

VINI FERA ESTATE

MASTER PROPERTY OWNERS ASSOCIATION

LANDSCAPE DESIGN GUIDELINES

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1. INTRODUCTION

- 1.1. The intention of these Guidelines is to preserve and protect the unique qualities of the Cape Winelands landscape within the Estate.
- 1.2. Responsibility towards the environment and ecological integrity with minimal impact on the establishing are key to developing the landscape.
- 1.3. All Owners are obliged to comply with these Guidelines in order to maintain continuity in the overall landscape character within the Estate.

2. DEFINITIONS AND INTERPRETATION

- 2.1. These Guidelines must be read in conjunction with the Constitution, the Architectural Guidelines and the Governing Rules.
- 2.2. In these Guidelines, unless the context clearly indicates the contrary:
 - 2.2.1. all words and expressions defined in the Constitution shall bear the same meanings herein; and
 - 2.2.2. the singular shall include the plural and vice versa; and
 - 2.2.3. words importing any one gender shall include the other as well as the juristic person.
 - 2.2.4. where reference is made to a period of days, it shall be a reference to a continuous period excluding the first day and excluding the last day.
- 2.3. Notwithstanding the aforementioned, in these Guidelines, the following words shall, unless the context otherwise indicates, have the meanings given below:
 - 2.3.1. “**Guidelines**” means the Landscape Design Guidelines made in terms of the Constitution as set out in this document, as amended from time to time;
 - 2.3.2. “**Owner**” means the registered owner of an Erf.

3. LANDSCAPING PLANS

- 3.1. Owners must, within 180 days of submitting their proposed building plans to the Developer during the Development Period and thereafter the Trustees, also include a duplicate set of the following landscaping plans for the consideration and approval of the Scrutiny Architect and thereafter the approval of the Developer / Trustees, prior to commencing with any landscaping:
 - 3.1.1. A planting plan, which is to detail all plant material, species, numbers, bedding and garden layout, mature size and grass species for lawn; and

- 3.1.2. A hard landscaping plan, which is to detail all paving, water features, swimming pools, pumps and filters, fences, retaining walls, gazebos and landscape lighting; and
- 3.1.3. An irrigation plan, which is to indicate the irrigation layout, the controller position, pipelines, head positions and head types, intended coverage area and water connection position.
- 3.2. The above landscaping plans are to be drawn to a scale of 1 : 100 (one to one hundred).
- 3.3. Standard plan notations are to include the Erf number, Owner's name, landscape architect's name and contact details (if applicable), landscape designer's name and contact details (if applicable), date and north arrow.
- 3.4. The garden area of an Erf (which is the remainder of the Erf after the subtraction of the footprint(s) created by the Dwelling, garages, pergolas and pool) is subject to the following coverage parameters:
 - 3.4.1. hard surfaces, such as paving, gravel, stepping stones, etc cannot exceed more than 40% (forty percent) of the garden area; and
 - 3.4.2. soft surfaces, being lawn, planted areas, hedges and the like must constitute at least 60% (sixty percent) of the garden area.

4. PLANTING

- 4.1. The layout of the garden and selection of tree and plant species should increase biodiversity and specifically encourage birds, insects and other small animal life.
- 4.2. Indigenous and endemic trees and plants fulfil the vital role of providing habitat and food source for local birds, insects, reptiles and small mammals, are mostly drought resistant and are well suited to local conditions.
- 4.3. The landscaping theme for the Estate includes the predominant use of indigenous and endemic species of trees and plants.
- 4.4. The extensive use of indigenous fynbos species and general waterwise planting is encouraged.
- 4.5. Each Owner is required to plant at least 2 (two) well established indigenous trees (minimum 4m (four metres) in height) at the time of establishing his garden.
- 4.6. The planting of the trees and plants that are detailed in the recommended list of indigenous trees and plants, attached as **Annexure "A"**, in establishing and maintaining a garden is encouraged.

- 4.7. Tree and plant species that may not under any circumstances be planted, appear in the list attached as **Annexure "B"**.
- 4.8. The planting of Kikuyu (*Pennisetum clandestinum*), Buffalo (*Stenotaphrum secundatum*) and/or Cape Kweek (*Cynodon dactylon*) as lawn grass is recommended.
- 4.9. All newly planted trees must be double stalked with cross braces to strengthen the tree stake.
- 4.10. The use of chemical pesticides and/or ground poisons is strictly prohibited.
- 4.11. Only environmentally friendly organic fertilizer may be used.
- 4.12. Owners shall be obliged to plant and maintain a 3m [three metre] wide grassed walkway on that portion of their Erf abutting the road. No trees, shrubs, bedding plants, groundcovers or other plants may be planted in this area.

5. IRRIGATION

- 5.1. Careful consideration should be given to ensure that a low maintenance garden is achieved, which requires minimal irrigation, addition of nutrients, cutting and clipping.
- 5.2. Owners are encouraged to capture rainwater from the roofs of their Dwellings and to store same in concealed tanks to be used for irrigation purposes via a booster pump.
- 5.3. Where possible, grey water from baths, showers, basins and sinks must be filtered and cleaned and used for irrigation. Where grey water is used for irrigation, eco friendly soaps and detergents must be used.
- 5.4. The irrigation system depicted in the irrigation plan that is to be submitted for approval must be an automated drip irrigation system, connected to the water point servicing the Erf and adapted (where possible) to using stored rainwater and/or filtered and cleaned grey water.
- 5.5. No boreholes or well points are allowed.

6. ESTABLISHMENT AND MAINTENANCE

- 6.1. Whilst Owners are not obliged to, they may make use of landscape architects and/or landscape designers to plan and/or establish their gardens.

- 6.2. Only landscape architects and/or landscape designers approved by the Developer during the Development period and thereafter the Association, may be used by an Owner.
- 6.3. Owners are responsible to maintain their gardens by mowing lawns, trimming and cutting bushes, shrubs and hedges, turning over beds and cleaning their gardens on a regular basis.
- 6.4. The planning concept for the Estate is one of openness and visual transparency. As such, garden areas on both sides of any Dwelling will be open to viewing and must be kept neat, tidy, clean and uncluttered.
- 6.5. Owners may employ external garden services to maintain their gardens. Such external garden services must be approved by the Developer during the Development Period and thereafter the Association.
- 6.6. All landscape architects, landscape designers, garden services and their respective employees shall be subject to the same rules and regulations that govern Contractors, more particularly as set out in the Contractor's Code of Conduct, with the necessary changes having been made.

7. COMPLETION OF LANDSCAPING

- 7.1. All landscaping on an Erf as depicted on the landscaping plans, is to be completed to the satisfaction of the Scrutiny Architect within 90 (ninety) days of the date on which a Certificate of Completion is issued in regard to such Erf.
- 7.2. The Owner shall pay a penalty levy equal to 100% (one hundred percent) of the Owner's then monthly levy payable in respect of each month or part thereof beyond the date on which the Owner was obliged to have completed the landscaping.

8. GENERAL

- 8.1. Whilst garden water features are encouraged, ornamentation will not be allowed.
- 8.2. Owners of Erven bordering on water bodies and lakes are obliged to maintain the Common Property that lies between the Erf and the water body / lake in question.

ANNEXURE “A”

RECOMMENDED LIST OF INDIGENOUS TREES AND PLANTS

GRASSES	
Elegias	
Eragrostus - Currula	
Ficinia - Helderberg	
Fountain Grass	
Juncus – Effuses, Krausii	
LOW GROWING AND SMALL SHRUBS	
Agapanthus	Gazanias
Aloe Ferox	Heathers
Bulbina Frutescens	Hypoestes
Barleria	Kniphophia (dwarf)
Carissa (green carpet)	Osteospermum
Carprobotus	Oxalis
Coleonema Album (aasbossie)	Perlagoniums
Dietes Grandiflora	Stoebe Plumose
Ericas – Baccans, Quadrangulis, Peziza, Gracilius	Tulbachia Violacea
LARGER SHRUBS	
Chrysanthemoides – Incana, Monilifera	Phylicia Pubescens
Crocoshmia Aurea	Plectranthus
Euryops	Plumbago
Helichrysum – Cymosum, teretifolium, dazydanthum, patulum	Proteas – Compacta, Repens, Cynoides
Leucospernum - Cordifolium	Salvias (Blue Bells)
Melianthus Major	Salvias – Africa Lutea
Perlagoniums	Sutherlandia Frutescens (Kankerbossie)

SUCCULENTS

Aloe ferox	Echeverias
Aloe vera	Haworthia
Aloe Arborescens	Portulucarias (Spekboom)
Crassulas	Sedum

TREES

Botanical name	Common name
Acacia galpinii	Monkey Thorn
Acacia Karroo	Sweet Thorn
Acacia Sieberiana	Paperbark Thorn
Acacia Xanthophloea	Fever Tree
Apodytes Dimidiata	White Pear
Celtis Africana	White Stinkwood
Celtis Sinensis	Chinese Hackberry
Ceratonia Siliqua	Carob Tree
Combretum Erythrophyllum	River Bush Willow
Curtis Dentata	Assegaaibos
Cyprus	
Dais Cotiniflora	Pompom Tree
Dodonaea Anguustifolia	Sand Olive
Erythrina Lysistemon	Coral Tree
Ficus Microcarpa	Curtain Fig
Ficus Natalensis	Natal Fig
Ficus Rubignosa	Port Jackson Fig
Harpephyllum Caffrum	Wild Plum
Ilex Mites	Cape Holly
Kiggelana Africana	Wild Peach
Liquidambar Styraciflua	Liquidamber
Nuxia Floribunda	Bosvlier
Olea Africana	Wild Olive
Platanus X Acerfolia	Plane Tree
Podocarpus Falcatus	Outeniqua Yellowwood
Podocarpus Henkelii	Henkel's Yellowwood
Populus Simonii	Simon's Poplar
Quercus Canariensis	Algerian Oak

Quercus Nigra	Water Oak
Quercus Palustris	Pin Oak
Rouvolfia Caffra	Quinine Tree
Salix Mucronataca	(Wet areas / next to dam)
Searsia Lance	Black Karree
Searsia Pendulina	White Karree
Sideroxylon Inerme	Milkwood
Syzigium Cordatum	Waterberry
Syzigium Quineese	Waterpear
Tarchonanthus Camphoratus	Camphor Bush
Trichilla Emetica	Natal Mahogany
Vachellia Sieberiana	Paper Bark Thorn

ANNEXURE “B”

TREE AND PLANT SPECIES NOT PERMITTED

1. Any plant or tree that is declared an alien or listed invasive species.
2. Palm trees.
3. Conifers.
4. Any species of Agave.
5. Any species of Eucalyptus.
6. Any species of Bottlebrush.
7. Any species of Cactus (excluding indigenous succulents).