

# Mount Royal Golf and Country Estate Landscape Guidelines

May 2007

## 1. FOREWORD:

This document is to be read in conjunction with the Architectural Guidelines.

## 2. PURPOSE OF GUIDELINES

These are as follows:

- to create a quality environment for the enjoyment of the residents
- to embrace the ecological diversity of the region
- to enhance and maintain the balance of the natural systems of the site
- to outline the responsibilities of the homeowners/stakeholders
- to ensure continued environmental sustainability.

## 3 THE LANDSCAPING CONTEXT:

- 3.1 The vision for the landscaping of Mount Royal Golf and Country Estate falls fully within the official principles and objectives governing West Coast Biosphere;
- 3.2 The particular focus is to maintain and enhance the natural environment and biodiversity as represented by the Swartland Renosterveld and fynbos habitats;
- 3.3 The ambiance of the gracious lifestyle of old Malmesbury, the predominantly agricultural setting, and the rolling hills reminiscent of the English countryside.

## 4. APPORTIONMENT OF RESPONSIBILITIES:

Members/Home Owners	Own erf and sidewalks up to road curbs
The Homeowners Association/ Estate Management	Common Areas, Open Spaces and Nature Reserve
Golf Course Management	Golf Course Erven
The Developer	Establishment of Common Areas, Open Spaces and Nature Reserve
All, including Contractors	Protection of the Environment

## 5. INDIGENOUS AND WATER-WISE

- 5.1 Water-wise planting and maintenance thereof is not only an ecologically correct practice, it is a practical solution to water shortages and water restrictions. For these reasons, an official plant list (which favours indigenous drought-resistant plants) has been formulated for the Estate. Other water-wise methods include drip-irrigation systems and mulching.
- 5.2 Any existing indigenous vegetation should be retained before any building begins on an erf. These plants must be potted (search & rescue), removed from the site to the site nursery and maintained for later reinstatement on the erf, or alternatively planted in the Nature Reserve or Private Open Spaces.

- 5.3 The Members/Home Owners are only permitted to plant plants from official plant list. This list has been approved by the Project Botanist and is attached as an addendum hereto. If Members/Home Owners wish to plant other species not appearing on the official plant list, an application can be made to the Project Botanist who will consider approval of the species at the cost of the applicant.
- 5.4 Grass / lawns: The use of *Cynodon dactylon* (Fyn kweek) or *Stenotaphrum secundatum* (Buffalo) is encouraged as they require less water, less maintenance and are less invasive species. Although Kikuyu is discouraged because of its water requirements and invasive nature, it will be permitted on erven that are not adjacent to the nature reserve or any ecological corridors.
- 5.5 Drip irrigation systems are recommended for their efficient and water-saving properties. Although regular irrigation systems are allowed they are to be designed with water-saving in mind. The Estate Management reserves the right to require inefficient systems to be modified at the expense of the Owner.
- 5.6 Storm water run-off is to be directed to the natural vegetation areas in such a way as to avoid erosion and loss of plant life.
- 5.7 All alien vegetation should be immediately removed (including the root ball) from the site by the Contractor to a registered dump site, to prevent further infestation in other areas.
- 5.8 Refer to Architectural Guide (Clause 30) for additional details.

## 6. LANDSCAPING STYLES

- 6.1 This Guide is not intended to be prescriptive, although a less formal style with predominance of indigenous planting is encouraged.
- 6.2 A limitation to the latitude given in 6.1 however is set at designs that will be noticeably out of taste or character. Any evaluation of this in practice will be at the sole discretion of the Estate Management. If there is any doubt a landscaping plan can be submitted to the Estate Management for pre-approval.
- 6.3 Formal Gardens such as this are discouraged:

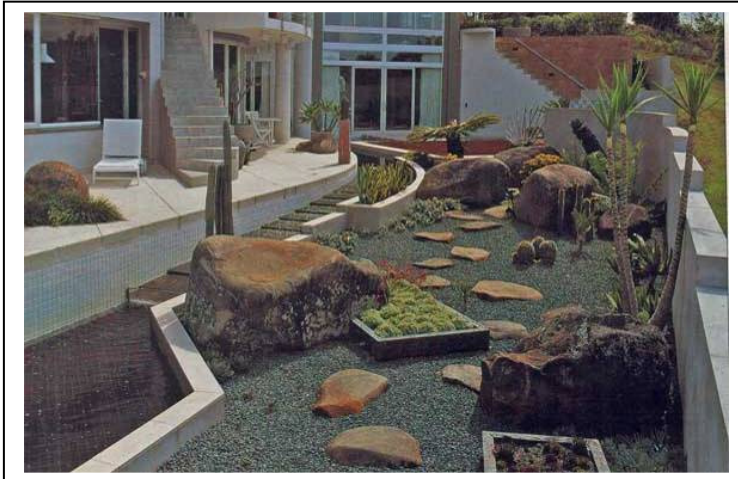
([www.wheaton.edu](http://www.wheaton.edu))



6.4 Informal Gardens such as this are encouraged: (www.tjhsst.edu)



6.5 Another alternative: water-wise gravel gardens: (www.lifeinitaly.com)



## 7. PLANTING – BEST PRACTICES

- 7.1 The topsoil layer (100-150mm) within the demarcated erf area is to be removed before grading by the Contractor and stored by the Contractor for later re-use on the erf. The soil should be covered with builders plastic weighed down with bricks and should be stored on a remote part of the erf where it will not be disturbed or contaminated by building practices.
- 7.2 All plant material brought on to site should be of good quality, pest and disease free.
- 7.3 Densities:
- 7.3.1 Small plants/groundcovers should be mass/group planted at a minimum of 7/m<sup>2</sup>.
- 7.3.2 Medium plants/shrubs should be mass/group planted at a minimum of 5/m<sup>2</sup>.
- 7.3.3 Large plants/shrubs should be mass/group planted at a minimum of 3/m<sup>2</sup>.
- 7.4 As a rule of thumb planting holes should be two-and-a-half times the size of the root ball/container grown in.

- 7.5 Optimum size for tree holes is 1x1x1 meters.
- 7.6 Planting procedure: a standard soil mix of two topsoil to one compost, mixed in with the appropriate fertilizers, well-watered in during planting, and mulched 50 – 100mm, is recommended.
- 7.7 Only bio-degradable, environmentally-friendly herbicides and pesticides will be allowed. If Members/Home Owners wish to use chemical/inorganic herbicides and, approval must first be obtained from the Estate Management.

## **8. STREET VERGES**

- 8.1 As soon as the building works on any erf are sufficiently completed to allow landscaping of the erf to take place, the Member/Home Owner shall be responsible for the installation of the irrigation and landscaping of the street verge (excluding tree planting) corresponding with the erf boundaries according to best practices. The landscaping is to be in harmony with the landscaping of the erf, and the maintenance of the verge shall be the responsibility of the Owner.
- 8.2 The Member/Home Owner is to ensure that the planting on the verge is neat and well-kept all-year-round.
- 8.3 In order to minimize the risk of flooding of the erf from the street by stormwater, a minimum ground level on the verge of 150mm above street level should be maintained.
- 8.4 In order to obtain a harmonious street tree planting scheme, all private erf Home Owners will be required to permit the Home Owners Association to plant trees on the street verge when construction in the neighbourhood is sufficiently completed.
- 8.5 Driveways shall be paved by the Owner up to the street curb in accordance with the Architectural guidelines.

## **9. GOLF COURSE BOUNDARIES AND NATURAL OPEN SPACE BOUNDARIES**

- 9.1 These boundaries are to be demarcated by a strip of plant bedding encroaching on the communal space side of the erf boundary by not more than 800mm stretching along the entire length of erf boundaries that border on the golf course or communal open spaces. The establishment and maintenance thereof shall be the responsibility of each Member/Home Owner.
- 9.2 The planting of herbs and other plants are limited to interior areas of homes only, to avoid seed dispersal, resulting in alien infestation.

## **10. HARD LANDSCAPING**

- 10.1 It is essential that the topography be carefully considered when siting buildings, terraces and similar structures, which may be dealt with in the following ways:
- 10.2 Retaining walls to be in harmony with the natural contours of the land, and to be constructed either of natural stone, or precast concrete material (Terra-force, Loffelstein) planted extensively with suitable vegetation.
- 10.3 The use of tanolith treated poles and hardwood sleepers are to be used for the retention of garden areas and slopes no higher than 0.5m.

10.4 An example of timber pole retaining:

([www.ptgtreatments.co.uk](http://www.ptgtreatments.co.uk))



10.5 An example of formal stone retaining.

([www.capbrick.com](http://www.capbrick.com))



10.4 All external garden features/items such as planting pots, bird baths and feeders, post boxes, statuettes, lighting are subject to the approval of the Estate Management.

10.5 The Owner and Contractor shall take all reasonable measures to control the erosive effects of storm water runoff particularly where excavation and construction activities form temporary channels. Suitable energy breaking devices, diversions and retention ponds, if necessary, shall be employed to ensure that storm water runoff from the Site is dissipated and to prevent the surface water from being concentrated in streams and from scouring the slopes, banks or other areas.

## 11. BOUNDARY WALLS AND FENCES

11.1 See Clause 21 of the Architectural Guide for details.

## 12. SIGNAGE

12.1 See Clause 6 of the Building Conduct Rules for details.

**13. REPAIRS AND DAMAGE CONTROL**

13.1 These include infringements of the guidelines which cause damage or harm to the environment or any landscape elements of the Estate.

13.2 This would include the destruction of natural habitats, damage to natural features, signage and outdoor furniture, vegetation and trees, or the destruction of any indigenous flora or fauna.

13.3 Activities causing erosion, pollution, dumping and littering also fall into this category. Where any of the above occurs, such damage will be repaired/made good by the Association to the cost/account of the perpetrator/s.

13.4 Infringements of the Landscape Guidelines will be subject to the same regime of fines and penalties as described in the BUILDING CONDUCT RULES.