



W E D G E W O O D

*Golf and Country Estate*

## LANDSCAPE GUIDELINES

WDM 02 - Revision E01

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## 1. LANDSCAPE CHARACTER

- 1.1 The overall landscape design theme for the estate will promote an authentic 'country village' landscape experience with typical village landscape elements throughout which will provide a sense of place. Both structural village-like elements and planting have been designed into the public areas of the estate. Structural elements may include pergolas, authentic water features, fence elements, and street furniture, and planting will be predominantly indigenous with a focus on 'hedgerows', flowering plants, and parkland trees.
- 1.2 The landscape design theme will enhance the existing landscape character, and complement the architectural theme of the new estate. The existing landscape is mainly characterised by the Blue Gum Tree forests (exotic) surrounding the golf course, and two types of landforms; a relatively flat landscape in the south and west, and an undulating landscape to the north and north-east. Natural water features (ponds and dams) are also prevalent in the north and north-east of the development.
- 1.3 The golf course layout will take cognisance of the existing Blue Gum tree forests, and these trees (albeit exotic), will be retained where possible, in order to utilise the existing character of the landscape. Additional planting to the landscape will be in the form of indigenous trees and shrubs, with specific foliage or flower effects, and which are adapted to the local conditions. The private open space within the development continues and consolidates this theme through the creation of informal parklands - integrating the estate with a uniform landscape theme.
- 1.4 Owners of erven on the estate will be required to design and implement garden landscapes around their houses which integrate with the estate landscape theme, in order to maintain a continuity in the overall landscape. The garden designs will need to adhere to certain conditions, specifications and restrictions.

## 2. LANDSCAPE CONDITIONS

- 2.1 The Registered erf Owner will be responsible for restoring the length of the sidewalk between the erf and the surfaced roadway to the original design layout. Planting in this area is thus to be in accordance with the estate layout.
- 2.2 Notwithstanding the above (item 3.1), the gardening and landscaping activities of a Registered Owner shall be confined to the physical extent of the pegged residential erven.
  - 2.2.1. No extension of an erf's garden into public/open space will be permitted, except for item 3.1. This includes irrigation, plantings, storage, fencing, pool equipment, earth mounds or portions of embankments or cut slopes.
  - 2.2.2. No extension of an erf's garden into an immediately adjacent area of golf course, fairways or out of play area will be permitted.
  - 2.2.3. Any requested extension of the erf garden onto an immediately adjacent verge, showing its extent and detail. Approval of such an extension to be strictly subject to the approval of the WVARC, and on the basis of continuing maintenance becoming the responsibility of the erf owner.
- 2.3 Existing trees located on the erven can only be removed by the Registered Owner should the position of the existing tree be directly in the way of new structures (including swimming pools) and paving, or if the tree is declared unstable/unsafe. This is subject to WVARC approval.



- 2.4 Existing Rock Outcrops on or near erven are not allowed to be disturbed in any manner, and a buffer zone of 15meters from any existing rock outcrop is to be observed. The rock outcrops and the associated buffer zones are not to be disturbed during the construction of any structures (including the delivery of materials), or during the operational phase of the estate.
- 2.5 No trees, landscaping, or other plants, may be removed from the greater golf course by a Registered Owner.
- 2.6 Buffalo grass (*Stenotaphrum secundatum*), *Cynodon dactylon* (Fine kweek) and Kikuyu grass (*Pennisetum clandestinum*) or cultivars of it are the preferred lawn types.
- 2.7 All declared invasive alien plants, trees and shrubs are not permitted within the estate and may not be cultivated in erf gardens.
- 2.8 Fences shall comply in height, position and construction with the Architectural Guidelines (AG).
- 2.9 Garden lighting is not permitted other than bulkhead lighting units fitted with 45° louvres attached to the building itself. Final numbers and positions to be approved by the Architectural Review Committee (ARC).
- 2.10 Portable pools are not permitted. Jacuzzis are permitted. See Architectural Guidelines.
- 2.11 No temporary structures are permitted within the erf gardening including Wendy houses.
- 2.12 Where the intention of the Registered Owner is to cultivate a hedge, the final height shall be a maximum of 1200mm high.
- 2.13 Invasive alien vegetation clearance of new plants that germinate on any underdeveloped or developed erf, remains the responsibility of the owner and must be undertaken on a quarterly basis, failing which the Home Owner's Association (HOA) will undertake the clearance at the Registered Owner's cost.
- 2.14 Verges

This is the area between the erf's street boundary line and the road edge. Landscaping in this area, requires plans to be submitted to the WVARC for approval. The submission plans are to indicate the following:

- 1) All street furniture to be indicated ie street lights and electrical kiosks.
- 2) All services to be indicated and dimensions given in relation to plant species ie trees.
- 3) The trees listed below under 3.15 are NOT permitted to be planted along the verge.
- 4) Registered Owners are to maintain this area at their own cost, ie regular trimming.
- 5) If damage is done to eg. any services and infrastructure, by the plant species the Registered Owner is to repair the damage and if required, remove the plant species, at their own cost.
- 6) Extreme care to be taken in the positioning of the plant species ie a tree. Ensuring that they are a suitable distance away from walls, street lights services and the road.
- 7) Trees that have a root system that goes down into the ground are permitted and trees that have a root system that spreads laterally are NOT permitted.
- 8) Deciduous trees are NOT PERMITTED.



2.15 Trees which will NOT be permitted on verges:

Erythrina cafra

Erythrina erythrina

Ekebergia capensis

Harpephyllum caffrum

The WVARC or WVHOA will not be responsible for any damage caused by the landscaping of the verge.

### 3. PLANT SPECIES NOT PERMITTED

The following plants may **NOT** be planted:

3.1 Any Plant found on the Table indicated in Regulation 15 (Conservation of 'Agricultural Resources Act, Act No 43 of 1983), and any subsequent revisions to the list.

3.2 Palm trees (except Phoenix reclinata)

3.3 Any species of Eucalyptus

3.4 Any species of Bottlebrush

3.5 Any species of Agave or exotic Cactus species.

### 4. SELECTED RIGHT SPECIES REQUIRED

4.1 A mix of 75% indigenous and 25% exotic vegetation is allowed.

### 5. HARD LANDSCAPING

Hard landscaping surfaces, i.e. brick paving, tiling, 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.

### 6. PERMITTED PLANT SPECIES

(# denotes indigenous species)

#### 6.1. Trees

Acacia karoo#

Acacia alpini#

Acacia siberiana woodi#

Acacia xanthophloea#

Celtis Africana (White Stinkwood)#

Combretum erythrophyllum (River Bushwillow)#



Dias cotonifolia (Pom-pom)#  
 Erythrina caffra (Coral tree)#  
 Erythrina erythrina (Coral tree)#  
 Ekebergia capensis (Cape Ash)#  
 Harpephyllum caffrum#  
 Cussonia spicata (Mountain Cabbage Tree)#  
 Halleria lucida (Tree Fuschia)#  
 Kiggelaria africana (Wild Peach)#  
 Olea europeae subsp africana (African Olive Tree)#  
 Podocarpus sp (Yellowwood)#  
 Protea sp.#  
 Rhus lancea (Black Karee)#  
 Rhus viminalis (White Karee)#  
 Sygium cordatum (Water Berry)#  
 Ziziphus mucronata (Buffalo Thorn)#

## 6.2 Shrubs and Groundcovers

Agapanthus sp.(Agapanthus)#  
 Aloe sp.#  
 Aristea major (Tall Aristae)#  
 Buddleja auriculata#  
 Buddleja siligna (False Olive)#  
 Buddleja salvifolia (Sagewood)#  
 Bulbine Capitata (Narrow-leaved bulbine)#  
 Bulbine sp.#  
 Cotyledon Oribiculata (Pig's ears)#  
 Crassula Vaginata (White Stonecrop, Yellow Crassula)#  
 Crinum sp (River lily)#  
 Crocosmia aurea (Falling stars, Forest montbretia)#  
 Crocosmia Paniculata (Zigzag crocosmia, Aunt-Eliza)#  
 Delosperma Obtusum (Mountain vygie)#  
 Dianthus sp (Carnation)#  
 Dierama Floriferum (Tufted hairbell)#  
 Dierama Pendulum#  
 Dodonea angustifolia (Sand Olive)#  
 Erythrina Zeyheri (Ploughbreaker)#  
 Eucomis sp (Pineapple flower)#  
 Euryops sp (Daisy)#  
 Felicia amelloides (Blue Margueriet)#  
 Gazania sp (Gazania)#  
 Gladiolus sp (Gladiolus)#  
 Gomphostigma virgatum (River Stars)#  
 Helichrysum Splendidum (Cape gold)#  
 Hibiscus Aethiopicus (Cape hibiscus, Dwarf hibiscus)#  
 Hibiscus Trionum (Bladder hibiscus)#  
 Hypericum Aethiopicum (Small St John's wort)#  
 Hypoxis sp (African Potato)#  
 Ipomoea Oblongata (Morning glory, Turbina)#  
 Kniphofia sp (Red Hot Poker)#  
 Leonotis sp (Wild Dagga, Rock Dagga)#  
 Leucodendron sp.#  
 Moraea sp (Golden Vlei Iris)#  
 Osteospermum sp.(Mauve daisy)#



Oxalis Obliquifolia (Oblique-leaved sorrel)#  
Pelargonium sp. (Geranium)#  
Phygelius sp (River bell)#  
Plumbago auriculata (Blue and White Plumbago)#  
Polygala myrtifolia#  
Polygala virgata (Willowy butterfly bush)#  
Rhamnus prinoides (Dogwood)#  
Scilla Natalensis-Merwillia natalensis (Large blue squill)#  
Tarchonanthus Camphoratus#  
Tulbaghia violaceae (Purple Wild Garlic)#  
Wachendorfia thyrsiflora (Royal butterfly lily)#  
Watsonia angusta (River Watsonia)#  
Watsonia Lepida (Drakensberg watsonia)#  
Watsonia spp#  
Xerophyta sp (Lily)#  
Zantedeschia aethiopica (Common calla lily, arum lily, pig lily)#  
Zantedeschia albomaculata (Spotted-leaved arum lily)#

### 6.3 Herbs

All herbs commonly used for culinary purposes may be planted.

### 6.4 Lawns

Indigenous Cynodon dactylon sp. and Stenotaphrum sp.  
Indigenous veldgrasses  
Kikuyu grass (Pennisetum clandestinium)

## 7. ADDENDUMS

- 1) Layout indicating Existing Rock Outcrops
- 2) Table indicated in Regulation 15 – Agricultural Resources Act, Act No 43 of 1983

***This is a working document and may be subject to amendments at the discretion of the WVHOA.***

