

# LANDSCAPE DESIGN PROTOCOL

## FOR ALL PHASES OF THE ST FRANCIS LINKS ESTATE

REVISED EDITION – JUNE 2016

(This edition supersedes Annexure D of Information & Annexures to Sales Agreement)

### 1. INTRODUCTION

**Developers Intention:** The introduction of a landscaped garden and associated landscape elements (both soft and hard) is to blend in with the natural environment, rather than 'compete' with its context. The use of natural materials is encouraged, as is the eradication of foreign plant material in favour of that indigenous to the region.

- This protocol attempts to ensure that all gardens are designed and maintained according to basic environmental principles.
- Vegetation planted must be indigenous to South Africa and as far as possible, natural to the area.
- **Non-indigenous plants may be used in pots out of view in enclosed areas. Should such plants become visible from the road, neighbours or the golf course, they must be cut back.**
- **PLEASE NOTE:** No plant listed on the South African Declared Weeds and Invader Plants list (Regulation 15 of the Conservation of Agricultural Resources Act, Act 43 of 1983) or any other list of proposed South African invader plants will be considered.
- The garden should be appropriate to the site's natural setting and soil and climatic conditions, and take account of natural features that occur on the site and its surroundings.
- Facilitate the implementation of the requirements as required by the National Environment Management Act (Act 107 of 1989).
- A scale of not more than 1:200, but must be the same scale and exact overlay of the site plan of the building plan.
- Name of Designer.
- Name of accredited Landscaper appointed to install the garden.
- Address, phone number, faxes number, and cell number of Designer and Landscaper.
- Date drawn.
- Start date and expected finish date.
- Site location.
- Site boundaries.
- Building footprint.
- Existing contours.
- Proposed platforms and banks.
- North point.
- Planting plan with numbering and referencing of plants.
- Storm water disposal, this must tie in with overall storm water management plan.
- Hardscaping including water features, paving, retaining structures, garden furniture etc. Give details including materials to be used.
- All grassed areas to be shown.
- The procedures to be implemented to prevent soil erosion by wind and water.
- Swimming pool fencing must be softened with planting on both sides with a variety of plants that will not become a hedge or that will not be maintained as a hedge.
- Lawn may not encroach closer than 1.5m from the cadastral boundaries.

### 2. THE DESIGN PROCEDURE

- 2.1 A basic garden landscape plan is to be submitted with the first set of building plans, together with the prescribed application fee. This landscape plan will show the site location, the proposed layout of the garden, the surrounding bush and gardens, services, hardscaping, features i.e. water features, paving, retaining structures, garden furniture etc. including material to be used. It will also show the procedures to be implemented to prevent soil erosion by wind and water. See typical example on page 3 of the Landscape Design Protocol. This copy will be retained by SFLHOA.
- 2.2 Once the building works have been completed, 2 copies of the detailed final landscape plan must be submitted to SFLHOA for approval by the SFLDRC. The landscape plan must be drawn as per the example shown on page 3 indicating the following:
- 2.3 The information listed above is required on the plan to enable the SFLDRC to adjudicate the design, prior to authority being granted to implement such design. Any application not conforming to the above standards will be rejected, and the submission fee forfeited.
- 2.4 Once the SFLDRC approves the plan, one copy will be returned to the applicant and one copy will be retained for record purposes. Once this has been done and the site has been handed over, the work may be carried out.
- 2.5 The implementation starting dates must be registered with the SFLHOA, to facilitate monitoring.



- 2.6 It is the responsibility of the homeowner to independently contract the landscaper, inclusive of costs. A list of the SFLHOA accredited landscape designers and installers is obtainable from the SFLHOA office.
- 2.7 Should there be a change of landscaper between original plan submission and handover, the new landscaper will arrange the handover.
- 2.8 **Any alterations to the original landscape plans or to established gardens must first be approved by the SFLHOA.**
- 2.9 Work will be prevented from taking place if the SFLHOA is not in the possession of a copy of the approved Landscape Plans.
- 2.10 Landscaping of gardens is to be completed within 3 months following completion of building operations.
- 2.11 Upon completion of the "established" garden, the ongoing maintenance will be the responsibility of the owner. Although owners may use SFLHOA accredited garden maintenance contractors, they are encouraged to use the garden services of the SFLHOA itself so as to minimise security risks and the potential of alien vegetation coming onto the estate by way of contractors.
- 2.12 The landscaper or homeowner must contact SFLHOA when the initial landscape installation has been completed. Also see 4.1.3 and 4.1.4 herein.

### 3. PLANNING OF YOUR GARDEN

Due consideration is required to plan an environmentally sensitive garden. This is a process in which many aspects are considered prior to preparing the actual layout. The planting plan needs to complement that of your neighbour and the estate. These include:

#### 3.1 SITE ASSESSMENT & ANALYSIS

The site should be inspected very carefully. It is recommended that the designer consult the SFLHOA botanical consultant at this time.

#### 3.1.1 TOPOGRAPHICAL FEATURES

Height above sea level: The higher you are the more you are exposed to the wind.

Aspect: The direction the site faces. See below.

Steep land is very prone to soil erosion and may require very expensive retaining structures which will require planting. No bare or untreated retaining wall will be permitted. Steep banks need to be stabilised quickly with plants that are able to bind the soil to prevent erosion.

#### 3.1.2 PREVAILING WINDS

Wind velocities are high and mainly SE in summer and SW in winter and spring. It may have a significant impact on the design.

Due to the presence of subsoils consisting of primarily wind blown dune sand and coupled with strong winds both from the east and the west, the removal of vegetation on the building site is discouraged. The removal of this 'grubbing layer' can cause the sandy subsoil to be blown easily during periods of high wind. If this layer is removed then adequate precautions must be taken to arrest wind blown sand by layering these exposed areas with thatch and regular watering. Sites which in the view of the SFLHOA cause excessive dust will be required to mitigate this problem failing such the SFLHOA will stop all works until the situation is remedied to the satisfaction of the SFLHOA.

#### 3.1.3 SOILS

Due to the 'oily' nature of the dune subsoils, water does not soak in easily but runs off. Sites with slopes must take precautions to prevent soil erosion in times of heavy rain with sandbags or seeded grass. The SFLHOA accepts no responsibility or liability for any damage caused through inadequate erosion controls. Damage to areas outside the erf due to erosion will be for the contractors account.

#### 3.1.4 VIEWS AND HOUSE ORIENTATION

Identify views and vistas together with the architect before designing the garden to capitalise on this natural asset and ensure that future growth will not block views.

#### 3.1.5 VEGETATION

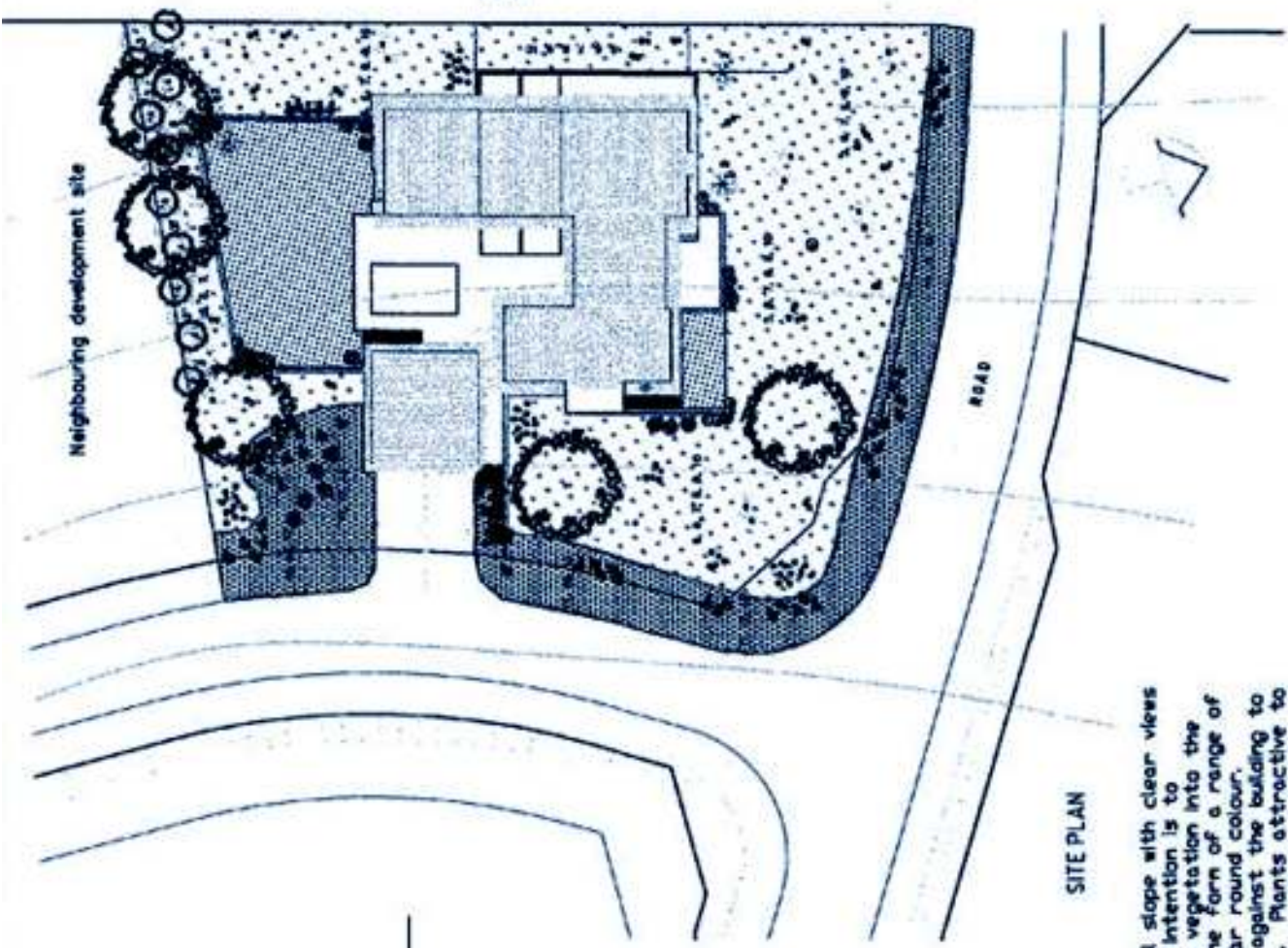
Observe the existing natural vegetation of which there are extensive areas on the estate.



**PLANTLIST**

TREES	NO	PLANT NAME	COMMON NAME	PLANT SIZE/DENSITY
1	1	Acacia saligna	Wattle	10m x 10m
2	1	Acacia saligna	Wattle	10m x 10m
3	1	Acacia saligna	Wattle	10m x 10m
4	1	Acacia saligna	Wattle	10m x 10m
5	1	Acacia saligna	Wattle	10m x 10m
6	1	Acacia saligna	Wattle	10m x 10m
7	1	Acacia saligna	Wattle	10m x 10m
8	1	Acacia saligna	Wattle	10m x 10m
9	1	Acacia saligna	Wattle	10m x 10m
10	1	Acacia saligna	Wattle	10m x 10m
11	1	Acacia saligna	Wattle	10m x 10m
12	1	Acacia saligna	Wattle	10m x 10m
13	1	Acacia saligna	Wattle	10m x 10m
14	1	Acacia saligna	Wattle	10m x 10m
15	1	Acacia saligna	Wattle	10m x 10m
16	1	Acacia saligna	Wattle	10m x 10m
17	1	Acacia saligna	Wattle	10m x 10m
18	1	Acacia saligna	Wattle	10m x 10m
19	1	Acacia saligna	Wattle	10m x 10m
20	1	Acacia saligna	Wattle	10m x 10m
21	1	Acacia saligna	Wattle	10m x 10m
22	1	Acacia saligna	Wattle	10m x 10m
23	1	Acacia saligna	Wattle	10m x 10m
24	1	Acacia saligna	Wattle	10m x 10m
25	1	Acacia saligna	Wattle	10m x 10m
26	1	Acacia saligna	Wattle	10m x 10m
27	1	Acacia saligna	Wattle	10m x 10m
28	1	Acacia saligna	Wattle	10m x 10m
29	1	Acacia saligna	Wattle	10m x 10m
30	1	Acacia saligna	Wattle	10m x 10m
31	1	Acacia saligna	Wattle	10m x 10m
32	1	Acacia saligna	Wattle	10m x 10m
33	1	Acacia saligna	Wattle	10m x 10m
34	1	Acacia saligna	Wattle	10m x 10m
35	1	Acacia saligna	Wattle	10m x 10m
36	1	Acacia saligna	Wattle	10m x 10m
37	1	Acacia saligna	Wattle	10m x 10m
38	1	Acacia saligna	Wattle	10m x 10m
39	1	Acacia saligna	Wattle	10m x 10m
40	1	Acacia saligna	Wattle	10m x 10m
41	1	Acacia saligna	Wattle	10m x 10m
42	1	Acacia saligna	Wattle	10m x 10m
43	1	Acacia saligna	Wattle	10m x 10m
44	1	Acacia saligna	Wattle	10m x 10m
45	1	Acacia saligna	Wattle	10m x 10m
46	1	Acacia saligna	Wattle	10m x 10m
47	1	Acacia saligna	Wattle	10m x 10m
48	1	Acacia saligna	Wattle	10m x 10m
49	1	Acacia saligna	Wattle	10m x 10m
50	1	Acacia saligna	Wattle	10m x 10m

Grassland/open space



**SITE PLAN**

**DESIGN CONTEXT**

The site is situated on a hill slope with clear views of the grassed valley. The intention is to incorporate the surrounding vegetation into the garden providing colour in the form of a range of wild flowers producing all year round colour. Feature plants are planted against the building to complement the architecture. Plants attractive to birds are also planted close to the house to attract birds to the house. A small patch of lawn is established north, south and west of the house.

**St Francis Links Estate**  
**Landscape Plan ERF659**  
 Designed by: Landscapes (Ltd)  
 P O Box 56300, St Francis Bay, 6312  
 Tel 042 283 0000



### 3.1.6 BOUNDARIES

- Check the boundary pegs before you commence with the work.
- Encroaching onto St Francis Links Homeowners Association land will not be tolerated except on the road verge between the homeowner's garden and the road. Here, garden beds may be planted as long as sufficient grass is left for pedestrians. Care should be taken in such areas where curves in the road and blind spots occur. SFLHOA has sole discretion whether to permit beds on verges.
- No trees are permitted on the verge. Shrubs with extensive root systems are also not permitted. Should a garden bed on the verge be permitted by the SFLHOA, it will be the responsibility of the homeowner to maintain the bed and keep the grass cut.
- Encroaching into neighbouring ground is not permitted.

### 3.1.7 STORMWATER & DRAINAGE

The design must comply with the standards set out in the storm water management plan.

### 3.1.8 SERVICES

The Contractor must obtain a General Plan showing the positions of servitudes for services to prevent them from being dug up or damaged. Should any damage occur, repairs will be for the account of the homeowner.

### 3.1.9 WATERPOINTS & IRRIGATION

**If irrigation systems are installed, an overlay of the system is to be provided with the Landscape Plan prior to any work starting.**

Please note: Boreholes and Wellpoints will not be permitted on any property without the written permission of SFLHOA and the Department of Water Affairs.

## 4. MONITORING AND CONTROL

- 4.1.1 SFLHOA has appointed SFLDRC to adjudicate all plans submitted through them and the decision made is binding.
- 4.1.2 Once plans have been approved, no deviations will be permitted, except where altered drawings have been re-submitted and authority obtained in writing.
- 4.1.3 Final inspection of the landscaping will form part of the final Compliance Inspection carried out by the SFLHOA.

This will take place prior to a Completion Certificate being issued and occupation granted. Should the landscaping not comply with the protocol and guidelines, occupation may be withheld until such time as it is remedied, penalties may be applied or the property may be prevented from being sold.

- 4.1.4 A second inspection of the garden by the SFLHOA will take place approximately 6 months following occupation and if necessary, the homeowner will be expected to remedy any non-compliance, failing which penalties may apply.
- 4.1.5 All landscape contractors and sub-contractors must comply with the Contractor's Protocol, obtainable from the SFLHOA. Any transgression of these protocols is subject to the halting of the project, and a fine payable at the office of the SFLHOA, prior to obtaining permission to continue with the work.

## 5. VACANT / UNDEVELOPED PROPERTIES

Owners of properties on which residences have not yet been built are required to keep the property clear of alien vegetation. Prior to any work commencing, the Owner must:

Inform, the SFLHOA of their intention to clear and are subject to an assessment of the property by the SFLHOA's botanical consultant whose fee shall be levied to the Owner.

Provide the estimated timing of the clearing project.

Ensure workers are registered with the SFLHOA and supervise the project at all times, unless contracting the SFLHOA's approved independent bush clearing company to carry out the work.

No indigenous trees, thickets or any other indigenous vegetation may be trimmed, relocated or removed without first obtaining written permission from the SFLHOA's botanical consultant.

It remains the responsibility of the Owner to remove all alien cuttings or cleared alien bush from the property immediately. No dumping is permitted on the Estate.

## 6. LIST OF PLANTS INDIGENOUS TO THE ESTATE:

Here follow some of the plants that occur naturally on St Francis Links Estate. Those marked with an asterisk are special to the area or of conservation concern (Red Data species). (Please feel free to chat to our botanical specialist regarding the type of plants suitable for your garden).



## 6.1 TREES, SHRUBS AND CLIMBERS

*Apodytes dimidiata*  
*Asparagus africanus*  
*Asparagus asparagoides*  
*Asparagus suaveolens*  
*Astephanus zeyheri*  
*Carissa bispinosa*  
*Cassine peragua*  
*Chionanthus foveolatus*  
*Chrysanthemoides monilifera*  
*Clausena anisata*  
*Clematis brachiata*  
*Crotalaria capensis*  
*Cussonia thyrsoflora*  
*Cyphostemma cirrhosum*  
*Diospyros pallens*  
*Dovyalis rhamnoides*  
*Dovyalis rotundifolia*  
*Euclea racemosa*  
*Grewia occidentalis*  
*Gymnosporia buxifolia*  
*Gymnosporia heterophylla*  
*Lauridia tetragona*  
*Maytenus procumbens*  
*Metalasia muricata*  
*Morella cordifolia*  
*Morella quercifolia*  
*Mystroxydon aethiopicum*  
*Olea capensis* subsp. *capensis*  
*Olea tomentosa*  
*Polygala africana*  
*Psoralea sp nov*  
*Psydrax obovata*  
*\*Pterocelastrus tricuspidatus*  
*Putterlickia pyracantha*  
*\*Rapanea gilliana*  
*\*Rapanea melanophloeos*  
*Rhamnus prinoides*  
*Rhoicissus digitata*  
*Robsonodendron maritimum*  
*Salvia africana-lutea*  
*Scolopia zeyheri*  
*Scutia myrtina*  
*Searsia crenata* (= *Rhus crenata*)  
*Searsia glauca* (= *Rhus glauca*)  
*Searsia laevigata* (= *Rhus laevigata*)  
*Searsia lucida forma scoparia* (= *Rhus lucida forma scoparia*)  
*Sideroxylon inerme* (protected)  
*Solanum africanum*  
*Tarchonanthus littoralis*  
*Zanthoxylum capense*  
*Zehneria scabra*

## 5.2 ANNUALS, PERENNIALS, SMALL SHRUBS AND GROUNDCOVERS

*Agathosma apiculata*  
*\*A. stenopetala*  
*Aizoon rigidum*  
*Anchusa capensis*  
*Arctotheca calendula*  
*\*Arctotis elongata*  
*Aspalathus spinosa*  
*Bulbine frutescens*  
*Carpobrotus acinaciformis*  
*Carpobrotus deliciosus*  
*\*Centella tridentata*  
*Chaenostoma campanulatum* (= *Sutera campanulata*)  
*Chironia baccifera*  
*Chironia decumbens*  
*Chironia palustris*  
*Cineraria erodioides*  
*Commelina africana*  
*Conicosia pugioniformis*  
*Cotula sericea*  
*Cotyledon orbiculata*  
*Crassula expansa*  
*Cullumia decurrens*  
*Dichondra micrantha*  
*Dischisma ciliatum*

*\*Erica chloroloma*  
*Falkia repens*  
*Felicia amoena*  
*Felicia echinata*  
*\*Gasteria acinacifolia*  
*Gazania krebsiana*  
*\*Gazania linearis var linearis*  
*Geranium incanum*  
*Geranium ornithopodon*  
*Gomphocarpus fruticosus*  
*\*Gunnera perpensa*  
*Hebenstretia integrifolia*  
*Helichrysum asperum*  
*Helichrysum cymosum*  
*Helichrysum gymnocomum*  
*Helichrysum rutilans*  
*Helichrysum teretifolium*  
*Heliophila suavissima*  
*Hermannia althaeifolia*  
*Hibiscus trionum*  
*Hydrocotyle verticillata*  
*Hypoestes aristata*  
*Indigofera candicans*  
*\*Indigofera tomentosa*  
*Indigofera verrucosa*  
*Jamesbrittenia microphylla*  
*Kniphofia rooperi*  
*Knowltonia cordata*  
*Leidesia procumbens*  
*Leonotis leonurus*  
*Lessertia fruticosa*  
*Lessertia stenoloba*  
*Limeum aethiopicum*  
*Linum africanum*  
*Lobelia anceps*  
*Manulea obovata*  
*Monsonia emarginata*  
*Muraltia squarrosa*  
*Myosotis graminifolia*  
*Nemesia fruticans*  
*Nylandtia spinosa*  
*Osteospermum polygaloides*  
*Otholobium bracteolatum*  
*Otholobium cafferum*  
*Passerina rigida*  
*Passerina corymbosa* (= *P.vulgaris*)  
*Pelargonium capitatum*  
*\*Pelargonium suburbanum*  
    subsp. *suburbanum*  
*Persicaria attenuata*  
*Phyllica littoralis*  
*Phyllobolus canaliculatus*  
*Polygala ericaefolia*  
*Polygala virgata*  
*\*Psoralea repens*  
*Rhoiacarpos capensis*  
*Rubia petiolaris*  
*Scabiosa columbaria*  
*Selago linearis*  
*Senecio elegans*  
*Senecio halimifolius*  
*Senecio lanceus*  
*Senecio oederifolius*  
*Silene bellidioides*  
*Syncarpha argentea*  
*Tephrosia capensis*  
*Trachyandra ciliata*  
*Trachyandra divaricata*  
*Trifolium burchellianum*  
*Ursinia anthemoides*  
*Vellereophyton vellereum*  
*Vigna unguiculata*  
*Zantedeschia aethiopica*

## 5.3 PLANTS WITH BULBS, CORMS OR RHIZOMES

*\*Acrolophia cochlearis*  
*Agapanthus praecox*  
*\*Albuca batteniana*  
*Albuca cooperi*  
*Aristea ecklonii*  
*\*Bonatea speciosa*  
*\*Boophone disticha*  
*\*Brunsvigia gregaria*  
*\*Brunsvigia littoralis*  
*Chasmanthe aethiopica*  
*Cyrtanthus angustifolius*  
*\*Cyrtanthus loddigesianus*  
*\*Disa chrysostachya*  
*Empodium gloriosum*  
*\*Eucomis autumnalis*  
*\*Eulophia speciosa*  
*\*Gladiolus floribundus*  
*\*Gladiolus huttonii*  
*\*Gladiolus wilsonii*  
*\*Haemanthus sanguineus*  
*Hypoxis villosa*  
*Ixia orientalis*  
*\*Lachenalia algoensis*  
*Ledebouria cf floribunda*  
*\*Moraea australis*  
*\*Moraea spathulata*  
*\*Othonna rufibarbis*  
*Oxalis imbricata*  
*Oxalis smithiana*  
*Romulea cf rosea.*  
*\*Satyrium hallackii subsp. hallackii*  
*Satyrium parviflorum*  
*\*Satyrium princeps*  
*\*Scadoxus puniceus*  
*\*Veltheimia bracteata*  
*Wachendorfia paniculata*

## 5.4 GRASSES, REEDS AND SEDGES

*Aristida sp*  
*Bolboschoenus maritimus*  
*Carex clavata*  
*Cynodon dactylon*  
*Cyperus thunbergii*  
*Ehrharta calycina*  
*Ehrharta erecta*  
*Ehrharta villosa*  
*Elegia microcarpa*  
    (= *Chondropetalum microcarpum*)  
*Fuirena hirsuta*  
*Imperata cylindrica*  
*Isolepis spp.*  
*Juncus kraussii*  
*Koeleria capensis*  
*Melicia decumbens*  
*\*Capeochloa cincta subsp. sericea*  
*Pentaschitis curvifolia*  
*Pentaschitis pallida*  
*Pycreus polystachyos*  
*Restio eleocharis*  
    (= *Ischyrolepis eleocharis*)  
*Restio leptoclados*  
    (= *Ischyrolepis leptoclados*)  
*Schoenoplectus littoralis*  
*Scirpus nodosus*  
*Setaria sphaelosata*  
*Sporobolus africanus*  
*Sporobolus virginicus*  
*Tetraria cuspidata*  
*Typha capensis*

