

BRACKENRIDGE ESTATE PRELIMINARY LANDSCAPE GUIDELINES

1. LANDSCAPE CHARACTER

- 1.1 The intention with the greater landscape design and construction of the Nature Estate itself, is to preserve and protect the unique qualities of this Garden Route landscape. It is characterised by its rolling hills, valleys and spurs and the dense riverine gallery forest which merges into Mountain Fynbos.
- 1.2 The layout either preserves or rehabilitates substantial areas of the estate whiten private open pace, vegetation types indigenous to this area integrating the estate with the surrounding natural areas.
- 1.3 In order to maintain continuity in the overall landscape character, owners of erven are required to design and implement the garden landscape around the houses in accordance with certain conditions, specifications and restrictions.
- 1.4 In this way the collective landscape theme of a Garden Route village will be realised for the appreciation and benefit of all.

2. CONDITIONS

- 2.1 A landscape plan for the garden of an erf is to accompany the building plan at submission for approval by the appointed architectural review committee.
- 2.2 This plan shall be to a scale of 1:100 and shall show the following,
 - 2.2.1 Adjacent areas of private open space;
 - 2.2.2 All grading, retaining and terracing intended to be undertaken, including gradients and structural elements;
 - 2.2.3 All plant material, species, numbers, spacing and size including grass species for lawns. (This must conform with the restriction in plant choice given in these guidelines);
 - 2.2.4 All pavings, water features, swimming pools, pumps and filters, fences, gezebos and any other structural elements must be indicated and the intended finishes. This must include details of stormwater handling and elevations where relevant;

2.2.5 The irrigation layout, pipelines, head positions and head types and intended coverage area;

2.2.6 Any requested extension of the erf garden onto an immediately adjacent verge, showing its extent and detail.

Approval of such an extension to be subject to the approval of the architectural review committee and on the basis of continuing maintenance becoming the responsibility of the erf owner;

2.2.7 Clotheslines, dustbin storage areas and other utility areas and their screening.

3. RESTRICTION

3.1 The gardening and landscaping activities of an erf owner shall be confined to the physical extent of the pegged residential erven.

3.1.1 In some zones of the estate the extension of an erf's garden area into the immediately verge is obligatory subject to certain specific design requirements. In other zones (still to be indicated) no extensions will be considered in respect of the greater visual impact and sensitivity. Such requirements will be indicated on the site diagrams.

3.1.2 No extension of an erf's garden into and immediately area of private open space will be permitted. This includes irrigation, plantings, storage, fencing, pool equipment, earth mounds or portions of embankments or cut slopes.

3.2 No tree, landscaping or other plantings may be removed from the private open space by an erf owner.

In accordance herewith no Milkwood tree (*Sideroxylon inerme*) may be removed, pruned or damaged in any way whether it occurs on the greater estate or and erf in accordance with the legislation of the Forestry Act.

3.3 No Kikuyu grass (*Pennisetum clandestinum*) may be cultivated on an erf, to prevent invasion of the strandveld.

3.4 Buffalo grass (*Stenotaphrum secundatum*) or Fine Kweek (*Cynodon dactylon*) or varieties thereof may be cultivated.

3.5 All declared invasive alien plants, trees, shrubs and grasses are not permitted within the estate and may not be cultivated in an erf garden.

3.6 Fences shall comply in height, position and construction with the architectural guidelines.

- 3.7 Garden lighting is not permitted other than bulkhead lighting units fitted with 45° downcast louvres attached to the building itself. Final numbers and positions to be approved by the architectural review committee.
- 3.8 Above-grounds pools or “Porta-pools” are not permitted.
- 3.9 No temporary structures are permitted within the erf garden including wendy houses.
- 3.10 Where the intention of the erf owner is to cultivate a hedge, the position, type and final height shall be indicated in the submitted plan.
- 3.11 Invasive Alien vegetation clearance on any undeveloped erf, remains the responsibility of the owner and must be undertaken on a quarterly basis, failing which the Home Owner’s Association will undertake the clearance at the erf owners cost.

4. PLANT SPECIES NOT PERMITTED

- 4.1 Any declared invasive alien plants or tree
- 4.2 Kikuyu, (*Pennisetum clandestinum*)
- 4.3 Palm trees
- 4.4 Conifers
- 4.5 Any species of Eucalyptus
- 4.6 Any species of Bottlebrush
- 4.7 Any species of Agave
- 4.8 Any species of Cactus. (This does not include indigenous succulents.)

5. PLANT SPECIES RECOMMENDED

- 5.1 Extensive rehabilitation is being undertaken on site using indigenous plant material sourced during the “search and rescue” programmes which precede each stage of the development. Additional, locally propagated, indigenous material will be sourced to supplement and consolidate the site vegetation. The recommended plant list follows.
- 5.2 The principles of the Department of Water Affairs Waterwise gardening programme are supported by the Developer and his team.

- 5.3 A limited range of indigenous plant material and non-invasive exotics are appropriate for planting on this site. The following list of recommended species defines or will define those species which may only be used on this site to the exclusion of all others.

The objective is for gardens to contribute to the habitat embraced by the estate, verges and private open spaces.

- * Denotes indigenous species, suitable for the site though not necessarily occurring naturally.

Trees

Shrubs and Ground Covers

As per Brackenridge Estate Indigenous Plant List.

Lawns

The fynbos is sensitive to invasion by exotic grasses. Cynodon dactylon or Buffalo grass will be permitted lawn grasses used as seed in plugs or as roll-on-lawn

6. HARD LANDSCAPING

Hard landscaping surfaces, i.e. brick paving, tilling etc, around houses will not be Permitted to cover the entire site. Cumulatively paving shall not cover more than 25% of each erf's area and a minimum of 25% of each erf must be soft landscaping.