



Landscape Architectural Guidelines

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Introduction and Landscape Vision

The goal of this development is to create a visually pleasing architectural and landscape environment for all residents. The landscape design and associated planting at Strathearn Hill Estate should form an integral part of the architectural design process and shall not be seen as an "add-on" once a home or building is complete.

This development is set in a prime part of the Free State landscape, one of the last untouched areas surrounding the city of Bloemfontein. The overall landscape design theme for the estate will promote a contemporary but natural landscape experience. Enhanced landscape elements throughout the estate will provide a sense of place complimenting the character of the surroundings. The landscape design will highlight the character of the beautiful landscape of rocky outcrops and grasslands that is so unique to the Free State.

An indigenous landscape approach is encouraged, meaning that the design should respect and integrate with the local environment. Residents are encouraged to make use of local indigenous plants in their private gardens as far as is practical and to select plants from the recommended plant material list attached.

The development is situated in hills covered with indigenous plants and trees, which presents an opportunity to avoid a typical suburban landscape style.

In order to maintain continuity in the overall landscape character, owners of erven / stands are required to design and to implement the garden landscapes around buildings and homes in accordance with certain conditions, specifications and restrictions. In this way, the collective landscape theme will be realised for the appreciation and benefit of all.



Landscape Design Code

- Maximise inter-connectivity to natural areas and the public open spaces.
- Adoption of the natural design style approach with a fluid and indigenous feel should be encouraged.
- Be consistent with the character of the landscape design to reinforce neighbourhood identity of the Estate.
- Preserve and frame views both into and out of the erven/stands.
- Incorporate the elements of a gateway, paths destinations:
 - Gateways: entries providing transition from one space to another.
 - Pathways: routes that lead to destination.
 - Destinations: focal points that can include anything from a garden bench at the end of a path to a civic center at the end of the street.
- The use of xeri-scape (Minimal water use) design principles to facilitate water conservation should be encouraged:
 - Well planned planting schemes.
 - Plant from the planting list provided.
 - Appropriate turf selection.
 - Use of mulch to maintain soil moisture and reduce evaporation.
 - Zoning of plant material according to their micro-climatic needs and water requirements.
 - Improvement of the soil with organic matter.
 - Use of appropriate organic fertilisers.
 - Efficient irrigation systems.
 - Proper maintenance and irrigation schedules.
- Work within the guidelines set forth below and in this document. The following elements are encouraged:
 - Simplicity.
 - Contrasting textures and plantings.
 - The use of different color schemes.
 - The use of different growing heights of plant material.
 - Use of ornamental grass like plants.
 - Use of flower meadow planting.
 - Balanced proportions.
 - Use of natural materials (Rock, stone etc).

- Plants having similar water use to be grouped together.
- Protection and preservation of native species and natural areas are encouraged.
- Tree planting is encouraged.
- All plant areas (Turf excluded) to be covered with a minimum of 50mm suitable mulch for water retention and weed inhibition.
- Use of insect (Bees, butterflies etc.) attracting plant material are favourable.
- Re-circulated water may be used for irrigation purposes. (T's and C's apply)
- Artificial plants, grass, and other artificial plant material will not be permitted as a means of water efficient landscapes.
- Maximise the use of indigenous species (See Table A).
- No palms will be permitted.
- Landscapes to consist of a variety of species to enhance biodiversity.
- No one species to make up for more than 25% of the total non-grass plant materials on the site.



Preservations of Existing Trees (Where Applicable)

To control and minimise the removal of existing indigenous trees on individual erven, the Building Envelope will be adopted and is to be applied on each erven.

The following are to apply:

- Maximum area for clearing to consist of house footprint plus additional maximum 1m wide area outside footprint.
- All trees outside this area to be preserved.
- Additional 1m area will not encroach on the stand building line.
- All trees within stand building line are to be preserved.
- Trees within driveways, patios, and swimming pools areas may only be cleared within the structure's minimum footprint plus maximum 1m wide outside footprint, 2m allowed in the case of swimming pools.

The Architectural Aesthetics Committee

The committee will be appointed by the developers of the property and will consist of the following:

- A representative from the Strathearn Hill Homeowners Association (HOA)
- Architects appointed by the developer, namely Smit Architects
- Landscaping firm appointed by the developer, namely BCT Environmental & Land
- Services.

Landscape Conditions & Plan Submission

A legible landscape development plan for the garden of an erven/stand is to accompany the building plan submission and both will need to be approved by the Strathearn Hill Architectural aesthetics committee.

The landscape plan (Design) shall be to a scale of 1:100 and include the following:

- Standard notations including the clients/ developer's name, erven number, landscape designer's name and contact information, date, scale North indicator, etc.
 - Plant list including the botanical and common names, plant bag sizes and density of planting.
 - Adjacent areas of private open space.
 - All retaining and terracing intended to take place.
 - Indicate positions of existing trees to remain and those to be removed – note that the removal of trees is restricted.
 - Intent for dealing with any storm water run-off into the landscape is to be indicated.
 - All plant material, species, numbers, spacing and size must be indicated, including grass species for lawns and are to conform to the restrictions of the plant choice as given in the guidelines.
 - All paving, water features, swimming pools, pumps and filters, fences, gazebos and other structural element is to be indicated and the intended finishes specified.
 - Erosion control measures where necessary should be indicated.
- Minimum of 25% of the erven is to be covered with soft landscaping.
 - Maximum of 25% hard landscaping of the erven coverage shall be permitted.
 - Lawn areas are limited to a maximum of 50% coverage of the garden area and may not extend into Green- or General Areas of the estate.
 - Plant material is to follow the planting palette (Table A)

Artificial grass (Astro Turf) may be used upon the approval of the Aesthetics committee.

- Coverage will be limited to 10% of the garden area.
- An example of the grass to be used must be submitted for approval to the Aesthetics committee before installation.
- Artificial grass must have a guarantee of 8 years to ultra violet resistance.
- The artificial grass must be edged with a suitable edging material (Cobble stone edging, Bevel paver, etc) that are laid in a concrete foundation.

Ornamental gravel / Stone may be incorporated into landscapes.

- The coverage will be limited to 25% of the Garden area coverage.
- A Landscaping material (Plantex, Weed guard, etc.) must be used under the ornamental gravel.
- All areas where gravel are used must be edged with a suitable edging material such as a cobble stone, paver, or "Perma edge" edging.
- No part of the garden ' / erf area may consist of bare soil or 'Berggruis"
- No plant material may be used that appears on the CARA ("Conservation of Agricultural Resources Act") list of invasive species.
- No garden- or lawn areas are to be extended into Green- or General Areas of the Estate and must be confined to the erf boundaries.
- The installation of the garden landscape must be done within 3 months after the approval of the Landscape Design by the Aesthetics Committee and within 2 months after building construction are done.
- If a property are to be sold by a current erven owner, a landscape inspection must be conducted and approved by the AAC before the transfer process. The inspection cost are for the current owner's expense. If the landscape installation comply with the AAC criteria, a certificate of compliance will be issued. Noncompliance of ACC criteria will have to be rectified by the current owner, before the certificate of compliance could be issued. The cost of the inspection are R850.00 ex Vat.

Landscape Restrictions

- The gardening and landscaping activities of the erven owner shall be confined to the physical extent of the pegged residential erven.
- No extension of the erven garden into an adjacent area public open space will be permitted at all, including irrigation, plantings, storage, fencing, pool equipment, earth mounds or portions of embankments/cut slopes.
- Erven owners / anyone employed by the owner, shall not remove trees, landscaping or plants or natural elements e.g. Rocks, Firewood from open spaces.
- Removal of existing trees on erven only allowed should the position of tree be directly in the way of new structures / paving, or tree is declared unsafe/ unstable.
- Before any tree can be removed it needs to be approved by the Aesthetics committee.
- All declared invasive alien plants in terms of National Legislation and Local Ordinances, including trees, shrubs, grasses are not permitted within the estate and may not be cultivated or planted in the erven garden. (See Table B) Any such plants should be removed.
- Fences shall comply in height, position, construction and form with the architectural guidelines.
- All exterior lighting shall follow the architectural guidelines.
- The cultivation of hedges shall be indicated on the submitted landscape development plan showing position. Type and final height.
- Rock features, concrete statues, pots and water features viewable from the road or public open spaces are to be approved by the Aesthetics committee prior to construction/installation.
- The erven owner is to control soil erosion issues that may occur on the erven through the use of recognized, common practice, erosion control measures.
- Any erosion damage on the commons areas of the estate or to the properties of the adjacent erven owners will be for the responsibility of the erven owner's account.
- Invasive alien vegetation clearance on any underdeveloped erven remains the responsibility of the erven owner and must be undertaken on a quarterly basis failing which the property owner's association will undertake the clearance at the erven owner's expense.

- No unsightly structures such as Wendy Houses and Green/Plastic Storage containers should be visible from streets or the public open spaces.

Lawn Specifications

- Lawn species must be clearly specified when the design is submitted to the AAC. Kikuyu Grass (*Pennisetum clandestinum*) will only be allowed in the confines of the erven.
- Shade grass, Grass Mixtures or any All Seasons Evergreen grass are limited to 10% of the grass coverage limit.

Plant Species not permitted.

The following plants are not permitted:

- Any plant found on the Table indicated in Regulation 15 (Conservation of Agricultural Recourses Act, Act No 43 of 1983), and any subsequent revision of the list.
- Palm trees.
- Any species of Eucalyptus.
- *Populus simonii*
- Rosa species (Roses)

Driveways & Paving

- The HOA will provide and be responsible for an access driveway from the street curb to erven boundary line.
- Only Corobrick's Nougat clay paver is allowed as paving material.
- Street trees will be planted by the HOA nominated sub-contractor. This is done to allow a uniform look throughout the estate. Every homeowner / erf owner will be responsible for the protection of street trees. The homeowner / erven owner will be responsible for the cost of any damages to these street trees during construction. Street trees may not be removed during construction or building process. Should a street tree be in the way of e.g. driveway, permission must be obtained from the AAC to relocate the tree by the HOA nominated subcontractor. This cost will be for the owner's account.
- Sidewalk development: The HOA are responsible for the installation of a paved path 1200mm wide from street curb along the length of the property's street front. Maximum transverse slope of 1:50 (2%). The prescribe paving to be used are Corobrick's Nougat clay paver laid in a Stretcher Bond pattern.
- Any damages or relocation are for the home/erven owner account and will be done by the HOA nominated subcontractors.
- Sidewalks and outside ervens from the boundary wall to the kerbs are treated as open spaces and will be maintained by the HOA.

Open Spaces & Recreational Areas

No person (resident, contractor, workers, domestic workers or visitors) shall, nor cause nor permit:

- the harm, disturbance or destruction of any wild animal, insect, reptile, or bird;
- the disturbance, destruction, or collection of any plant material living or dead without the consent, or upon the direction, of the HOA.
- the lighting of any open fire save in such place as designated that purpose by the HOA.
- the disposal of litter, cigarette butts and similar waste save in such receptacles and in such places set aside for the purpose by the HOA.
- Conduct which may interfere with the enjoyment of other members of the open spaces
- Any loud music or gatherings in open spaces.

General Architectural and Landscape Principles

- Buildings are to be designed to integrate with the surroundings and landscape. Buildings must be stepped along slopes.
- Roofs are concrete flat roofs (maximum 30% of total surface) and sheet metal. No tiles allowed.
- Walls can make use of natural stone (panels or walls, but not complete buildings), red clay bricks and some plastered areas with specific colors are encouraged.
- No boundary wall can be erected without the prior approval of the AAC. The finish of such walls to fit in with the buildings.
- Any structure, including garden walls, gazebos, pergolas, vines, covered porticos, car ports, cannot be erected without the prior approval by the AAC.
- No front garden walls are allowed, only back yard walls.
- Maximum of two stories for any residence.
- Balcony balustrades: glass in aluminum frames.
- Water collection is encouraged. No open or visible Jo-Jo tanks (unless enclosed by a stone or brick or plastered wall).
- The only water tanks allowed on the street facades are steel corrugated tanks as demonstrated below.
- All swimming pools to comply to the local authority safety regulations and of SANS 1390 security. Walls that form part of the security of a swimming pool must comply with SABS 10134.

Maintenance of Gardens

- Every residents (Erven owner) and legal person of a part title- or complex is responsible for the upkeep and maintenance of gardens at all times.
- The maintenance will include but not only be limited to: Lawns are mowed on a regular basis and kept short at all times. Lawn have to be irrigated and kept in a reasonable good condition.
- Weeds must be controlled on lawns, gardens beds, and hard surface areas at all times.
- Trees, shrubs and other plant material must be pruned, irrigated and tidied at all times.
- Driveways and pavement areas must be maintained and kept neat at all times.

Dog Kennels, Swimming Pool Pump Houses & Jungle Gyms

Permanent structures that are used for dog kennels or swimming pool pump houses are expectable on the basis:

- That the highest point may not exceed 1.2m in height.
- That the structure is not visible from the street.
- The wall color of the structure is the same as the nearest Building (House) wall.
- That the structure may not exceed more than 3 square meters.
- The cover of the swimming pool house or dog kennel must be the same as the residence.
- Jungle gyms: The design, placing and erection/installation must be approved by the AAC before construction.

Store Rooms (Wendy Houses)

Horizontal free standing structures that are used for storage are acceptable on the following conditions:

- The measurement of the structure may not exceed 1.8m in length, 1.5m in height and 1.2m in width.
- It must be out of sight from the street or general green areas.
- The factory color of the structure must be as close to the primary color of the residence as possible.
- The structure must be maintained on a constant basis.
- A structure for storage must be approved by the AAC before installation or construction.
- No structure that can be moved, like Wendy houses, huts, tents or similar structures or structures that are unsightly, will be acceptable by the AAC.

Table A: Recommended Plant List

Indigenous Trees

<i>Acacia species (Vachellia species)</i>	Thorn trees
<i>Buddleja species (Buddleja saligna, B. salvifolia)</i>	Wild Olive trees
<i>Celtis Africana</i>	White Stink Wood
<i>Combretum erythrophyllum</i>	River Bush Willow
<i>Diospyros whyteana</i>	Bladdernut tree
<i>Dias cotinifolia</i>	Pom Pom Tree
<i>Nuxia floribunda</i>	Forest Elder
<i>Olea europaea sub Africana</i>	Olienhout Tree
<i>Podocarpus species (P. Falcatus, P. Henkelii)</i>	Yellow wood trees
<i>Searsia species (S. lancea, S. pendulina)</i>	Karee Trees
<i>Ziziphus macronata</i>	Buffulo Thorn

Exotic Trees

<i>Acer species (A. palmatum, A. bergerianum)</i>	Maple trees
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Prunus cerafifera nigra</i>	Wild Plum Maroon
<i>Magnolia species (M. grandiflora, Little Gem)</i>	Magnolia trees
<i>Platanus x acerifolia</i>	London Plane tree

Indigenous Flowering Shrubs & Perennials

<i>Agapanthus africanus</i>	Agapanthus
<i>Asparagus species (A. africanus)</i>	Wild asparagus
<i>Buddleja salifolia</i>	Flowering Sage
<i>Clivia miniata</i>	Bush lilies
<i>Dietes species (D. grandiflora)</i>	Rain lilies
<i>Euryops virgineus</i>	Daisy bush
<i>Felicia amaeliodes</i>	Blue marguerite
<i>Freylinia Tropicana</i>	Honey bell bush
<i>Gomphostigma virgatum</i>	River stars
<i>Helichrysum cymosum</i>	Dune everlasting Fire pokers
<i>Kniphofia praecox</i>	Fire pokers
<i>Leonotis leonorus</i>	Wild dagga
<i>Osteospermum species</i>	Trailing daisies
<i>Pelargonium species</i>	Geraniums
<i>Plumbago auriculata</i>	Cape leadwort
<i>Polygala myrtifolia</i>	September butterfly bush
<i>Portulacaria afra</i>	Porkbush
<i>Salvia species (S. greggii)</i>	Flowering sage
<i>Zantedeschia aetheopica</i>	Arum lilly

Exotic Flowering Shrubs & Perennials

<i>Abelia species (A. grandiflora)</i>	Trumpet flower
<i>Buxus sempivirens Faulkner</i>	Boxwood
<i>Bidens species (B. ferulifolia)</i>	Trailing daisies
<i>Nandina domestica (N.pygmaea)</i>	Holy bamboo
<i>Phormium species</i>	New Zealand plaxes
<i>Rosmarinus officianalis</i>	Rosemary
<i>Trachelospernum jasminoides</i>	Jasmine
<i>Westringia rosmarinifolia</i>	Australian rosemary

Architectural structural Plants

<i>Aloe barbae (A. Bainsii)</i>	Tree Aloe
<i>Aloe ferox</i>	Cape Bitter Aloe
<i>Aloe Marlothii</i>	Mountain Aloe
<i>Beschoneria yuccaniodes</i>	Beschoneria specie
<i>Cussonia paniculata</i>	Mountain cabbage tree
<i>Cycas revoluta</i>	Japanese sagopalm
<i>Euphorbia tirrucalli</i>	Firestix
<i>Encephelartos species</i>	Broodbome
<i>Strelitzia juncea</i>	Spikey Craneflower
<i>Strelitzia reginae</i>	Craneflower
<i>Strelitzia nicolai</i>	Natal Wild banana
<i>Dasyilirion wheelerii</i>	Spanish wheel
<i>Sansevieria trifasciata</i>	Mother in law's tongue

Ornamental Grasses (Indigenous & Exotic)

<i>Aristida junciformis</i>	Aristida grass
<i>Anthriscum saundersii</i>	Hen & Chicks
<i>Carex species (C. testacea)</i>	Sedge grass
<i>Chondropetalum tectorum</i>	Thatching reed
<i>Lomandra tanika</i>	Lomandra grass
<i>Liriope species</i>	Liriope grass
<i>Melinis repens</i>	Natal Red top Grass
<i>Melinis nerviglumis</i>	Steenbok Grass
<i>Miscanthus capensis</i>	Vlei grass
<i>Ophiopogon species</i>	Lilly turf

Ground Covers & Bulbs (Indigenous & Exotic)

<i>Aptenia cordifolia</i>	Red Aptenia
<i>Arctotis species (A. soechadifolia)</i>	Marigold
<i>Bulbine frutescens</i>	Cats tail
<i>Carpobrotus edulis</i>	Sour fig
<i>Cerastium tomentosum</i>	Snow in Summer
<i>Crassula species</i>	Plakkies
<i>Chrocosmia species</i>	Falling stars
<i>Chlorophytum comosum</i>	Hen & Chicks
<i>Delosperma cooperii</i>	Free state Delosperma
<i>Eucomis species</i>	Pineapple lilies.
<i>Erigeron kaskavianus</i>	Creeping Daisy
<i>Felicia ameliodes</i>	Blue Marquerite
<i>Gazania rigens</i>	Trailing Gazania
<i>Helichrysum cymosum</i>	Dune everlasting
<i>Tulbachia violaceae</i>	Wild Garlic
<i>Stachys lanata</i>	Lambs ears
<i>Sedum species</i>	Sedum groundcovers
<i>Zanthedeshia aethiopica</i>	Arum lilies

Table B: Plant Species not Permitted

- No alien plants may be cultivated in the erven landscape garden.
- 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.
- Alien plant should be eradicated. The following categories of declared weeds and invader plants are recognized (Amendment to the regulation of the Conservation of Agricultural Recourses Act No. 43 of 1983 – see regulation 15, promulgated on March 2001).

Category 1 Plants:

They are prohibited and must be controlled by the land user.

- *Campyloclinium macrocephalum* (Pom pom Weed)
- *Cestrum aurantiacum* (Orange Cestrum)
- *Cestrum laevigatum* (Inkberry)
- *Cirsium vulgare* (Schotch Thistle)
- *Cortaderia jubata* (Pampas grass)
- *Datura ferox* (Large thorn apple)
- *Datura stramonium* (Common Thorn apple)
- *Opuntia ficus indica* (Sweet prickly pear)
- *Solanum mauritianum* (Bugweed)
- *Solanum sisymbirifolium* (Dense thorned bitter apple)

Category 2 Plants:

These are plants that serve a commercial purpose, e.g. shelterbelt, building material, animal fodder, medicinal function etc. Plants may be grown and maintained in demarcated areas, provided that permission is obtained and a permit is issued.

Steps should be taken to prevent the spread of these plants:

- *Acacia mearnsii* / *Vachelia mearnsii* (Black wattle)
- *Eucalyptus sideroxylon* (Black Ironbark)
- *Pinus canariensis* (Canary Den)
- *Populus x canescens* (Grey popular)
- *Salix babylonica* (Weeping Willow)

Category 3 Plants:

These are ornamentally used plants. These plants may no longer be planted, maintained or multiplied. Existing plants may remain, as long as all reasonable steps are taken to prevent the spreading thereof. They are not allowed within 30m of the 1:50 year flood line of watercourses and wetlands.

- *Melia azedarach* (Seringa)
- *Morus alba* (Mulberry)

