



SHOA
LANDSCAPE GUIDELINES
GOLF COURSE ERVEN

SILWERSTRAND HOME OWNERS ASSOCIATION ("SHOA")

LANDSCAPE GUIDELINES GOLF COURSE ERVEN

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1. INTRODUCTION

The SHOA Landscape Guidelines form an integral part of the architectural design process and shall not be seen as an "add-on" once the building is complete. Gardens, courtyards, avenues, water features, terraces, pools, pergolas and fences shall be used to enrich and complement the interior spaces and shall inform the architectural design process and vice versa. The design of external spaces and the link between the land, water and built forms is seen as integral to the character and aesthetic success of the estate as a whole.

1.1 PLAN SUBMISSION

All SHOA Members must submit 2 copies of a landscape plan at scale 1:100 together with their final building plans to the SHOA.

No building will be approved without a landscape plan.

The plan will have to include the following:

- The layout of hard and soft landscaping
- The type, size and density of planting
- Number, type, size and position of trees
- Short description of the proposed irrigation system
- Any retaining walls or fences
- Swimming pools and any other structures or ornaments
- Lighting proposals
- Position and detail of any signage

2. GOLF COURSE ERVEN

2.1 EXTERNAL BUILT ELEMENTS

2.1.1 Walls/Fences

Refer to the SHOA Architectural Guidelines for information concerning the position and heights of walls and fences.

Boundary walls or fences shall be built of masonry, plastered and painted to match the buildings.

Boundaries onto golf course or water shall have wire mesh fences as per attached diagram (Diagram 1) only.

Under no circumstances will vibrecrete walls or walls in an unsuitable style, material or colour be allowed.

The use of climbing plants on walls, buildings, trellises, fences and gates, and indigenous shrub screens or informal hedges is to be encouraged. Hedges in front of the erven are to be a maximum 600mm high by 400mm wide and are to be chosen from the plant list.

Swimming pools shall be enclosed using wire mesh fences to NBR standards, to match fencing in Diagram 1.

All fences, screens or walls shall be submitted for the approval of the developer or SHOA.

2.1.2 Retaining Walls/Steps/Ramps

External changes in level shall generally be addressed by creating terraces with low retaining walls and steps or ramps, (maximum height 1.2m).

Terraces are to be constructed using dressed, random, or dry packed stone walls. Stone walls in sandstone, stone local to Robertson or slate from Robertson area, and built by a stonemason approved by the estate / developer are also acceptable. Under no circumstances may artificial rock be used in lieu of genuine rock (see details).

Timber or sleeper retaining walls of no higher than 1.2m may be used (see details).

Timber retaining structures on slopes of no steeper than 1:3 may be used if planted using indigenous shrubs and groundcovers at a rate of 5/m².

Under no circumstances may concrete blocks, such as 'Terraforce' or 'Loffelstein' walls be used.

Plastered and painted masonry retaining walls of no more than 1.2m in height may be used if they match the architectural style and colours.

No retaining walls may be higher than 1.2m. All retaining walls between 1m and 1.2m in height should be structurally checked / designed by an engineer.

Ramps may be no steeper than 1:10 and should be constructed in timber or surfaced in timber or paving materials from the proposed list.

All retaining structures of whatever nature shall be submitted to the developer or SHOA for approval.

2.1.3 Pergolas

Pergolas may be used as a tool to create external passageways, and to define courtyards and vistas. Pergolas are to be timber in timber posts or timber on plastered, painted masonry or stone pillars (see Architectural Guidelines).

Use of climbing plants / creepers is encouraged to cover pergolas and create shade (see list of climbers).

Pergolas and shade structures shall be submitted for approval by the developer or SHOA.

2.1.4 Swimming Pools and Water Features

Water features and swimming pools are to be designed in the style and character of the estate. 'Rock' or 'beach' pools and artificial rock will not be permitted.

Water features, fountains and pools will be used to link the internal with the external and will cool external spaces such as courtyards and verandas.

All pools and water features shall form part of the approval process by the developer or the SHOA.

Pool fences shall conform to National Building Regulations, but should be constructed from timber palisade or solid plastered and painted masonry to match other fencing and architecture within the Erf and the development. Off-the-shelf pool fencing shall not be allowed.

Pool colours are to be chosen from the following palette: black, charcoal grey, brown/sand or natural cement grey. No blues are allowed.

2.1.5 Gazebos/"Lapas"/Braais

Gazebos or braai areas must match the architectural style and character of the estate. Under no circumstances will Victorian, or thatched "rural" lapas, which are not in keeping with the house style, be allowed. All gazebos shall be submitted to the developer or the SHOA for approval.

Built in braais shall be linked to the main building or be linked by means of pergolas. They shall be constructed as per the proposed style (see Architectural Guidelines) either in stone or in plastered and painted masonry to match house.

2.1.6 Driveways

Driveways and paved or hard surfaced areas shall be no wider than 12 m along the road edge and shall take into account any proposed road reserve trees and shall make allowance for a minimum area of 2 x 2 m planting area surrounding any roadside tree. Materials shall be chosen from the list of proposed materials under 2.2 below.

2.1.7 Signage and Numbering

Post boxes and house numbering shall conform to the guidelines and shall be indicated on building plans. All such numbering and letterboxes shall be incorporated in to the building and be shown on building elevations.

Post boxes should be brass, natural timber or black metal, rectangular and no larger than 200 x 300 mm in size, mounted flush with walls or set into front door or gate.

Numbering or lettering should be in Arial or Times Roman font, or similar, and shall be made of brass, natural timber or metal in charcoal grey or black colour and no larger than 100mm in height.

No freestanding post-boxes or signage will be allowed.

2.1.8 Pedestrian paths

All pedestrian paths shall conform to the paving materials listed below and shall match the material used elsewhere on the Erf.

2.1.9 Boardwalks and jetties

Boardwalks and jetties must be made from timber in colour and finish according to architectural guidelines, and jetties must be structurally checked/designed by an engineer. Railings should match the style used on buildings, in accordance with the architectural guidelines.

Boardwalks and jetties may extend beyond the building guideline setbacks as long as they are no more than 350mm above Natural Ground Level.

Plans of any boardwalk or jetty must be submitted to the SHOA for approval.

2.2 HARD SURFACING MATERIALS

Paving materials shall be chosen from an appropriate list of materials in keeping with the overall character at the estate. Gravel, approved brick, cobbles, laterite, stone, slate brown tar, peach/apricot pips are examples of suitable materials.

Interlocking concrete pavers, concrete pavers, black tar and formal kerbs and channels in plain grey concrete will not be permitted. Brick, stone, or cobble channels and edgings will be encouraged.

Roads and driveways shall be designed to retain the rural character of the development. Paved courtyards shall be enriched by the use of attractive hard surfacing such as approved brick, sandstone gravel and local stone.

'Sleeper' pathways and timber log pathways and steps are also acceptable. Timber decks, which do not protrude over building lines, and are constructed as close to the natural ground level as possible, are also acceptable.

Stone steps are encouraged. Gravel or peach/ apricot pips may be used as an alternative to hard paving. Grass blocks are not recommended.

Paving designs must take into account any proposed roadside trees, a 2 x 2m open space shall be left around each roadside tree position.

All paving materials and paving plans are to be approved by the estate developer or SHOA.

The following brick colours will be acceptable:

COROBRIK:
Wheatstone Pavers.

CRAMMIX:
Sahara Sand Pavers.

The following concrete products will be acceptable:

CAPE CONCRETE/STREETSCAPE:
Pavers in white cement finish.

SMARTSTONE:
Cobbles and pavers in grey colour.

PAVATILE:
Cobbles and pavers in grey or colour 157.

REVELSTONE:
Cobbles and pavers in grey colour.

OKAVANGO PAVING:
Okavango Plaza 80mm exposed aggregate pavers in sandstone colour.

The following exposed aggregate in-situ concrete paving will be acceptable:

Exposed aggregate concrete, using 13mm stone from Prima Quarries.

The following natural stone will be acceptable:

STONE:

Sandstone tiles or rocks set in natural ground or concrete, ('stone pitching'), and slate and stone from the immediate Robertson district are acceptable. Joints should be kept to approximately 5cm maximum width on average. All stonework should be laid by an approved stone mason.

SLATE:

'Desert Sand' or 'Rich Autumn' available from Strata or Mazista or equal approved. Slate from the immediate Robertson area is also acceptable.

GRAVEL:

The following gravel will be acceptable: 6 to 13mm size Prima sandstone. All gravel to be laid on a compacted base and over a layer of U14 Bidim (geotextile).

TERRACOTTA:

Natural clay terracotta tiles are acceptable.

2.3 EXTERNAL DRAINAGE

Pre-cast concrete channels shall not be allowed. Where channels are required they shall be constructed in stone, brick or cobble. Where possible storm water shall be dispersed in reeded or grassed channels/swales or be allowed to penetrate within detention areas/reed-beds before entering the river and should not be piped underground.

2.4 GARDEN ORNAMENTS/SECONDARY ELEMENTS

Garden elements such as garden furniture, pots, benches, birdbaths, fountains, railings etc. shall be chosen to enhance the character of gardens and buildings and shall be to the approval of the SHOA or the estate developer. 'Wendy houses' and sheds shall also be to the estate developer or SHOA approval.

All such elements should be chosen in keeping with the rural ambience of the riverside area (stone, timber).

There are to be no visible ornaments or decorations to boundary walls.

2.5 EXTERNAL LIGHTING

External lighting shall be kept to a minimum. Where required, lights should be fixed to walls or columns. Where uplighters are proposed, they shall be simple black low-level uplighters, hidden from view by vegetation.

Spot lighting or bright security lighting shall not be allowed.

All lighting shall be chosen from the schedule contained in the architectural guidelines and to the approval of the estate developer or the SHOA.

The following is a list of lights to be used. Colour Black (see Illustrations).

(All specified parts may be substituted with equal approved parts.)

- Wall mounted fitting which matches the street lights.
- Unilux Bega Location Surface-mounted Luminaires -
 - 2290
 - 2291
 - 2093
 - 2094
- Unilux Bega Incandescent lamps – Wall Luminaire -

- 2614
- Unilux Bega Shrub uplighters – with bush or earth spike -
 - 9601
 - 8501

2.6 PLANTING CHARACTER

All trees and shrubs external to the house (unless hidden and within enclosed courtyards) shall be indigenous to the Western Cape or chosen in keeping with the style of the development.

The style may be loosely defined as indigenous mixed with traditional exotic. Courtyard areas may however be planted in any style.

A list of proposed plants follows as a guide. No invasive alien or invasive exotic plants will be allowed anywhere on the estate.

Climbing plants and creepers shall be encouraged to cover walls, create shade under pergolas and climb buildings to soften hard edges and surfaces.

The use of hedges is encouraged.

Water plants, reed bed species or dam edge planting shall be carefully chosen from the approved list or from indigenous non-invasive plants.

Non-invasive lawn species should be used. Buffalo lawn is proposed.

The use of 'tropical' plants such as palms, banana trees, Phormiums, yuccas or Strelitzia nicolai is seen to be inappropriate.

The extensive mixing of plants from a variety of climates, habitats, forms and colours is seen to be inappropriate.

The use of plants used traditionally in Robertson district, such as Roses, Bougainvillea, Wisteria and grape vines is encouraged in the golf course erven.

Trees:

The Homeowner shall ensure that he/she is made aware of any roadside trees and shall incorporate these within the design of the building and paving, by the incorporation of a 2 x 2 m square open area around each tree. Minor adjustments may be requested if essential to the design. The roadside tree positions and any deviations shall be indicated on the plans. (Roadside trees are to the developers cost)

2.7 PROPOSED PLANT LIST: GOLF COURSE ERVEN

This list serves as a guideline. Plants indigenous to the Robertson district, not on this list, may also be used.

2.7.1 Climbing Plants

- Bougainvillea sp.
- Jasminum multipartitum (starry jasmine, indigenous to eastern Cape)
- Podranea ricasoliana (Port St. Johns creeper, Eastern Cape)
- Rhoicissus tomentosa (wild grape)
- Roses (all)
- Vitis vinifera (non fruiting vines)
- Wisteria

2.7.2 Hedge Species

- Chrysanthemoides monilifera (bietou, low hedge)
- Myrtus sp.
- Plumbago auriculata (Cape leadwort, low, informal hedge)
- Rhus crenata
- Rhus laevigata / mucronata
- Syzigium paniculatum
- Cydonia oblonga / sinensis (Quince)
- Viburnum sp.

2.7.3 Shrubs

- Agapanthus sp
- Carissa haematocarpa
- Chondropetalum tectorum ('dekriet')
- Chrysanthemoides monilifera
- Coleonema pulchrum / pulchellum / album (confetti bush)
- Dietes grandiflora / bicolour (wild iris)
- Elegia capensis (broom reed)
- Eriocephalus africanus (wild rosemary)
- Euphorbia mauritania
- Felicia amelloides / filifolia (blue daisy)
- Gardenia
- Lavender
- Limonium perezzi (statice)
- Nymania capensis
- Pelargonium sp
- Plectranthus fruticosus / saccatus / ecklonii
- Plumbago auriculata
- Polygala myrtifolia (bloukappies)
- Rhus shrub species
- Roses (**with the exception of standard roses**)
- Salvia chamelaeagnea
- Sutherlandia frutescens
- Tylecodon paniculatus
- Vygies (Lampranthus sp.)
- Watsonia sp
- Zantedeschia aethiopica (arum lily)

2.7.4 Groundcovers

- Carpobrotus aciniformis
- Cotyledon orbiculata
- Dimorphotheca sp (bride's bouquet)
- Gazania sp
- Osteospermum sp
- Pelargonium sp
- Plectranthus neochilus
- Scabiosa africana
- Sutura cordata (trailing phlox)

2.7.5 Bulbs

- Amaryllis belladonna
- Babiana sp
- Freesia sp
- Ixia sp
- Nerine sp
- Sparaxis sp

- Watsonia sp
- Zantedeschia aethiopica

2.7.6 Trees

- Acacia Karoo
- Buddleia salvifolia
- Cupressus sempervirens 'Stricta'
- Celtis africanus/sinensis
- Dodonea angustifolia
- Ekebergia capensis (Cape ash)
- Kiggelaria africana (wild peach)
- Nuxia floribunda (forest bride bush, eastern Cape)
- Olea europaea (commercial olive)
- Olea europaea subs Africana (wild olive)
- Populus 'Simonii'
- Populus nigra 'Italica'
- Quercus sp. (oaks)
- Rhus pendulina
- Rhus viminalis
- Rhus lancea
- Salix mucronata (indigenous willow – water edges)
- Syzigium cordatum (waterberry)

2.7.7 Water Plants

- Juncus sp.
- Nymphaea capensis
- Scirpus sp.
- Typha
- Zantedeschia aethiopica

2.7.8 Indigenous Water-side Trees

- Podocarpus elongates (Breede River Yellowwood)
- Psorealea aphylla (Fountainbush)
- Psorealea pinnata
- Cliffortia strobilifera
- Cliffortia feruginea

2.7.9 Examples of types of plants that are not allowed.

- Groundcover Cyresses *
- Golden / yellow Cyresses *
- Nerium oleander
- Strelitzia sp.*
- Flaxes *
- Phormiums *
- Cactus plants *
- Ferns / tree ferns / Cycads *
- Palms
- Ophiopogon 'Mondo grass' *
- Decorative grasses *
- Cabbage trees 'Kiepersols'
- Fruit trees **(* ALLOWED IN ENCLOSED COURTYARDS ONLY)**

Diagram 1 Golf Course Edges: Wire Fencing







