design Guidelines set out in this document are for the sole purpose of Phase 3 of the greater Graanendal Development

The GHOA and trustees, reserves the right to adjust and amendments to the design standards, as incorporated in these Guidelines, as it deems necessary from time to time for the Benefit of the development.

These guidelines pertain to the development of all gardens, planting of sidewalks, pedestrian links and paving, including driveways.

This document must be read in conjunction with the Graanendal Phase 3 Architectural design guideline.

LANDSCAPING PLAN MUST BE SUBMITTED PRIOR COMPLETION OF CONSTRUCTION



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1. Introduction

The landscape design reinforces the rural setting of the site using bold multiple tree-lined avenues, "werf walls", water channels, orchards and appropriate finishes and detailing. Visual axes will terminate in rural/agricultural focal features.

To enhance the rural feel in gardens lighting levels will be kept to a minimum, with only low-level lighting such as bollards.

Street furniture and signage will be chosen to compliment the "agricultural" aesthetic of the development.

2. Proposed plant list

Trees: (Min 50kg size/min girth 80mm)

(See **Figure 01** for Side walk & Road verge tree planting)

<i>Ficus rubiginosa</i>	(Port Jackson fig)
<i>Celtis Africana</i>	(White Stinkwood/ witstinkhout)
<i>Cupressus sempervirens</i> 'Stricta'	(Italian cypress)
<i>Ekebergia capensis</i>	(Cape ash)
<i>Ficus natalensis</i>	(Natal fig)
<i>Harpephyllum caffrum</i>	(Wild plum)
<i>Nuxia floribunda</i>	(Forest elder/wild elder)
<i>Olea europaea</i> subsp. <i>Africana</i>	(Wild olive)
<i>Olea</i> 'Mission' (And other fruiting olives)	(Olive)
<i>Populus</i> "simonii"	(Chinese poplar)
<i>Quercus nigra</i>	(Water oak)
<i>Syzygium guineense</i>	(Waterberry)

Shrubs & groundcovers: 3-5/m² (Min 6pack size)

<i>Agapanthus</i> sp.	(Agapanthus)
<i>Aristea major</i>	(Blue sceptre/blousuurkanol)
<i>Asparagus densiflorus</i> 'Mazeppa'	(Asparagus 'Mazeppa' /Emerald fern)
<i>Asparagus densiflorus</i> 'Sprengeri'	(Asparagus 'Sprengeri' / Asperagus fern)
<i>Bauhinia galpinii</i>	(Pride of de Kaap/Vlam-van-die-Vlakte)
<i>Buxus sempervirens</i>	(Common box/European box)
<i>Carpobrotus acinaciformis</i>	(Elands Sourfig)
<i>Coleonema</i> spp.	(Cape May/confetti bush)
<i>Dietes grandiflora</i>	(Large Wild Iris/fairy iris)
<i>Elegia tectorum</i>	(Cape thatching reed)
<i>Ficinia nigrescens</i>	(Sedges/ biesies)
<i>Felicia amelloides</i>	(Blue Felicia bush/bloumagriet)
<i>Helichrysum petiolare</i>	(Everlasting/kooigoed)
<i>Hemerocallis</i> spp. <i>filifolia</i> /pink/mauve purple	(Daylily)
<i>Iris</i> (evergreen blue bearded)	(Bearded iris)
<i>Juncus effuses</i>	(common rush/soft rush)
<i>Lavandula</i> spp.	(Lavender)
<i>Limonium perigrinum</i>	(Sea lavender/papierblom)
<i>Osteospermum</i> spp.	(Daisybush)
<i>Plumbago</i> 'royal cape'	(Plumbago/ Leadwort)
<i>Plectranthus neochilus</i>	(Spur flower)
<i>Tecoma capensis</i> 'Pink Blush'	(Cape honeysuckle)

<i>Tulbaghia violacea</i>	(Wild garlic)
Rosa: Various	(Roses)
<i>Rosmarinus officinalis</i>	(Rosemary)
<i>Salvia chamelaeagnea</i>	(Rough Blue Sage, Bloublomsalie)
<i>Santolina</i> spp.	(Cotton lavender/lavender-cotton)
<i>Scirpus nodosus</i>	(Salkali bulrush/snygras)
<i>Searsia crenata/glauca</i>	(Dune crow-berry/ blue kuni-bush)
<i>Syzygium paniculatum</i>	(Magenta cherry/magenta lilly pilly)
<i>Thamnochortus insignis</i>	(Thatching reed/dekriet)
<i>Tulbaghia fragrans</i>	(Wild garlic)

HEDGES:

<i>Buxus sempervirens</i>	(Common box/European box)
<i>Plumbago</i> spp.	(Plumbago/ Leadwort)
<i>Tecoma capensis</i>	(Cape honeysuckle)
<i>Seasia crenata</i>	(Dune crow-berry)
<i>Syzygium paniculatum</i>	(Brush cherry)

CLIMBERS:

<i>Ficus pumila</i>	(Creeping fig or climbing fig)
<i>Trachelospermum jasminoides</i>	(Star Jasmine)
<i>Vitis vinifera</i> (vines & non-fruiting vines)	(Common grape vine)

LAWN:

Stenotaphrum secundatum lawn (Buffallo)

Note: Roll-on lawn or plugs/runners

Cynodon dactylon lawn (Couch grass/kweekgras)

Note: This is a high water-requirement lawn

Evergreen roll-on lawn (Available from *Groenvlei Lawns*)

AQUATIC AND MARGINAL PLANTS:

<i>Carex clavata</i>	(Sedge)
<i>Cyperus textilis</i>	(Mat sedge/basket grass)
<i>Elegia nudum</i>	(Rough dekcreed)
<i>Elegia tectorum</i>	(Cape thatching reed)
<i>Ficinia/Scirpus nodosus</i>	(Salkali bulrush/snygras)
<i>Isolepis prolifera</i>	(Incapha or Vleigras)
<i>Isolepis ludwigii</i>	-
<i>Kniphofia uvaria</i>	(Red-hot poker)
<i>Juncus effuses</i>	(Common rush/soft rush)
<i>Juncus lomatophyllus</i>	-
<i>Juncus kraussii</i>	(Dune slack rush, matting rush)
<i>Mariscus thunbergii</i>	-
<i>Nymphaea nouchali</i>	(Blue Water Lily, Blouwaterlelie)
<i>Schoenoplectus litoralis</i>	(Club rush/bulrush)
<i>Scirpus nodosus</i>	(Salkali bulrush/snygras)
<i>Schoenoplectus scirpoideus</i>	-
<i>Wachendorfia thyrsiflora</i>	(Bloodroot/rooikanol)
<i>Zantedeschia aethiopica</i>	(Arum-lily)

NOTE: Plants indigenous to the Western Cape not included above will be considered on merit.

3. Walls, fences & interfaces

Where the perimeter bounds onto private open space that is a buffer area, or where the buffer forms the lower part of the private erf, only low level walls max 1.2m high on street facades and park areas (Refer to architectural guidelines, page 26 - 28, clause 6.11)

Low walls should be used to create external "rooms" associated with and directly linked to buildings to form courtyards. (Refer to Architectural guidelines, page 26 - 28, clause 6.11)

Entrances may be defined with columns and/or gates. Walls shall match the style and materials used in the building.

Under no circumstances will 'vibracrete' walls or walls in an unsuitable style or colour be allowed.

Under no circumstances may artificial rock be used in lieu of genuine rock.

The use of climbing plants on walls, buildings, trellises and fences and indigenous shrub screens or informal hedges is to be encouraged. All screens or walls shall be submitted for the approval of the GHOA.

Gates refer to Architectural guidelines, page 27, clause 6.13.

4. Paving and driveways

Paved areas (Driveways) may only be installed on one erf boundary of an erf. The balance of erf boundary and sidewalk must be landscaped. – See "**Sidewalks**"

Driveways and parking areas must be paved using paving from the approved paving types as stipulated in the architectural guidelines (Refer to page 28, clause 6.15)

Path links (one per erf or at proposed group housing links) to open to the open space network are encouraged. Paving types as stipulated in the architectural guidelines (Refer to page 28, clause 6.15)

5. Swimming pools

Fake rock pools are strongly discouraged.

Note: No thatched "lapas" or shade structures allowed unless designed in the style of the buildings.

Pool fences shall conform to National building regulations but should be constructed to match other fencing within the development / erf. Off-the-shelf pool fencing shall not be allowed, unless approved by the GHOA and only in an acceptable colour (charcoal grey, black). Timber fences may also be approved, if to an acceptable colour and design.

Pool colours are to be chosen from the following palette: black, charcoal grey, brown / sand or natural. Blues are discouraged.

Backwash from the filter is to be dealt with in accordance with Local Authority regulations
Swimming pool pumps must be screened from view.

6. Signage and numbering

Lettering or numbers are to be a maximum size of 297mm x 420mm. In a dark charcoal colour
Font type – Any fonts are allowed.

Signage and house numbering shall conform to the guidelines and shall be indicated on building plans. All such numbering and signage shall be attached to the building or onto walls where possible and must be shown on building elevations.

Lettering should be brass, natural timber, stainless steel or charcoal grey / black metal, rectangular and no larger than 297mm in height, mounted flush with walls.

7. Lighting of properties

Lighting is to be provided by the property owner at the vehicle entrance to the property. All lighting shall be to the approval of the GHOA. Internal property lighting must be low level and kept to a minimum. Lighting should be fixed to walls or columns where possible. Garden light fittings should be black and up lighting should be minimized.

8. Stormwater

Stormwater is to be controlled to avoid soil erosion. All details of stormwater disposal including paving and landscaping are to be clearly stated in the building plans. Precast concrete channels will not be allowed. Where channels are required they shall be constructed in stone, brick or cobble. Stormwater may be dispersed in grassed or reeded channels/swales or be allowed to penetrate within detention areas/reed beds before entering into the estate overall stormwater system.

9. Decorative & other outdoor elements

Water features are to be designed in the style and character of the estate. **Artificial rock water features are strongly discouraged.**

Water features, fountains and pools should be used to link the internal with the external and cool external spaces such as courtyards and verandas.

All pools and water features shall form part of the approval process by the developer or the Home-Owners Association.

Garden elements such as garden furniture, play equipment, pots, benches, birdbaths, and fountains, railings etc. shall be chosen to enhance the character of gardens and buildings and shall be to the approval of the GHOA.

Sheds, pergolas, "lapas" or shade structures should be approved by GHOA and should be designed in keeping with the architectural style and finish.

10. Retaining walls, steps and ramps

External changes in level shall generally be addressed by creating terraces with low stone retaining walls and steps or ramps. Terraces are to be constructed using dressed, random or dry-packed stone walls. Timber or sleeper retaining walls and timber retaining structures may be used, if planted using indigenous planting as per planting guidelines.

The use of concrete blocks, such as 'Terraforce' or 'Loffelstein', or masonry retaining walls is discouraged. Artificial rock-work shall not be used. The siting of buildings, terraces and gardens are to be planned in accordance with the sloping of the site. No single retaining wall shall exceed 1.2 m height. (Refer to Architectural guidelines, page 12 & 13, clause 5.8 & page 28, clause 6.14)

Materials of retaining walls are to be natural stone or stone filled gabions in hornfels stone or plastered and painted masonry. The walls may be built of stone or with stone facings to masonry backup wall. The stone may be laid in random rubble or coursed rubble pattern with recessed cement mortar joints.

Unpainted Tanalith treated pole retaining structures up to 1,0m may be used if planted with indigenous plants as per planting guidelines. Banked or logged earth may also be used at changes of level and may not exceed 1.5m in height. These banks shall be between 1:1 and 1:2 gradient.

All retaining walls higher than 1.0m shall be structurally checked/ designed by an engineer. All retaining structures of any nature shall be submitted to the Design Review Committee or GHOA for approval.

11. Timber decking and boardwalks

Decks and boardwalks may not be higher than 1.2m above ground level.

Supports may be of the following types: -

- timber posts – double or single
- steel posts - colour charcoal grey/black
- natural stone piers
- masonry piers or walls

The proportion between supports of decks shall be vertical or square.

12. Visual and physical connections to open spaces

Connections are to allow for wide and easily accessible movement from parking areas to entrances, to the open space network and external sidewalks along convenient desire lines. Connections to pathways from erven are encouraged.

13. Tree planting & Tree planting diagram for sidewalks

Trees in parking to be installed in at least 40L or 50kg size and must be linked to an automated irrigation system. Trees are to be planted in a ratio of at least 1 tree per 4 parking bays side by side or between 8 parking bays back to back. (More may be required by council).

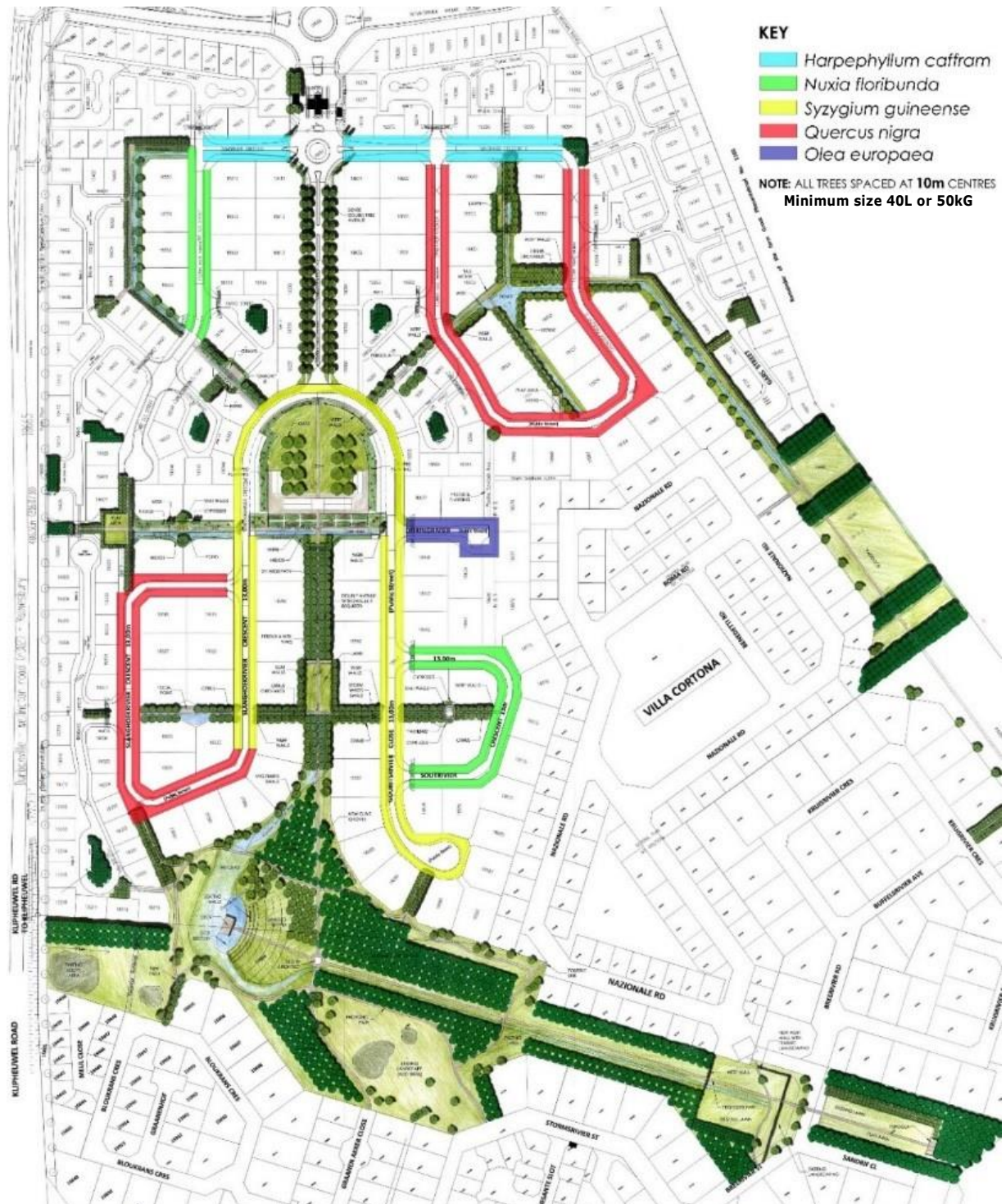


Figure 01: Side walk & Road verge tree planting diagram

14. Sidewalks & Sidewalk finishes

Sidewalks located along erf boundaries shall be planted with planting and trees. Tree species are indicated on **Figure 01** above and should be planted by the owner or developer of such an erf at his or her own cost at a spacing of 10m centers at minimum 40L or 50kg size. Planting is to the owner's choice but must adhere to the approved plant list.

Under no circumstances may "Hard landscaping" such as paving/gravel/pebbles etc. be used on sidewalks. The use of objects such as sculptures, wood, rocks, pots etc. are strongly discouraged on all sidewalk areas.

NOTE: *Sidewalks must be planted using approved list (See **figure 02**), and trees must be incorporated at **10m spacing's** with species adhering to the above tree planting diagram. (See **Figure 01**)*

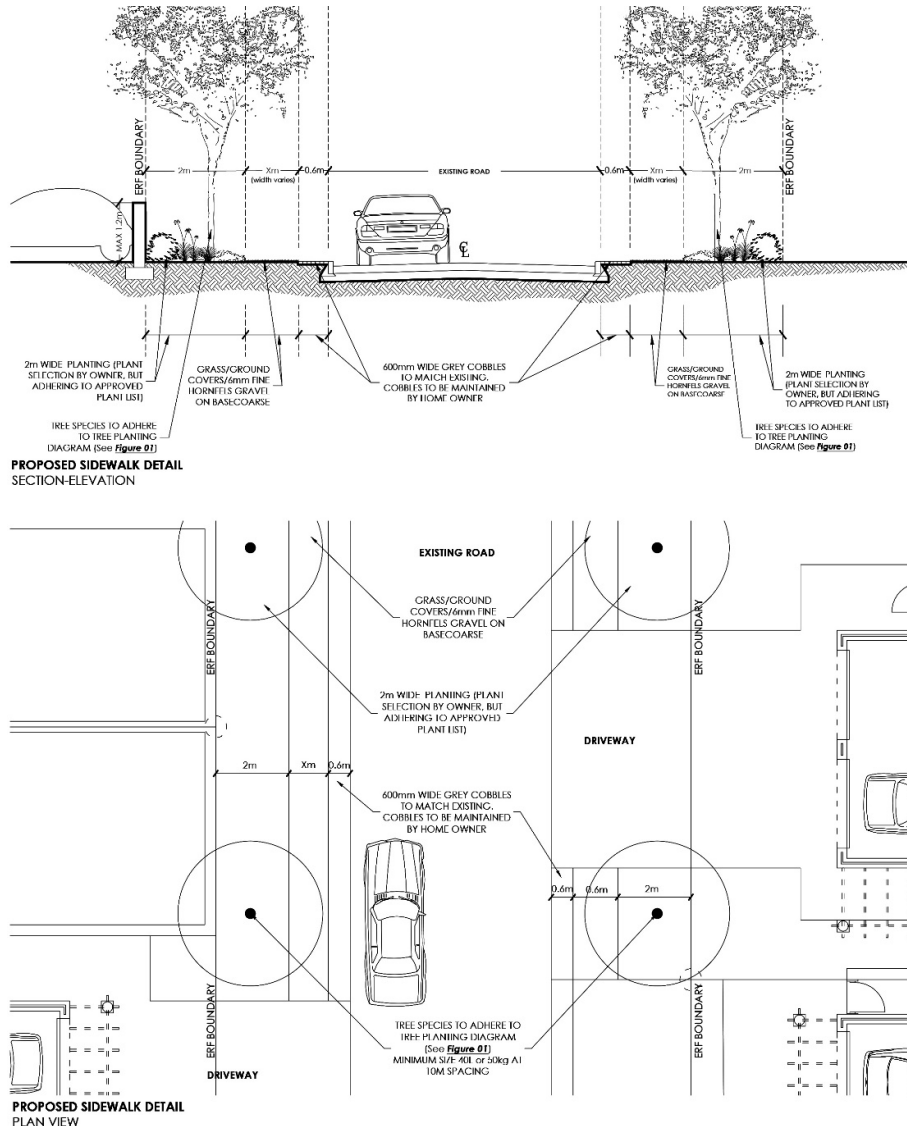


Figure 02: Proposed Sidewalk & Road verge diagram

15. Irrigation

An automatic irrigation system is strongly encouraged, especially on sidewalk areas. These to be installed as part of the adjacent erfs watering system.

16. Sleeves

Any paving extending onto sidewalks, whether pathways, sidewalks or driveways shall have **2 x 160mm Ø irrigation sleeves** positioned 600mm below finished level of road kerbing/paving and are to extend 600mm beyond edge of road kerbing/paving into soft landscaping (lawn/planting area).