



LANDSCAPING REGULATIONS
VERSION 4 - 27/09/2023
(ANNEXURE D)



CONTENTS

1. **OBJECTIVES**
2. **RESPONSIBILITIES:**
 - 2.1 The Developer
 - 2.2 The Royal Palm Estate (RPE) Homeowners Association
 - 2.3 Owners
3. **DESIGN PHILOSOPHY**
4. **LANDSCAPING OF PRIVATE GARDENS**
5. **PESTICIDES**
6. **GARDEN ORNAMENTS / SECONDARY ELEMENTS**
7. **EXTERNAL BUILT ELEMENTS**
8. **PAVING**
9. **EXTERNAL LIGHTING**

SIGNED (OWNER):		(CONTRACTOR):		DATE:	
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1. OBJECTIVES

The objective of these guidelines is to describe a method whereby the design and rehabilitation of private open spaces, commercial development and residential erven will enhance the design philosophy and environment of Palm Lake Estate.

2. RESPONSIBILITIES

The responsibilities of the Developer; the Palm Lakes Estate Design Review Committee (PLDRC) and owners towards achieving this objective are set out herein. A joint commitment by the Developer, PLDRC and individual owners is required to ensure the final result portrays a picture of balance, diversity and consistency.

2.1 The Developer

Is committed to these guidelines and has undertaken the responsibility of landscaping common areas in the HOA including all road reserves.

2.2 Royal Palm Home Owners' Association (RPHOA)

Will be committed to the on-going maintenance of landscaped public areas once handed over by the Developer. As gardening maintenance is included in owner's monthly levies, only established areas will be accepted for hand-over by the Royal Palm Home Owners' Association (RPHOA).

2.3 Owners

Owners are responsible for developing a private landscape to fit in with the Landscape Design Philosophy, to compliment and enhance the overall visuals and imagery of Palm Lakes Estate Village and surrounding coastal sub-tropical landscape.

Owners are further responsible for ensuring that their levies are paid and up to date. Where a property falls into arrears, in line with clause 4.11 of the Constitution, the RPHOA reserves the right to suspend landscape services until such time as the property has settled its outstanding balance and is once again up to date. There will be no refund or credit against levies relating to suspended garden services.

3. LANDSCAPE DESIGN PHILOSOPHY

3.1 The sites topography is very dramatic, with steep slopes & well-defined water courses. This has led to large conservation open space areas. To reduce high intensity maintenance and to comply with the EMP, the majority of these large open space areas will be rehabilitated back to either 100% indigenous Coastal forests or grasslands or coastal palm velds. These new rehabilitated areas will form important environmental corridors.

3.2 The overall road articulation is a combination of formal and informal links, thereby encouraging a combination of formal and informal landscape planting. Trees and palms will be planted along the roads either in boulevard formation or in clusters, to strengthen the developer's vision of creating a botanical garden estate. The trees planting within the road reserves is critical to softening the overall built environment and roof-scape.

3.3 The tree and palm choices for these roads have been separated into neighbourhoods, thereby enhancing the feeling of seasonal changes within the landscape.

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- 3.4 Road islands and intersections will be given Flora identities, by massing of plant species, and the use of large out of ground specimen.
- 3.5 Several man-made lakes will be created to enhance the value of the estate and the function of the open space system. The water bodies will attract wildlife to the estate.
- 3.6 All main arrival entrances will be landscaped intensely to reflect an information resort-style, thereby creating a strong identity and sense of place.
- 3.7 No alien or invasive plant species will be permitted onto the estate.
- 3.8 The overall character will typically be Sub-Tropical Coastal with fast areas of indigenous coastal rehabilitation. This combination will enhance and add value to the existing bio-diversity of the area, which is largely a mono-culture of sugar cane.
- 3.9 The overall urban lighting for the development will be very subtle, with no light source being evident. All lighting is to be reflective. ‘Low energy demand/ lighting will be encouraged for directional lighting and signage.
- 3.10 Private landscapes to conform to a plant palette of 70% indigenous and 30% non-indigenous.

4. LANDSCAPING OF PRIVATE GARDENS

All private gardens must conform to the design philosophy of the Village in general. The planning of the landscape must be considered:

- 4.1 *Plant palette can at a ratio of 70% indigenous and 30% non-indigenous.*
- 4.2 All earthworks within the site to be integrated with the surrounding sites and open spaces to ensure no erosion or unsightly cut platforms. All engineered platforms are to be softened with final shaping.
- 4.3 Hard landscaping including paving, gravel and exterior tiles are all to conform to the architectural colour palette.
- 4.4 *Any extension of private garden onto public open space (POS), subject to approval by the Landscape Sub-committee of the DRC and on the basis of continuing maintenance becoming the responsibility of the erf owner as well as any other conditions that may be imposed. Where a private erf neighbours a green servitude, the owner is responsible for planting a 1.5m wide strip of this area for the length of their erf. The owner is to take their design and plant choice direction from existing neighbours planting, so that the green servitudes are harmonious and well balanced.*
- 4.5 The home owner is responsible for irrigation and maintenance of the verge directly in front of their property.
- 4.6 Garden installation and or service contractors engaged by Homeowners must receive written authorization from RPHOA to work on the estate. This ensures that no security is compromised.
- 4.7 *All owners are responsible for planting up to 7 indigenous trees on their erven as per the landscape plan submitted and approved. All trees to be a minimum size of 20 litres.*
- 4.8 *Landscape designs are to encourage screen planting between sites, thereby reducing walls and fences.*
- 4.9 Within closed courtyards, Owners retain the rights for alternative landscape options.
- 4.10 Shrubs – 50% of total border line at a spacing of 2 per m²

SIGNED (OWNER):		(CONTRACTOR):		DATE:	
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- 4.11 Ground Cover – 10 ground covers per shrub.
- 4.12 Other essential items are: topsoil, fertilizer and lawn.
- 4.13 It is the responsibility of the owner/landscaper to ensure there is adequate spacing between all exposed service pipes/cables (e.g. sewer, breather pipes, DSTV cables etc.) and the proposed lawn/garden by means of hard surface. *Please note: RPHOA will not accept responsibility for any damages caused to services due to non-compliance.*

5. PESTICIDES

- 5.1 The use of pesticides, ground poisons and traps is strictly prohibited anywhere in the estate, including within Private Dwellings. A level of tolerance is required in order to encourage diversity of species and to protect sensitive habitats such as wetlands.
- 5.2 *ONLY approved environmentally safe pesticides are permitted, alternative safe ways of dealing with pests is greatly encouraged (safe for children, pets and wildlife).*
- 5.2.1 *Small Pests:* Aphids, White Fly, Scale Insects, Australian Bug, Mealy Bug, Red Spider Mite and Ants. *Mix 1 tsp Bicarbonate of Soda + 1 tsp Sunlight liquid in 1 litre Water (Do not use detergent). Shake well, place in bottle with spray nozzle. Spray onto pests. After spray, feed the plant.*
- 5.2.2 *Ants:* Alternative to above: *Mix equal parts Castor Sugar and Borax, sprinkle near ant nest and around house.*
- 5.2.3 *Snails:* Sprinkle salt on them. Layer of ash around plant base also discourages snails and slugs.

6. GARDEN ORNAMENTS / SECONDARY ELEMENTS

Garden furniture shall be chosen to reflect the character and architecture of the estate.

- 6.1 *Pots:* All pots visible to the public to be approved by PLDRC
- 6.2 *Trellis:* The dimensions and colour of trelliswork should match the house; plaster bands and reflect strong vertical lines. All to be approved by the PLDRC.
- 6.3 *Parasols / Awnings:* All to be approved by the PLDRC
- 6.4 *Braais:* Braai areas must be screened from public view. Under no circumstances will open fires be permitted anywhere on the estate. Consider neighbours with regards to smoke patterns.

7. EXTERNAL BUILT ELEMENTS

7.1 Walls and Fences

- 7.1.1 Preferably no fencing, however scenarios will be accommodated if they don't impact on the public open space. *Fences to be disguised with planting.*
- 7.1.2 Landscape screens / hedges are encouraged instead of walls and fences.
- 7.1.3 The omission of fencing and walls assists with enhancing the overall country philosophy.
- 7.1.4 All fencing / walls options are to be approved by the PLDRC.

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7.2 Retaining Walls, Steps and Ramps

7.2.1 External changes in level shall be addressed by creating terraces using:

- * Built walls with a permanent finish e.g. Stone cladding; Concrete
- * Planted slopes / banks;
- * Concrete block walls eg: Terraforce, while not encouraged, may however be used in special situations. Where block walls are used they may not exceed 1200mm in height and the angle may not appear steeper than 70 to allow for planting of retaining blocks. *Planting is essential and growth of plants will be insisted upon.*

7.2.2 *All retaining structures of whatever nature are subject to approval by the PLDRC, and to comply with the architectural guidelines.*

7.3 Pergolas

7.3.1 Pergolas may be used to create external passageways and to define courtyards. Materials should match building materials eg: Columns to match building and Timber / Metal work to express the Architectural Language.

7.3.2 *All pergolas and shade structures are subject to approval by the PLDRC and must be covered by plants or creeper*

7.4 Swimming Pools and Water Features

7.4.1 *Swimming Pools:* The design and construction of swimming pools and surrounding fencing must conform to the Architectural guidelines in the first instance, and to the National Building Regulations.

7.4.2 Backwash to discharge into the Sewer.

7.4.3 *Water Features:* Simple water features or fountains may be used to link internal and external elements such as in courtyard and verandas. All water features need to be kept active or must be removed.

7.4.4 *All water features are subject to approval by PLDRC.*

7.5 Gazebos and Lapas

7.5.1. Gazebos and Lapas are permitted in the estate if designed by an Architect or Landscape Architect and are to comply with the Architectural Language.

8. PAVING

8.1 Paving materials must be selected from an appropriate list of materials in keeping with the overall character of the Estate. Gravel, approved brick, cobbles, stone and slate are examples of appropriate materials, all product colours to comply with the architectural guidelines.

8.2 Permeable paving is required where large areas of paving cannot be avoided particularly for areas of over flow parking.

8.3 *All paving and paving materials are subject to approval by PLDRC.*

SIGNED (OWNER):		(CONTRACTOR):		DATE:	
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9. EXTERNAL LIGHTING

- 9.1 External lighting must be kept to a minimum in order to promote a subtle night lighting.
- 9.2 All lighting armatures must comply with the architectural guidelines.
- 9.3 Under no circumstances will security or spot lighting be permitted to shine into public areas.
- 9.4 Landscape lighting will be permitted if tastefully applied and with the approval of the PLDRC, and consent from neighbours is obtained.
- 9.5 Lights afflicting neighbours will require block-out screening.
- 9.6 No light pollution will be tolerated.
- 9.7 All external lighting is subject to approval by the PLDRC.

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