



APPLEGARTH  
HOUT BAY

---

## **Landscape Design Principles and Guidelines**

## TABLE OF CONTENTS

Clause	Page
<b>1. Purpose of the design guidelines.....</b>	<b>3</b>
<b>2. Landscape design principles.....</b>	<b>3</b>
2.1 Accommodate level changes	
2.2 Protect Views	
2.3 Natural treatment of water, stormwater and use of waterfeatures on site	
2.4 Use natural screening to create privacy	
2.5 Create sheltered outdoor spaces	
2.6 Transition between the landscape and the buildings	
2.7 Soft landscape design principles	
2.8 Hard landscape principles and detailing	
2.9 Tree planting guidelines and tree staking detail	
2.10 Treatment of the Landscape and Security Servitudes	
2.11 Irrigation design principles	
2.12 Garden Furniture	
<b>3. Landscape Design Guidelines.....</b>	<b>8</b>
3.1 Retaining walls	
3.2 Planting design of the areas adjacent to the road reserve	
3.3 Landscape Servitude area	
3.4 Rainwater storage tanks	
3.5 Stormwater treatment	
3.6 Irrigation	
3.7 Maintenance	
3.8 Garden Furniture	
3.9 Fertilizers	
3.10 Landscape plan submission requirements	
<b>4. Approved plant palette.....</b>	<b>11</b>
4.1 Landscape Servitude planting	
4.2 Wetland Planting	
4.3 Road Verge Planting	
4.4 Private Gardens	
<b>5. Site management during construction.....</b>	<b>15</b>

## **1. Purpose of the design principles and guidelines**

Landscape design principles are general principles of design, intended to inform and guide the owner and estate management when thinking about and speaking to a landscape designer/ architect about the design process. These are general principles and do not necessarily mean that they have to be followed to the letter. However, it is recommended and buy-in to the overall aesthetic and character of the estate. In doing this, unity is created between the different properties resulting in a unified estate with a shared character.

The guidelines are less open to interpretation and if not adhered to, motivation for deviating from the guidelines should be provided to the Applegarth Estate Owners Association (AOA) for evaluation and approval. These deviations shall be evaluated on a case by case basis.

The terms used in these Landscape Design Principles and Guidelines follow the definitions in the AOA Constitution.

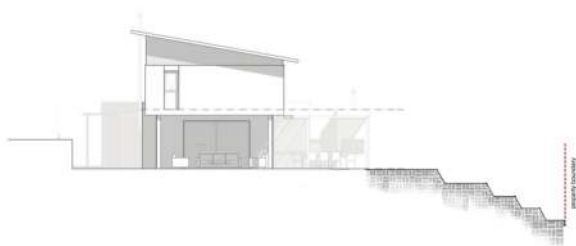
In addition to the remedies for non-compliance with these principles and guidelines owners may be fined by the AOA.

**\*NOTE: Diagrams, plans and sketches are indicative and not site specific.**

## **2. Landscape Design Principles**

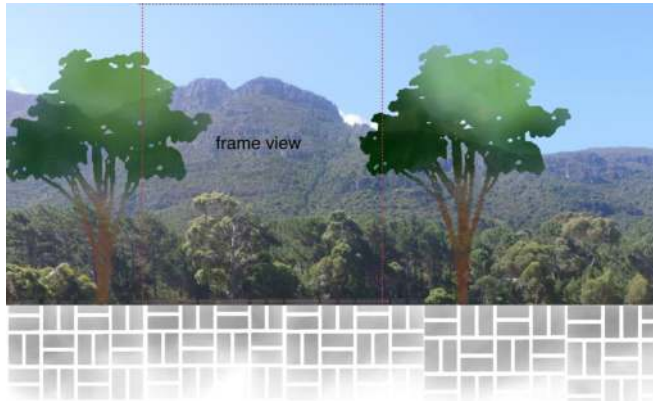
### **2.1 Accommodate level changes**

Applegarth is situated on a steep slope, because of this, terracing the property may become necessary in some cases to create level areas. Where required, a series of smaller terraces are encouraged as opposed to one large cut. The slope of the site may be used to create interest through level changes. Please refer to the design manual with regards to building height, retaining height and retaining measures.



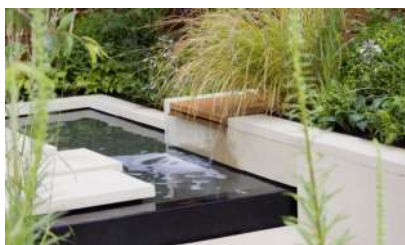
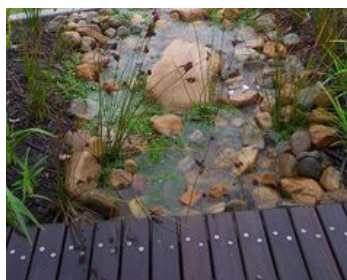
## 2.2 Protect Views

Properties situated higher on the site will in some cases look down onto those situated below it. This should be taken into account, avoiding reflective materials. When planting trees it is encouraged to speak to the neighbours and ensure views from the adjacent property are not negatively affected. Trees are to be planted to frame a view rather than obscure the view. Future pruning of the trees to be done to encourage growth to create a foliar frame.

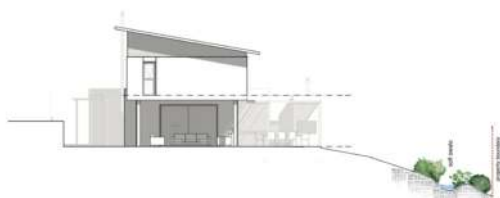
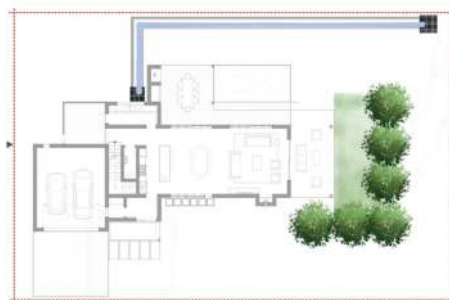


## 2.3 Natural treatment of water, stormwater and use of water features on site.

How water moves and drains over the site should be carefully considered in order to avoid erosion and other problems related with storm water management. A soft approach to this design is encouraged. Water should be seen and appreciated as a scarce resource. As a result, it should be used sparingly in the landscape, carefully designed for maximum impact. If water features are to be used, they should be designed to minimize water loss (through leakage and evaporation) and improve the immediate micro climate.

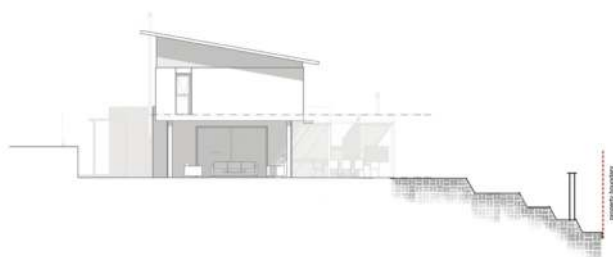
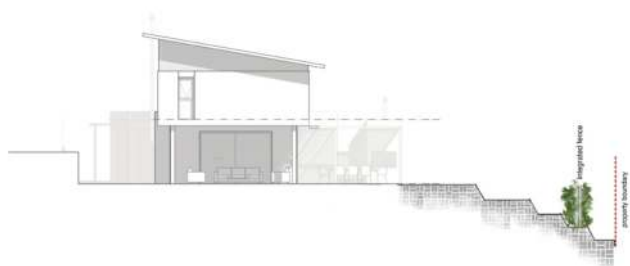


Where possible, storm water should be dealt with in a soft and natural manner. Permeable elements in the storm water management are preferred. Seasonal drainage swales may be used to guide water where necessary, but care should be taken in how water moves over, and leaves the property, especially if water-flow is concentrated. These drainage elements must be planted with appropriate plants. Adjacent properties should not be negatively affected by storm water run-off. Note that pre-cast channels are not allowed.



## 2.4 Use natural screening to create privacy

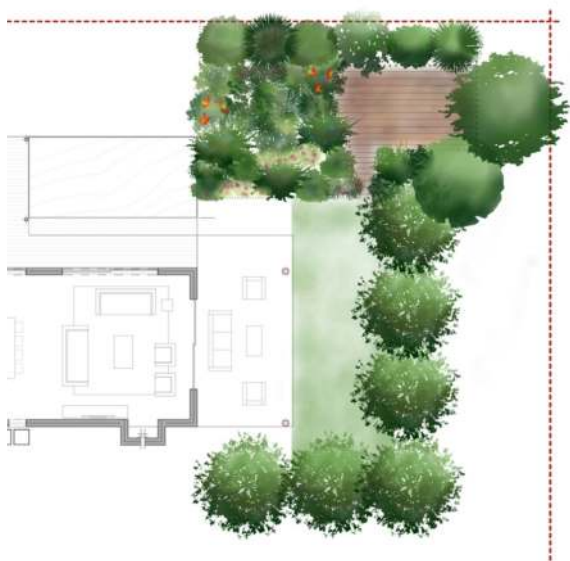
Screening may help to create privacy from neighbours, planting presents a soft and cost effective solution to improve privacy. A list of suitable screen planting shrubs and trees may be selected from the plant palette. While it may be necessary to create and improve privacy, it should not negatively affect the adjacent properties (eg. cause deep shade on the adjacent property.) A hard landscape approach to screening should be softened with planting if it is higher than 1,5m. Softening of boundary walls and fences are encouraged, for example by integrating fencing within hedging, or encouraging creepers to grow on boundary walls.



## 2.5 Create sheltered outdoor spaces

Sheltered spaces should be created that enable the owners to live out into the garden area. The gardens of private properties may be broken up into different elements and spaces to create interest and different options. (Areas may include lawn area, seating area on paving or a deck and planting areas.) Hard landscape elements such as paving, pergolas, seating walls and decks are encouraged to create structure in the garden. This allows the garden to remain neat and not rely solely on plant material to be enjoyed.





## 2.6 Transition between the landscape and the buildings

The use of pergolas and trees that would soften the buildings and integrate the building with the landscape is encouraged. By planting a tree closer to the building, the tree canopy provides a second “roof” when moving from the house, underneath the tree into the garden. This softens the building, integrating it with the landscape. (Refer to the Design Manual for pergola material and construction).



## 2.7 Soft landscape design principles

Planting should be done with a natural approach to how plants are grouped and spaced in relation to one another. Only plants from the plant palette in these guidelines are allowed. If the owner wants to deviate from the approved plant list, written approval from the AOA is required. No invasive species are allowed. Plant species should be selected from the plant palette provided. Drought tolerant species should be selected to create a landscape that, when matured, will not require constant watering for survival once established. While some annual flowering plants may be allowed, the landscape design should not rely entirely on such species.



## 2.8 Hard landscape principles and detailing

Hard landscape elements should tie into the character of the estate. Driveways should be made to match the road finish. Use of natural elements such as stone and timber are encouraged as well as natural clay pavers where appropriate. Materials used in the landscape should re-enforce the design philosophy of the estate as a whole and reference its context (use of the local stone and colours reflected in the natural surroundings). Where soil needs to be retained, retaining works should be designed to match the rest of the hard landscape palette and softened with planting.





## 2.9 Tree planting guidelines and tree staking detail

Trees (from the approved list) should be used carefully to create shade and an improved micro climate that would encourage the use of outdoor spaces. Consulting neighbours to ensure trees will not over time negatively affect adjacent properties is encouraged.

Trees should be planted in a well prepared tree hole with minimum dimensions of 1,2 x 1,2 x 1m and backfilled with appropriate soil additives and compost. Trees should be staked to prevent branches breaking or growing excessively skew due to wind. However, trees should still be allowed to bend in the wind in order to encourage good rigid growth.

## 2.10 Treatment of the Landscape and Security Servitudes (where applicable)

The landscape servitude should be planted with a variety of plant species as detailed in the plant palette. As in point 2.7 above, a natural approach to the planting design should be followed reflecting the position of the estate against the slope of the mountain. Security servitudes must be maintained as reasonably required by the AOA from time to time. Failure of owners to maintain such servitudes will entitle the AOA to perform the required maintenance at the cost of the owner.

All servitude areas to be irrigation with automatic irrigation system as per the irrigation design principles.

## 2.11 Irrigation design principles

Automatic irrigation should be used to water private gardens in order to ensure efficient use and prevent over watering of areas. All valves and pipes should be hidden and installed in an appropriate valve box. The use of MP rotator nozzles that minimize the effect of wind drift is encouraged. Automatic irrigation should be installed according to good design practices by the homeowner. Irrigation should be used to ensure the plants establish, thereafter it must be adjusted to minimum necessity, or ideally discontinued wherever possible.

## 2.12 Garden Furniture

The estate has a general aesthetic which is the result of the architectural style and landscape elements, including paving, low walls and hard landscape palette. Residents are encouraged to embrace this design characteristic and choose hard landscape elements suited to this palette. This will result in an overall aesthetic that everyone may enjoy. No temporary structures will be permitted. Refer to the Design Manual for guidance on architectural elements.

# 3. Landscape Design Guidelines

## 3.1 Retaining walls

Retaining walls have to be rectilinear in shape (Not curved). As the architectural forms of the estate are of this nature, so too the retaining walls should be composed of straight lines and 90° corners to create unity between the built and landscape forms.

For building material and height, refer to the Design Manual the requirements of which are applicable to landscape design. Use of visible concrete retaining block (CRB) walls are prohibited.



### 3.2 Planting design of the areas adjacent to road verge

The front of the properties visible from the road should be seen as part of the street scape. Through careful design this should visually form part of the rest of the development and add to the overall look of the estate.

The soft and hard landscape palette should match the surrounding road reserve in these areas. In areas visible from the road, mass planting of single species is not allowed. A planting mix should be used consisting of three or more species. Plant design should draw from and resemble natural plant groups. Individual home owners are not allowed to plant within the road reserve, the planting and maintenance of this area is the responsibility of the estate.

### 3.3 Landscape Servitude area

The first 1m adjacent to the property boundary fence needs to be kept clean and planted with a suitable low groundcover from the approved plant list for the area. This needs to act as a clear line of site for the cameras monitoring the boundary. No planting should obstruct the view of cameras. All landscape servitude areas need to be maintained by the adjacent home owner. If the home owner fails to maintain this area to an appropriate standard, the area will be cleaned-up and maintained at the expense of the home owner.

### 3.4 Rainwater storage tanks

These tanks should be carefully positioned and screened, not visible from the road and tucked into the landscape. This may be in the form of being fully or partially buried or utilising different screening options. Tanks should be grey in colour to help blend into the landscape. Green tanks are not allowed. Refer to the Design Manual the requirements of which are applicable to the landscape design

### 3.5 Stormwater treatment

Precast elements are not allowed, if necessary, reno-mattresses or stone may be incorporated into the drainage swale. Stone used must be approved by the AOA and should be of a similar nature found/ used on the estate (refer to design manual).

### 3.6 Irrigation

Automatic irrigation should be installed according to good design practices by the homeowner. Irrigation should be used to ensure the plants establish, after the initial period watering may be adjusted accordingly. Irrigation sprayers should be positioned to achieve head to head coverage in order to achieve an even distribution of water with no dry spots.

Shrubs and groundcovers, trees and lawn should be on a separate dedicated spray lines consisting of nozzles with the same matched precipitation rate. Bubblers and static and/ or other nozzles should not be placed on the same line.

The landscape servitude has to be installed with automatic irrigation. This should be done on a separate spray line in order for the run-time to be adjusted separate to that of the private garden.

Where riser pipes are used, it should be grey in colour as opposed to green in order to blend into the landscape.

All pipes should have a minimum of 350mm cover in order to prevent damage during routine landscape maintenance. No valves or wiring should be visible from the road. No valves are allowed to be mounted against a wall.

### 3.7 Maintenance

Home owners are responsible for maintaining their private property, including the landscape servitude and all areas visible from the road and central open space to a high standard. This includes but is not limited to the mowing of lawn, weeding and pruning. If the AOA find that a particular owner is not maintaining their property to the correct standard, they will be notified and given a two weeks period to rectify the area in question. Failing this, the AOA reserve the right to appoint a contractor to do the necessary work for the account of that particular home owner. The pruning of existing trees must be done by a qualified arborist and only on approval by the AOA (refer to the tree protection document available from the AOA)

### 3.8 Garden Furniture

Garden furniture includes but not limited to ornamental objects placed in the garden, seating elements, tables, ponds or other structures need to be approved by the AOA prior to installation. These elements need to correspond with the architectural style of the estate.

No private garden furniture will be allowed outside the private garden area. Similarly, objects placed in private gardens, but visible from the road or other public areas such as the central open space will be subject to the same approval procedure as furniture placed in front of the house. In an area where only the residents can see or access, such as courtyards, they may use their own discretion.

### 3.9 Fertilizer

Only slow release fertilizer is allowed to be used within the estate. Mulching and other related good horticultural practices should be followed to ensure water is retained as much as possible. Where at all possible, compost should be sourced from a good reputable supplier and certified organic.

### 3.10 Landscape and Irrigation plan submission requirements

The owner or his landscape architect/ designer needs to submit a landscape plan and irrigation plan in pdf format to the AOA for approval prior to construction and planting may commence. These plans must be prepared by a Landscape Architect or Landscape Architectural Designer with adequate qualifications. A scrutiny fee will be payable to the AOA for this process.

The Landscape Plan must illustrate/ contain the following;

Owner's name and details

Erf number and plot number.

Scale and north

Cadastral boundaries

Name and position of adjacent streets and/or open space

Location of existing trees to be removed/ maintained as well as their correct botanical name, size of trunk and canopy.

Groundfloor Plan of existing or proposed house

All hard landscape elements to be used  
All plant material, their correct botanical name and density as well as size when planted  
Position of trees and how they will be staked  
Retaining walls  
Details of stormwater management on site.

The Irrigation Plan must illustrate/ contain the following;

All details as above including:

Location of water meter  
Location of irrigation valves  
Location of sprayers as well as nozzle to be used  
Location of all pipes work  
Any and all other relevant information influencing the irrigation system such as booster pumps, storage tanks etc.

Before the contractors' deposit (see annexure 2 of the contractors' code of conduct) is released to the owner, the property must be inspected by the AOA's appointed landscape architect to ensure construction has been carried out as per the approved landscape and irrigation plan.

#### **4. Approved plant palette**

##### **4.1 Landscape Servitude planting :**

2kg minimum size at 8/m<sup>2</sup>  
*Metlasia densa/ muricata*  
*Euryops abrotanifolius*  
*Felicia fruticosa*  
*Helichrysum cymosum*  
*Helichrysum pandurifolium*  
*Pelargonium cucculatum*  
*Protea cynaroides*  
*Leucospermum concarpodendron*  
*Tecoma capensis*  
*Plumbago auriculata*  
*Elegia tectorum*  
*Mimetes fimbrifolius*  
*Podalyria buxifolia*  
*Rhus tomentosa*  
*Rhus lucida*  
*Arctotis stoechadifolia*  
*Cineraria saxifrage*  
*Gazania spp.*

## 4.2 Wetland Planting

4 kg minimum size at 8/m<sup>2</sup>:

*Elegia tectorum*  
*Ficinia oligantha*  
*Ficinia filiformis*  
*Ficinia angustifolius*  
*Restio filiformis*  
*Restio dodii*  
*Berzellia lanuginosa*  
*Psoralea pinnata*  
*Erica amoena*  
*Erica capensis*  
*Erica clavisepala*  
*Wahlenbergia pyrophila*  
*Watsonia tabularis*  
*Juncus effesus spiralis*  
*Witsenia maura*  
*Zantedeschia aethiopica*

## 4.3 Road Verge Planting: 2kg minimum size at 8/m<sup>2</sup>:

*Elegia tectorum*  
*Plumbago auriculata*  
*Tecoma capensis*  
*Dietes grandiflora*  
*Coleonema alba*  
*Leucodendron* sp.  
*Pelargonium capitatum*  
*Osteospermum laevigatum*  
*Kniphofia praecox*  
*Watsonia* sp.  
*Aristea ecklonii*  
*Gazania rigens*  
*Asystasia gangetica*

Shrubs- Fynbos and screen planting : 2kg at 8/m<sup>2</sup>:

*Metalasia densa*  
*Agathosma lanceolata*  
*Euryops abrotanifolius*  
*Felicia fruticosa*  
*Helichrysum cymosum*  
*Erica hirtiflora*  
*Erica pulchella*  
*Helichrysum pandurifolium*  
*Pelargonium cucculatum*  
*Protea cynaroides*  
*Leucospermum concarpodendron*  
*Penaea mucrunata*



Passerina truncata  
Tecoma capensis  
Plumbago auriculata  
Elegia tectorum  
Mimetes fimbriifolius  
Indigofera candolleana  
Podalyria buxifolia  
Rhus tomentosa  
Rhus lucida  
Protea nitida

#### 4.4 Private Gardens

##### Trees:

Podocarpus spp.  
Platanus x acerifolia  
Quercus palustris  
Celtis africana/ sinensis  
Liquidamber styraciflua  
Olea europaea subsp. africana  
Populus simonii  
Acacia xanthophloea  
Ceratonia siliqua  
Combretum erythrophyllum  
Curtisia dentata  
Erythrina caffra  
Nuxia floribunda  
Quercus nigra  
Syzigium guineense

##### Shrubs

Protea spp.  
Searsia/ Rhus tomentosa  
Searsia/ Rhus lucida  
Searsia/ Rhus crenata  
Tecoma capensis  
Plumbago auriculata  
Metalasia densa/ muricata  
Agathosma lanceolata  
Euryops abrotanifolius  
Tecoma capensis  
Coleonema alba  
Leucodendron spp.  
Berzellia lanuginosa  
Psoralea pinnata

## Groundcovers and small shrubs

Helichrysum pandurifolium  
Helichrysum cymosum  
Diets grandiflora  
Felicia spp.  
Gazania spp.  
Asystacia gangetica  
Erica spp.  
Pelargonium spp.  
Geranium spp.  
Osteospermum spp.

## Bulbs and graminoids (grasses)

Watsonia sp.  
Aristea spp.  
Watsonia spp.  
Zantedeschia aethiopica  
Kniphofia spp.  
Witsenia maura  
Wahlenbergia pyrophila

Juncus spp.  
Ficinia spp.  
Restio spp.  
Elegia spp.

## Creepers

Parthenocissus quinquifolia  
Senecio macroglossus  
Trachelospermum jasminoides  
Jasminum multipartitum

## Assorted herbs and fruits

## Hedge Plants

Rhus/ Searsia crenata  
Plumbago auriculata  
Tecoma capensis  
Viburnum tinus 'Lucidum'

## Lawn:

Stenotaphrum secundatum  
Berea  
Cynodon dactylon

## **5. Site management during construction**

All members and their landscaping contractors must sign the CCC (Contractors' Code of Conduct) in terms of the AOA Constitution.