



# MOUNT VERNON

Residential Estate

## **HOME OWNERS ASSOCIATION LANDSCAPING GUIDELINES**

**CONTENTS**

1. INTRODUCTION..... 3

2. PLAN SUBMISSION ..... 3

3. LANDSCAPING OF PRIVATE ERVEN AND ROAD VERGES ..... 3

    3.1. PRIVATE RESIDENTIAL ERVEN ..... 3

    3.2. ROAD VERGES ADJACENT TO RESIDENTIAL ERVEN ..... 5

**ANNEXURE A : PLANT LIST**

## 1. Introduction

- 1.1. The aim of these landscape guidelines is to create a sustainable habitat and to ensure that a coherent development is maintained. All homeowners and residents are required to adhere to these guidelines in order to maintain consistency of landscape quality throughout the estate.
- 1.2. Owners of erven are required to recognize and implement the landscape around the houses in accordance with the specifications and restrictions laid out in these guidelines. By following these principles, the aesthetic experience of the estate will be enhanced for everyone's estate-lifestyle experience.

## 2. Plan Submission

- 2.1. A landscape plan is to accompany the building plan at submission for approval by the appointed architectural review committee.
- 2.2. This plan shall be a scale of 1:100 and shall show the following:
  - i. Adjacent areas of private open space and verge.
  - ii. All grading, retaining, and terracing intended to be undertaken, including gradients and structural elements, must be indicated.
  - iii. All plant material, species, numbers, spacing, and size must be indicated, including grass species for lawns, and must conform to the restrictions in plant choice given in these guidelines.
  - iv. Artificial grass should be indicated as well as the drainage of such areas.
  - v. All types of paving, water features, swimming pools, pumps, filters, fences, gazebos, and any other structural elements must be indicated, and the intended finishes specified. This must include details of how stormwater is dealt with.
  - vi. Clotheslines, dustbin storage areas, and other utility areas and their screening must be indicated.

## 3. Landscaping of private erven and road verges

Gardening and landscaping by members shall be confined to their pegged residential erf and the road verge immediately adjacent to the erf as provided for below.

The intention is that all landscaping must conform to and enhance the "look and feel" of the Estate and maintain its integrity and overall aesthetics.

### 3.1. Private Residential Erven

#### 3.1.1. Planting

All landscaping must comply with the approved Plant List attached as **Annexure A** which is primarily indigenous with the addition of plants associated with Cape vernacular architecture.

Other indigenous plants, not listed, may be allowed if approved by the HOA and indicated on the landscape plan.

Boundaries facing onto open spaces or roads must have at least 1 to 2m of planting on the inside of the property.

### 3.1.2. Hard landscaping

#### i. Paving & Tiling

Hard landscaping surfaces, i.e., brick paving, tiling, etc, around houses shall be restricted to cover no more than 25% (cumulatively) of the erf's area and a minimum of 25% of each erf must be soft landscaping.

Paving to any visible parts of a property must be chosen from the Mount Vernon approved list (which may be amended from time to time).

Driveways shall adhere to the materials used on the adjacent roadway.

Within the erf boundaries, paving shall adhere to the following options:

- Exposed aggregate pavers in a 6mm brown sandstone.
- Exposed aggregate pavers in a 6mm granite stone.
- Grey shades of wet-cast "cobble" products such as supplied by Revelstone, Smartstone, Stone Market, or CEL / Pavatile or similar.
- Laterite sub-base with a 6mm sandstone gravel finish

Should any other similar material be proposed it must be approved by the HOA in writing.

#### ii. Artificial lawn

Artificial lawn is permissible and may be more than 25% of erf area and must be laid on a compacted surface therefore adequate provision must be made for drainage which is to be indicated. Artificial lawn may not be used on sidewalks or public space.

### 3.1.3. Lighting

Lighting must be indicated on the landscape plan and must be approved by HOA.

- i. Any lighting should be low-level lighting. Any visible external lights, including bollard lights, must be to the approval of the HOA and should respond to the style of Mount Vernon.
- ii. Bright security or floodlighting of buildings or gardens will not be allowed.
- iii. Colourful or neon lighting is specifically not allowed.

### 3.1.4. Other Elements

- i. No Temporary structures are permitted anywhere on erf (e.g. Wendy houses, sheds, caravans, or carports).
- ii. All gazebos, pergolas, and lapas must adhere to the style of the home and the architectural style of the estate. All gazebos, pergolas, and lapas must be shown on building plan submissions and must be approved by the HOA.
- iii. All washing lines shall be screened entirely from view.
- iv. Signage and numbering on walls or houses shall be to the approval of the HOA and shall be in keeping with the general style of Mount Vernon. Generally, most signage or numbering should be low-key and reserved in size and colour (Black, charcoal or satin chrome).
- v. Pots and ornaments visible from outside any erf, are strongly discouraged.
- vi. Anything that, in the opinion of the HOA, adversely affected the aesthetics of the estate, will be required to be removed by the owner or will be removed by the HOA.

vii. Elements controlled by the Architectural Design Manual

- All Walls, Fencing and Gates.
- All retaining structures.
- Water Features and Swimming Pools.
- Rain Harvesting tanks and equipment.

### 3.2. Road verges adjacent to residential erven

The estate's road verges will be landscaped as follows;

- Main Spine roads (Mount Vernon, Waterpear West & East and Coral Avenues)- will be planted with trees and "permanently" landscaped. Members are not entitled to alter the landscaping without the special permission of the HOA.
- Secondary roads (all Groves and Karee, Umdoni & Yellowwood Avenues)- will be planted with trees and covered with ground cover. Members are entitled to landscape, at their own cost, the road verge/s immediately adjacent to their erf with the maintenance thereof being the members responsibility.

All road verges will be irrigated by the HOA using both a non-potable and potable water supply.

The road verges are to be treated in accordance with the following guidelines.

#### 3.2.1. Driveways

- i. Driveways are restricted to a maximum width of 6m on road verges .
- ii. Only one driveway per erf is permitted.
- iii. At least 2 x 100mm Ø ducts must be installed under driveways. These shall be located 600mm below the finished levels and extend 600mm beyond the driveway edges. Duct positions must be "ground marked" on the driveway edging/kerb.
- iv. Driveways shall match the materials used on the adjacent roadway.

#### 3.2.2. Irrigation

Repairs to and linking up of the existing road verge irrigation system is for the owners account. The reconnection and repairs are to be done within 2 days from any damage having occurred. Should the repairs not be satisfactorily completed within the 2 day period the HOA will undertake the repairs and charge the member accordingly.

#### 3.2.3. Planting & Maintenance

- i. All landscaping must comply with the approved **Plant List attached as Annexure A** which is primarily indigenous with the addition of plants associated with Cape vernacular architecture.
- ii. An application must be made before moving any estate trees, landscaping or street lighting.
- iii. Plant heights on verges must not exceed the front wall height. The planting against the wall should be the highest level.
- iv. No cobbles, rocks, gravel, pots, colourful ornaments, benches or any other "hard landscaping" may be installed on road verges.

- v. Any damage caused to the road verge will be repaired by the HOA and the costs thereof will be recovered from the member.

PLANT LIST

A primarily indigenous plant list, with the addition of plants associated with Cape vernacular architecture, is proposed. All landscaping must adhere to the extensive approved plant list below.

Other indigenous plants, not listed, may be allowed if specifically approved by the HOA – such plants are to be indicated on the landscape plan requesting specific approval for the use thereof.

**Shrubs 3-5/m<sup>2</sup>**

Agapanthus africanus blue /white  
 Agathosma capensis 'Paarl' - buchu  
 Agathosma ciliaris - buchu  
 Aloysia citrodora - lemon verbena  
 Aristea major  
 Barleria obtusa 'Blue' - bush violet  
 Bauhinia galpinii - pride of the Cape  
 Berzelia lanuginosa - button bush  
 Carissa macrocarpa 'Green Carpet' - num num  
 Cliffortia heterophylla - wild vine  
 Coleonema album - confetti bush  
 Coleonema pulchellum - confetti bush  
 Chasmanthe aethiopica - cobra lily  
 Dietes grandiflora - wild iris  
 Diospyros glabra star apple  
 Elegia tectorum 'Fishoek' - dekriet  
 Elegia tectorum (large) - dekriet  
 Erica gracilis  
 Erica quadrangularis  
 Erica verticillata  
 Eriosephalus africanus - wild rosemary  
 Felicia amelloides - blue daisy  
 Felicia filifolia - blue daisy  
 Halleria lucida - tree fuschia  
 Leonotis leonorus - white wild dagga  
 Leucospermum tottum - pink pincushion  
 Limonium sp. - statice  
 Lobostemon argenteus- pajama bush  
 Lobostemon fruticosus - pajama bush  
 Lobostemon montanus - pajama bush  
 Metalasia muricata - blombos  
 Myrsine africana - Cape myrtle  
 Pelargonium sp - Geranium  
 Plectranthus ecklonii 'Medley Wood' (shade) - spur flower  
 Plumbago auriculata - blue leadwort  
 Podalyria calyptrate - sweetpea bush  
 Podalyria sericea - sweet pea bush  
 Polygala myrtifolia 'Glentana' - milkwort  
 Protea repens - protea  
 Salvia sp - wild sage  
 Scabiosa africana - pincushion flower  
 Searsia sp - taabos  
 Tecoma capensis Pink Blush - Cape honeysuckle

### **Groundcovers 5-7/m<sup>2</sup>**

Aptenia cordifolia 'purple' - baby sun rose.  
Agapanthus nana 'Peter Pan' / miniature blue  
Agapanthus nana miniature white  
Agathosma sp. - buchu  
Arctotis white - white gousblom  
Arctotis pink - pink gousblom  
Aristea Africana - blue stars  
Asparagus densiflorus 'Mazeppa' - asparagus fern  
Barleria repens 'Purple Prince' - bush violet  
Crassula pellucida - trailing crassula  
Geranium incanum - carpet geranium  
Gazania - white treasure flower  
Gazania - pink treasure flower  
Helichrysum teretifolium - dune everlasting  
Juncus lomatophyllus - common rush  
Lampranthus spectabilis 'Purple' - vygie  
Leonotis leonurus (white) - white wild dagga  
Origanum vulgare - origanum  
Osteospermum ecklonii - Cape daisy  
Osteospermum jucundum - Cape daisy  
Osteospermum pink- Cape daisy  
Pelargonium capitatum - rose scented geranium  
Plectranthus ciliates- spur flower  
Plectranthus saccatus- spur flower  
Plectranthus ecklonii - pink spur flower  
Pelargonium peltatum - ivy leaved geranium  
Plectranthus neochilus - lobster flower  
Ruschia macowanii- beach fig  
Santolina sp. - cotton lavender  
Scabiosa sp.- pinchshion flower  
Sutera cordata 'Blizzard' - trailing flox  
Thymus sp. - thyme

### **Bulbs 3-5/m<sup>2</sup>**

Amaryllis belladonna - March lily  
Brunsvigia marginata - candelabra flower  
Chasmanthe aethiopica - cobra lily  
Watsonia pink - pink bugle lily  
Watsonia white - white bugle lily  
Watsonia salmon - salmon bugle lily  
Zantedeschia aethiopica - arum lily

### **Traditional Cape Plants (non invasive):**

Hydrangea sp. - Christmas flower  
Iris evergreen blue bearded - iris  
Iris evergreen purple bearded - iris  
Lavandula sp - lavender  
Rosa sp. - roses  
Rosmarinus sp. - rosemary  
Vitis coignetiae - ornamented grapevine  
Vitis labrusca - catawba grape  
Vitis vinifera - non-fruiting grape



### **Aquatic and Marginal plants 3-5/m<sup>2</sup>**

Aponogeton distachyos - Cape pond weed.  
Bulboschoenus maritimus - bayonet grass  
Calopsis paniculate - besemriet  
Carex clavate - swamp grass  
Cyperus textilis - basket grass  
Elegia sp - restio  
Ficinia nodosa - knotted club rush  
Isolepis cernua - fiberoptic plant  
Isolepis prolifer - vleigras  
Juncus effusus - soft rush  
Juncus lomatophyllus - fringe leaved rush  
Mariscus thunbergii - mariscus  
Nymphaea capensis (blue) - blue water lily  
Oxalis sp - suring  
Prionium serratum - palmiet  
Restio festuciformis - restio  
Schoenoplectus corymbosus - basket grass  
Scirpus nodosus- vlei rush  
Sparaxis bulbifera - harlequin flower  
Spiloxene capensis - water star  
Thamnochortus insignis - dekriet  
Wachendorfia paniculate - butterfly lily  
Zantedeschia aethiopica - arum lily

### **Climbing Plants**

Asparagus falcatus - climbing wild asparagus  
Jasminum multipartitum - jasmine  
Rhoicissus tomentosa - wild grape  
Rosa multiflora carnea - roses  
Trachelospermum jasminoides - star jasmine  
Vitis coignetiae - ornamental vine  
Vitis vinifera - non fruiting vine

### **Hedge Species 3-5/LM**

Coleonema sp - confetti bush  
Dodonaea angustifolia - sand olive- green form only  
Plumbago auriculata Cape leadwort  
Rosmarinis officinalis – rosemary - upright form  
Searsia crenata - rhus  
Syzygium paniculatum - brush cherry  
Syzygium 'Globulum' - compact brush cherry  
Tecoma capensis 'Pink blush' - Cape honeysuckle

### **Lawn and grasses**

Cynodon dactylon - fynkweek  
Stenotaphrum secundatum - buffalo grass

### **Tree Species (to be planted at 100L size)**

Brabejum stellatifolium (wild almond)  
Celtis sinensis/Africana (stinkwood)

Cunonia capensis - butterspoon tree  
Cupressus sempervirens 'stricta' - Italian cypress  
Curtisia dentata - assegai  
Erythrina sp (away from structures on site) - coral tree  
Euclea racemose - dune guarri  
Ficus natalensis (Natal fig) - note: large tree with invasive roots.  
Harpephyllum caffrum - wild plum  
Ilex mitis - Cape holly  
Kiggelaria Africana - wild peach  
Laurus nobilis - laurel  
Liquidambar styraciflua - liquidambar  
Maytenus oleoides - false candlewood  
Nuxia floribunda - forest elder  
Olea europaea subsp. Africana - wild olive  
Platanus acerifolia - plane tree  
Pterocelastrus tricuspidatus - candle wood  
Quercus cerris  
Quercus nigra  
Rapanea melanophloeos (Cape beech)  
Salix mucronata (Cape willow)  
Searsia chirindensis - wild currant  
Sideroxylon inerme - milkwood  
Syzygium cordatum - water berry  
Syzygium guineense - water pear

### **Fruit Trees**

Apples  
Almonds  
Fig  
Olives  
Pears  
Pomegranates  
Quince  
Pecan nuts

### **5.17 Plants/Trees expressly not allowed on site:**

Acalypha or "tropical" plants  
Any Invasive alien weeds or invader plants  
Bamboo  
Bananas  
Conifers  
Cypresses (other than cypress sempervirens 'sticta')  
Cactuses/agaves  
Flaxes  
Invasive trees  
Nandina domestica (sacred bamboo)  
Palm trees  
Phormiums  
Strelitzia Nicolai (wild banana)  
Thorn trees  
Tree aloes