

STONE HAVEN ESTATE

LANDSCAPE GUIDELINES

CHITTENDEN NICKS de VILLIERS
landscape architecture, urban design, environmental planning

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VISION

Stone Haven Estate is set against the slopes of Brakkekloof Mountain with views over Noordhoek towards the sea.

The dwellings for the Estate should be designed and positioned in such a way that they and the development as a whole become an integral part of the natural and agricultural landscape. This will be promoted by the use of natural colours and materials, which blend into the existing environment. The dwellings should be structured to define courtyards or garden spaces that will create a sheltered external space, whilst optimizing the views over the valley.

The landscape 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. STORM WATER/DRAINAGE

- 1.1 Stormwater runoff is to be controlled in order to avoid soil erosion. All details of stormwater disposal including paving and landscaping are to be clearly stated in the building plans.
- 1.2 Pre-cast concrete channels will not be allowed. Where channels are required they shall be constructed in stone, brick or cobble.
- 1.3 Stormwater shall be dispersed in grassed or reeded channels / swales or be allowed to penetrate within detention areas / reed-beds before entering dams in lieu of being piped underground.

2. EXTERNAL/OUTDOOR LIGHTING

- 2.1 External lighting shall be kept to a minimum. Where required, lights should be fixed to walls or columns or should be restricted to garden up-lighters. Garden uplighters shall be black. External lighting must be low level and unobtrusive.
- 2.2 Generally, roads shall not be lit and courtyards and parking areas shall be minimally lit and restricted to entrance porticoes where possible. Lighting is to be provided by the owner at the vehicle entrance to property.
- 2.3 Spot lighting or bright security lighting shall not be allowed.
- 2.4 All lighting shall be to the approval of the Design Review Committee or the H.O.A.

3. SIGNAGE, LETTERING & NUMBERING

- 3.1 No illuminated signage will be permitted.
- 3.2 Lettering or numbers are to be a maximum of 150mm in height.
Font type - Arial
- 3.3 Signage and house numbering shall conform to the guidelines and shall be indicated on building plans. All such numbering and signage shall be attached to the building or onto walls where possible and must be shown on building elevations.

4. EXTERNAL BUILT ELEMENTS

4.1 PERIMETER FENCES & BOUNDARY WALLS (see diagram A)

- 4.1.1 Boundary walls or fences will not be allowed on any erf boundaries facing onto roads. Boundary walls or fences maximum 1.8m high, may, however be set back onto the building lines adjacent to street boundaries.
Hedges may be used on road boundary and between the front building line and road.
- 4.1.2 Walls shall match the style and materials used in the building or additional appropriate materials may be added namely low plastered or sandstone stone walls
- 4.1.3 Under no circumstances will 'vibracrete' walls or walls in an unsuitable style or colour be allowed.
- 4.1.4 Types of fencing or walls allowed on the estate (but subject to HOA approval)
- Plastered, painted masonry walls in approved colour and in a style to match existing walls on the estate (up to 1.8m within building line, maximum 1.2m height elsewhere, set back onto building lines on all street boundaries).
 - Stone walls, in 'dry-packed' look, in sandstone, or masonry walls clad in 'dry-pack' look sandstone. . All stone-work is to be done by a stone-mason approved by the estate / developer. Under no circumstances may artificial rock be used in lieu of genuine rock.
 - Maximum 1.8m high Bonnox or square / rectangular weld-mesh fencing (1.8 m within building lines , all fencing set back to building time on any street boundary or 1.2m on any other boundary) in plain galvanized or black finish.
 - Natural stone or natural stone clad (up to 1.8m within building lines, 1.2 m elsewhere)
 - Plain SA pine ranch-style fencing, in Tanalith treated finish only, maximum height 1.8m within building line setback from any road boundary,1.2m allowed on other boundaries. No painted ranch fencing will be permitted
 - Steel palisade of type and colour is to match the palisade used on the boundary fence of the estate.
- 4.1.5 The use of climbing plants on walls, buildings, trellises, walls and fences and indigenous shrub screens or informal hedges is to be encouraged.
- 4.1.6 All fences, screens or walls shall be submitted for the approval of the Design Review Committee or H.O.A.

4.2 RETAINING WALLS, STEPS & RAMPS

- 4.2.1 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 stone walls. Timber or sleeper retaining walls and timber retaining structures may be used, if planted using indigenous planting as per planting guidelines.

Under no circumstances may concrete blocks, such as 'Terraforce' or 'Loffelstein' retaining walls be used. Artificial rock-work shall not be used.

- 4.2.2 Retaining structures:

The siting of buildings, terraces and gardens are to be planned in accordance with the sloping of the site.

No single retaining wall shall exceed 1.5 m height. Retaining walls which exceed this height shall be terraced.

Materials of retaining walls are to be natural stone (maximum 1.5m) or plastered and painted .

The walls may be built of stone or with stone facings to masonry backup wall. The stone may be laid in random rubble or coursed rubble pattern with recessed cement mortar joints.

Unpainted Tanalith treated pole retaining structures up to 1,0m may be used if planted with indigenous plants as per planting guidelines [see section 8.3: 'Plant List'].

Banked or logged earth may also be used at changes of level and may exceed 1.5m in height. These banks shall be no steeper than 1:2.

All retaining walls higher than 1.0m shall be structurally checked/designed by an engineer.

All retaining structures of any nature shall be submitted to the Design Review Committee or H.O.A for approval.

Finishes permitted on ramps and steps are:

Granite or concrete cobbles, stone, river stones, clay brick pavers in approved colours, natural sandstone, slate, terracotta tiles, gravel, laterite and timber, all in approved colours.

4.3 VERANDAHS, PERGOLAS, GAZEBOS/'LAPAS'

4.3.1 Veranda and pergola posts may be masonry, timber or steel, or a combination of these. These minor forms are to be simple in form and without imitation of Period architectural styles.

4.3.2 Colours and materials are to match the windows and doors of the house.

4.3.3 No Victorian cast iron "Broekie Lace" detail will be allowed.

4.4 TIMBER DECKS

4.4.1 The maximum height of deck supports shall be 1.2m.

4.4.2 Supports may be of the following types: -

- timber posts – double or single
- steel posts - colour charcoal grey/black
- natural stone piers

4.5 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 allowed.

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

4.5.1 All pools and water features shall form part of the approval process by the developer or the Home-Owners Association.

4.5.2 Pool fences shall conform to National building regulations, but should be constructed from palisade to match other fencing within the development/erf. Off-the-shelf pool fencing shall not be allowed, unless approved by the H.O.A. and only in an acceptable colour (charcoal grey, black). Timber fences may also be approved, if to an acceptable colour and design.

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

4.5.4 Backwash from the filter is to be dealt with in accordance with Local Authority regulations.

4.5.5 Swimming pool pumps must be screened from view. The position of the pump is subject to approval by the Design Review Committee.

4.5.6 Swimming pool fence colours shall be:

- Colour: Plascon "Midnight" E26-7
- Plascon "Shutter" C25-7

4.6 GARDEN ORNAMENTS / SECONDARY ELEMENTS

4.6.1 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 Design Review Committee or the H.O.A.

4.6.2 'Wendy houses' and sheds shall also be to the Design Review Committee or Home Owners Association approval.

4.7 LAUNDRY & REFUSE AREAS

4.7.1 Laundry and refuse storage should remain fully concealed within courtyards within the building line.

5. ACCESS

5.1 VEHICULAR ACCESS /DRIVEWAYS

5.1.1 Driveways and paved or hard surfaced areas shall take into account any proposed road reserve trees and shall make allowance for a minimum area of 2 x 2m planting area surrounding any roadside tree. Materials shall be chosen from the list of proposed materials. No paving area or driveway may extend further than 5m along any road edge. Where a paving area is larger than 5m it shall be set back at least onto the erf boundary and screened from the road with planting.

5.1.2 Vehicular access to the site will be as shown on the Building Control Plan.

5.1.3 The finish on the driveways shall be chosen from the approved list of hard surfacing materials.

5.1.4 Two visitors parking bays are to be provided on site in addition to garaging.

5.2 PEDESTRIAN ACCESS

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

5.3 BOARDWALKS AND DECKS

Boardwalks and decks must be made from timber in natural colour and must be structurally checked / designed by an engineer. Railings should match the style used on buildings or in timber and in a natural colour. Plans of any boardwalk or jetty must be submitted to the Design Review Committee or H.O.A. for approval.

6. HARD SURFACING MATERIALS

All 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 and slate are examples of suitable materials (see list).

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

'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 allowed.

All paving materials and paving plans are to be approved by the Design Review Committee/estate developer or H.O.A.

6.1 The following brick colours are acceptable :

COROBRIK:
Wheatstone Paver

CRAMMIX:
Sahara Sand Paver

6.2 The following concrete products will be acceptable:

SMARTSTONE:
Cobbles and pavers in sandstone colour

PAVATILE:
Cobbles and pavers in colour 157

REVELSTONE:
Cobbles and pavers in sandstone colour

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

INCA:
220 x 180 exposed sandstone aggregate natural cement pavers.

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

Exposed aggregate concrete, using 6-13mm Prima sandstone from Prima Quarries.

6.4 The following natural stone will be acceptable:

SANDSTONE:
Sandstone tiles or rocks set in natural ground or concrete, ('stone pitching'). Cement 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.

GRAVEL:

The following gravel will be acceptable: 6 – 13mm size Prima sandstone in a 20 to 50 mm layer. All gravel is to be laid on a compacted 50 mm base course layer.

7. ENVIRONMENTAL /SOFT LANDSCAPING CONTROLS

7.1 SITE CLEARING

- 7.1.1 No trees or vegetation outside the building area of each site may be removed without approval of the Architectural Review Committee.
- 7.1.2 Damage to trees and vegetation on any land unit will be subject to penalties in accordance with the Environmental Management Plan.
- 7.1.3 Damage to trees and vegetation on Common Property will be subject to penalties in accordance with the Environmental Management Plan.

7.2 PLANTING CHARACTER

The planting theme is primarily indigenous, with the addition of traditional 'Cape' plants. With the exception of fully enclosed courtyards, all trees and shrubs shall be non-invasive. A list of proposed plants follows as a guide. No invasive alien or invasive exotic plants will be allowed anywhere on the estate.

Shrubs and groundcovers shall be chosen in keeping with the style and character of the estate. 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.

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

Generally, the style should be relatively informal.

PLANTS EXPRESSLY NOT PERMITTED ON THE ESTATE:

Any invasive alien plants

'Tropical' plants such as palms, banana trees, Scheffleras, Phormiums, yuccas, flaxes and/or Strelitzias..

Cypresses, with the exception of *Cupressus sempervirens* 'Stricta'

7.3 SIDEWALK / ROADSIDE PLANTING

Planting on roadsides or on sidewalks or embankments must be planted using shrubs and groundcovers chosen from the proposed list and must be planted to blend in with adjacent sidewalk areas. The design of such areas shall appear on the landscape submission plan.

All roadside or sidewalk planting shall be irrigated by the homeowner by means of an automatic irrigation system installed and maintained by the homeowner .

7.4 PLANT LIST

Shrubs

Agathosma ciliaris / *ciliata* (Buchu)

Aristea major
 Chondropetalum tectorum (Dekriet)
 Chrysanthemoides monilifera (Bietou)
 Coleonema album (Confetti bush)
 Colpoon compressum (Cape Sumach)
 Dietes grandiflora (Wild Iris)
 Diosma hirsute / oppositifolia (Wild Buchu)
 Erica albietina / baccans / capensis / hirtifolia / laeta / mammosa
 Eriocephalus africanus (Wild Rosemary)
 Grewia occidentalis (Cross-berry)
 Halleria lucida (Tree Fuchsia)
 Felicia filifolia
 Indigofera filifolia
 Iris sp.
 Lavandula sp.
 Leucadendron salignum
 Leucospermum cordifolium / tottum (pincushion)
 Lobostemon argenteus / fruticosus / montanus
 Metalasia muricata (blombos)
 Mimetes cuculatus / hirtus
 Muraltia heisteria
 Pelargonium betulinum / cucculatum
 Phenocoma prolifera (Cape everlasting)
 Plectranthus fruticosus / saccatus
 Podalyria calypttrata / sericea (Sweetpea bush)
 Polygala myrtifolia
 Protea nitida / repens
 Pterocelastrus tricuspidatus [Candle wood]
 Rhus angustifolia / crenata / glauca / laevigata
 Roses
 Salvia africana - coerulea
 Salvia chamelaeagnea
 Stoebe plumose (Slangbos)

Groundcovers

Agapanthus africanus / praecox
 Carpobrotus acinaciformis / edulis (Suurvy)
 Crassula capensis / coccinea / flava
 Geranium incanum
 Knowltonia vesicatoria
 Lampranthus falciformis
 Pelargonium peltatum
 Plectranthus neochilus
 Roses
 Scabiosa africana
 Sutura hispida

Bulbs

Amaryllis belladonna
 Cyranthus ventricosus
 Nerine sariensis
 Watsonia barborica / marginata / tabularis
 Tritoniopsis triticea

Wetland/Water Plants

Aponogeton distachyos (Cape hawthorn)
 Chondropetalum nudum
 Elegia capensis
 Juncus krausii

Prionium serratum (Palmiet)
Psoralea aphylla / pinnata
Schoenoplectus scirpoides
Scirpus nodosus
Spiloxene alba / aquatica
Wachendorfia paniculata
Zantedeschia aethiopica (Arum lily)

Tree Species

Brabejum stellatifolium (Wild almond)
Cassine peragua (Cape saffron)
Celtis africana (White stinkwood)
Cunonia capensis (Butterspoon tree)
Curtisia dentata (Assegai)
Ilex mitis (Cape holly)
Kiggelaria africana (Wild peach)
Maytenus oleoides
Ocotea bullata (Stinkwood)
Olea capensis (Ironwood)
Olea europaea subsp. Africana (Wild olive)
Podocarpus falcatus
Podocarpus latifolius (Real yellowwood)
Rapanea melanophloeos (Cape beech)
Sideroxylon inerme (Milkwood)
Virgilia oroboides (Keurboom)

Climbing Plants

Clematis brachiata
Jasminum multipartitum (Starry jasmine)
Podranea ricasoliana (Port St. Johns creeper)
Rhoicissus tomentosa (Wild grape)
Roses
Senecio macroglossus (Flowering ivy)
Vitis vinifera
Wisteria sp.

Hedge Species

Chrysanthemoides monilifera (bietou, low hedge)
Dodonea angustifolia (Sand olive)
Dovyalis caffra (Kei apple)
Diospyros whyteana (Bladder-nut)
Maytenus heterophylla (Lemoendoring)
Myrtus caumunis
Myrtus caumunis 'Nimularis'
Plumbago auriculata (Cape leadwort)
Rhus crenata (Dune crowberry)
Rhus laevigata/mucronata
Tarconanthus camphoratus (Camphor bush)

Lawn

Stenotaphrum secundatum (Buffalo grass) – preferred species
Cynodon dactylon (Couch grass)

Kikuyu lawn only be used under the following restrictions:

-Erven with any boundary abutting the mountain edge, the Fynbos area or any wetland area may not use Kikuyu lawn under any circumstances

-Kikuyu lawn may be used on other erven, but only within the confines of walled courtyards or solid walled gardens, or where lawn is entirely surrounded by paving or pathways of 1.2 meters minimum width.

-No lawn cuttings may be dumped in wetland areas, fynbos areas, open space areas or farming areas.

- Generally, the use of Buffalo lawn, Cynodon or other non-invasive lawn mixes are preferable.

Note : Plants indigenous to the Cape Peninsula, which do not appear on this list, may also be used.

7.5 IRRIGATION

All homeowners shall install an automatic irrigation system as part of their sidewalk planting. Homeowners are also encouraged to install irrigation to their garden.

8. FIRE PRECAUTIONS

Due to the fynbos vegetation on the site there may be a higher than normal fire risk. Each owner should familiarise themselves with the position of hydrants and hose-reels on the site and with any rules and procedures laid down by the HOA.

The water supply to each erf shall be a 40mm connection.

All owners are encouraged to install sprinkler irrigation systems on the area surrounding the house.

The flues of Fireplaces are to be fitted with brass mesh to prevent sparks escaping. Braai places shall be built with flues.

It is recommended that gutters are not installed as the leaf matter that can collect is a fire hazard. Gutters should be fitted with mesh guards to prevent leaf matter collecting.

It is recommended that the design is modified where possible by incorporating fire prevention measures such as those obtained from "The Complete Australian Bushfire book".

9. GENERAL

9.1 Television aerials and satellite dishes are to be positioned as discreetly as possible and subject to the approval of the HOA.

9.2 Solar panels should be flush with the roof. All pipes are to be concealed.

9.3 Carports may be erected over the parking bays and will be subject to the approval of the Design Review Committee. The design of carports should be integrated with the Architectural language of the dwelling. No shade-cloth carports will be allowed.

10. LANDSCAPE PLAN REVIEW

10.1 All hard and soft landscaping shall be indicated on the site plan and submitted as part of the plan approval process.

10.2 Building outline, all external structures e.g. decks, pools & water features, pergolas & gazebos; paved areas, paths; terraces and retaining structures must be indicated in the building plans as submitted to the controlling architects and/or the H.O.A.

10.3 All planting shall be done strictly in accordance to this guideline document.

11. DISCLAIMERS

11.1 This document is considered supplementary to the National Building Regulations (N.B.R.) and cannot take precedence. Should any provisions of this document be regarded as contrary to the N.B.R., then the N.B.R. shall prevail.

11.2 This document is considered supplementary to the Local Authority requirements and cannot take precedence. Should any provisions of this document be regarded as contrary to the Local Authority requirements, then the Local Authority requirements shall prevail. Other than for the aesthetic or architectural approval.

11.3 This document is to be considered supplementary to the Home Owners' Constitution and cannot take precedence. Should any provisions of this document be regarded as contrary to the Home Owners' Constitution, then the Home Owners' Constitution shall prevail.