



SILWERSTRAND

GOLF AND RIVER ESTATE



LANDSCAPE GUIDELINES HILLSIDE ERVEN

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1 INTRODUCTION

The landscape architectural design shall 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 property developers or owners will have to submit 2 copies of a landscape plan at scale 1 : 100 together with their final building plans to the Home Owners Association (H.O.A.)

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 HILLSIDE ERVEN

2.1 EXTERNAL BUILT ELEMENTS

2.1.1 Walls / Fences

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

Boundary walls or fences shall be visually permeable natural timber palisade (see detail).

The style of fence shall be either low maximum 600 high stone walls or timber palisade in a natural colour. All stone-work is to be done by a stone-mason approved by the estate / developer.

Solid stone walls in stone or slate from the immediate Robertson area or built of sandstone are encouraged. Under no circumstances may artificial rock be used in lieu of genuine rock.

Higher walls forming courtyards shall match the style and materials used in the building or additional appropriate materials may be added (e.g. dressed stone).

Under no circumstances will 'vibracrete' walls or walls in an unsuitable style or colour be allowed.

Swimming pools shall be enclosed using 1.2m high vertical natural or Tanalith treated timber fences to NBR standards.

The use of climbing plants on walls, buildings, trellises and timber palisade fences and indigenous shrub screens or informal hedges is to be encouraged.

All fences, screens or walls shall be submitted for the approval of the developer or H.O.A.

2.1.2 Retaining Walls / Steps / Ramps

External changes in level shall generally be addressed by creating terraces with low stone retaining walls and steps or ramps. Terraces are to be constructed using dressed random or dry-packed stonewalls. Timber or sleeper retaining walls and timber retaining structures (on slopes of no steeper than 1 : 2), 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', or masonry retaining walls be used. Artificial rockwork shall not be used.

No retaining walls may be higher than 1.2m. All retaining walls between 1 and 1.2 m 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 H.O.A. for approval.

2.1.3 Pergolas

Pergolas may be used as a tool to create external passageways, and to define courtyards and vistas.

Pergolas for riverside erven should be natural timber on timber posts or natural timber on stone columns

Use of climbing plants / creepers is encouraged to cover pergolas and create shade.

Pergolas and shade structures shall be submitted for approval by the developer or H.O.A.

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. 'Beach' pools and artificial rock are inappropriate.

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 Home-Owners Association.

Pool fences shall conform to National building regulations, but should be constructed from timber palisade to match other fencing within the erf. 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 Home Owners Association 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 listed under item 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 letter boxes 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 free standing 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 natural colour and jetties must be structurally checked / designed by an engineer.

Railings should match the style used on buildings, in timber and in a natural colour.

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 H.O.A. 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, cobbles, laterite, stone, slate and brown tar are examples of suitable materials.

Interlocking concrete pavers, concrete pavers, black tar and formal kerbs and channels in plain grey concrete will not be allowed. Stone or cobble channels are 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, stone and slate.

Stone steps are encouraged.

'Sleeper' pathways and timber log pathways and steps are 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.

Gravel 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 H.O.A.

The following brick colours will be acceptable :

COROBRIK ;
Wheatstone Paver

CERAMMIX:
Sahara Sand Paver

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 paver in sandstone colour.

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

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

The following natural materials will be acceptable:

STONE:

The use of sandstone tiles or rock, slate from the Robertson area and stone from the immediate area with rocks set in natural ground or concrete, ('stone pitching') can be used. Joints should be kept to approximately 5cm maximum width on average and should be laid by an approved stonemason.

SLATE:

'Desert Sand' or 'Rich Autumn' available from Strata or Mazista, or local Robertson slate.

GRAVEL:

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

TIMBER :

Tanalith-treated pine or meranti is proposed, in natural finish.

CLAY TERRACOTTA TILES

Natural clay terracotta tiles are acceptable.

2.3 EXTERNAL DRAINAGE

Pre-cast concrete channels will not be allowed. Where channels are required they shall be constructed in stone or cobble. Where possible stormwater shall be dispersed in reeded or grassed channels / swales or be allowed to penetrate within detention areas / reed-beds before entering the river. Storm water 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 H.O.A or the estate developer. 'Wendy houses' and sheds shall also be to the estate developer or Home Owners Association approval.

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

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

2.5 EXTERNAL LIGHTING

Garden up-lighters are not allowed on any riverside plots. External lighting shall be kept to a minimum. Where required, lights should be fixed to walls or columns.

Generally, roads shall not be lit and courtyards and parking areas shall be minimally lit and restricted to entrance porticoes where possible.

Spot lighting, garden lighting or bright security lighting shall not be allowed on any Hillside plots.

All lighting shall be to the approval of the estate developer or the H.O.A.

The following is a list of lights to be used. Colour Black. (See illustrations)

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

- 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 Robertson area (some exceptions for trees and climbers).

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

Plants from the rest of South Africa are also discouraged.

Courtyard areas may however be planted in any style.

The style may be loosely defined as indigenous and rustic.

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 informal hedges is encouraged.

Water plants, reed bed species or dam edge planting shall be carefully chosen from an approved list of 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 use of 'Mediterranean' plants such as cypresses, lavender and Bougainvillea is also discouraged.

The use of plants indigenous specifically to the site is proposed.

Generally, the style should be relatively informal.

Trees:

The buyer 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 – RIVERSIDE ERVEN

This list serves as a guideline. Plants indigenous to the Robertson district, not on this list, may also be used. Plants are available from New Plant 044 8890055 or from local nurseries.

2.7.1 Climbing Plants (not indigenous, but acceptable)

- *Podranea ricasoliana* (Port St. Johns creeper, eastern Cape)
- *Rhoicissus tomentosa* (wild grape)
- *Senecio macroglossus* (flowering ivy, eastern Cape)
- *Vitis vinifera* (non-fruiting vine)

2.7.2 Hedge Species

- *Chrysanthemoides monilifera* (bietou, low hedge)
- *Dodonea angustifolia* (sand olive)

2.7.3 Shrubs / perennials

- *Acmadenia heterophylla*
- *Aloe arborescens*
- *Aloe ferox*
- *Aloe microstigma*
- *Aloe striata*
- *Boophane disticha*
- *Brunia nodiflora*
- *Bulbine frutescens*
- *Carissa haematocarpa*
- *Chascanum dehscens*
- *Chasmanthe aethiopica*
- *Chrysanthemoides monilifera*
- *Clusia ericoides*
- *Cotyledon orbiculata*
- *Crassula ovata*
- *Eriocephalus africanus* (wild rosemary)
- *Euphorbia Mauritania*
- *Felicia* sp.
- *Helichrysum* sp.
- *Hermannia hyssopifolia*

- *Hermannia saccifera*
- *Hibiscus astromarginates*
- *Leonotis leonorus*
- *Melianthus camosus*
- *Monsonia emarginata*
- *Nylandtia soirosa*
- *Nymanina capensis*
- *Pelargonium fruticosum*
- *Rhus* sp.
- *Stoebe plumose*
- *Sutherlandia frutescens*
- *Tylecodon paniculatus*

2.7.4 Groundcovers

- *Carpobrotus edulis*
- *Geranium incanum*
- *Pelargonium capitatum*

2.7.5 Bulbs

- *Babiana* sp
- *Ornithogalum dubium*

2.7.6 Trees (not strictly indigenous, but acceptable)

- *Acacia karoo* (stream/river banks)
- *Buddleia salvifolia* (stream/river banks)
- *Dodonea angustifolia* (stream/river banks)
- *Kiggelaria africana* (wild peach)
- *Olea europaea subs Africana* (wild olive)
- *Rhus lancea*(stream/river banks)
- *Rhus pendulina*
- *Rhus vimnalis*

2.7.7 Water Plants

- *Chondropetalum* sp
- *Junus* sp.
- *Nymphaea capensis*
- *Scirpus* sp.
- *Typha* sp.
- *Zantedeschia aethiopica*

2.7.8 Indigenous water-side Trees

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

2.7.9 Examples of types of plants that are not allowed.

- Groundcover Cypresses *
- Golden / yellow Cypresses *
- Roses *
- Nerium oleander
- Strelitzia sp.*
- Flaxes *
- Phormiums *
- Cactus plants *
- Ferns / tree ferns / Cycads *
- Banana trees
- Palms
- Ophiopogon 'Mondo grass' *
- Decorative grasses *
- Cabbage trees 'Kiepersols'

(* ALLOWED IN ENCLOSED COURTYARDS ONLY)