



Spookdraai Estate

Remainder Farm Paapekuilsfontein 218, Struisbaai

Landscape Architectural Guidelines

SITE DESCRIPTION:

Remainder Farm Paapekuilsfontein 218, Struisbaai (Bredasdorp) is 0.71 ha and lies between Marine Drive, the main road of Struisbaai that connects it to Suiderstrand to the west and Bredasdorp inland to the north-east. The site is above the high water mark and is inside the urban edge. The property falls with the Southern Coastal Bioregion with only one major vegetation type occurring at the site, namely Overberg Dune Strandveld, with Cape Seashore Vegetation, an azonal vegetation type, playing a subordinate role. The latter occurs at the seashore, usually on beaches but less so on waves-swept rocky coastlines as at the site. The property is a narrow 'strip' along the coast that has a rocky shoreline consisting of sandstone of the Table Mountain Group. Along the coastline, unconsolidated dune sand of the Strandveld Formation of the Bredasdorp Group is found. In reality, at the site, the vegetation mapped as Overberg Dune Strandveld is not a pure type. It contains some plant species that are in most circumstances more likely to be found on the seashore. The latter plant species are mostly halophytes i.e. plant species able to tolerate a saline to hyper-saline environment. Agulhas Limestone Fynbos is not found at the site at all, but further inland.

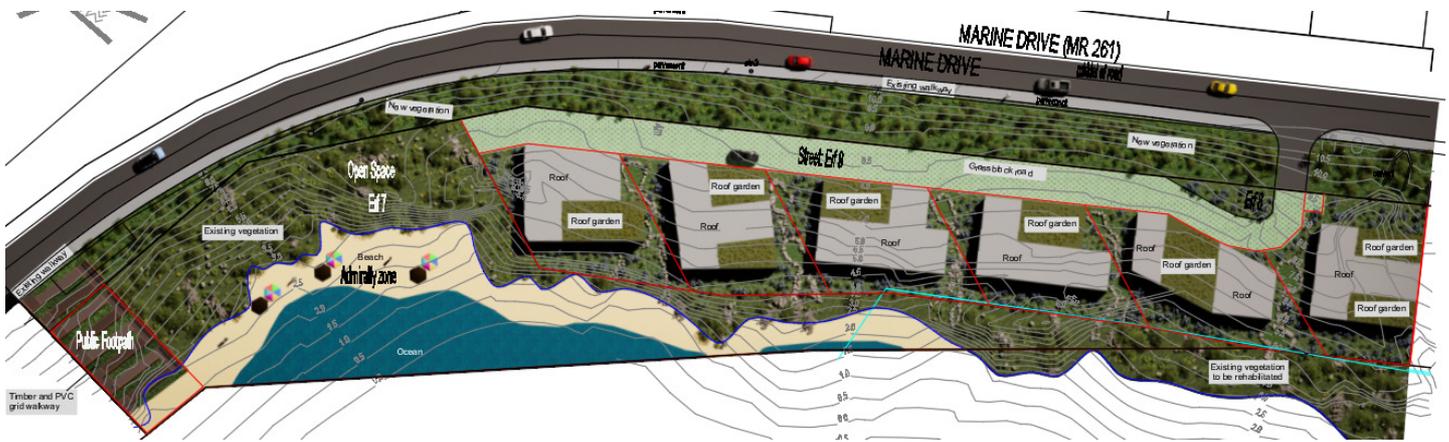




COMMUNAL SPACES:

The communal areas are as per the landscape areas plan and for purposes shall mean any area in the Estate not covered by a building.

- No persons shall use any open space within the estate in any manner which may unreasonably interfere with the use and enjoyment thereof by any other persons in the estate.
- No persons shall discard any litter or any item of any nature whatsoever at any place in the estate other than in such receptacles and in such places as may be set aside for the purpose and designated as such by the Homeowners Association.
- No camping shall be permitted except at any place which may be specially designated for the purpose by the Homeowners Association.
- No fire shall be lit anywhere in the estate, except in such places as may be designated for the purpose by the Homeowners Association and in a properly constructed fireplace or braai.
- No person shall anywhere in the estate disturb, harm, destroy, or permit to be disturbed, any wild animal, reptile, or bird.
- No person shall anywhere in the estate disturb, harm, destroy, or collect any plant material, whether living or dead, save with the consent of or on the instructions of the Homeowners Association. No person shall indulge in gardening or landscaping upon property in the estate, without the express prior agreement of the Homeowners Association or Managing Agent in regard to the nature and extent of such gardening or landscaping activity. No person shall, unless authorized thereto by the Managing Agent or the Homeowners Association, pick or plant any flowers or plants in the estate and, in particular, around the various properties.
- Subject to any law including, without affecting the generality of the foregoing, any regulation made in terms of the Environment Conservation Act No. 73 of 1989, or any permit granted under or in terms of the said Act and/or any subsequent similar Act, the Association shall be entitled to prohibit access to any part of the communal space if it deems it desirable so to do for the preservation of the natural fauna and flora, and no person shall enter into any such area without the consent of the Managing Agent.
- No trail or path in the communal space shall be used, except by pedestrians, unless specifically designated for some other use by the Homeowners Association.



ERF/UNIT NUMBERS:

No number will be displayed on any facade of the dwelling except on the garage wall. The number may not be illuminated with any sort of light as the permitted low lighting on the dwelling must provide visibility to limit light pollution.





GARDEN LIGHTING:

All lighting must be louvered, to direct the light downwards, to avoid any light pollution. No up-lighter into trees or other features will be permitted.



MINOR RETAINING STRUCTURES:

Where minor retaining structures (maximum 500mm high) are required, directly around the dwelling, to divert stormwater away from the dwelling, treated timber (timber railway sleepers) or stone structures (no dressed stone cladding) will be permitted. No flexible retaining walls (Terraforce & Loffestein) or gabion walls will be permitted.



GARDEN BENCHES:

Wood or wrought iron benches are permitted to be placed in the garden. No concrete benches or tables are permitted.





DRIVEWAY PAVING:

Driveway paving must be visually integrated with the internal roads, which will be grass blocks and permeable to aid with drainage and provide a greener footprint.



STEPPING STONES AND PAVING AWAY FROM DWELLING:

All stepping stones and patio paving must be concrete, square, or rectangular, no free-form or circular pavers will be permitted. Pavers have to be laid in straight lines due to the limited area on the platforms. Exposed surfaces of the pavers can be finished with an exposed aggregate or light grey pigmented finish to complement the existing rocky outcrop. Pavers must preferably be spaced 100mm apart with the openings planted with ground covers to soften the paving area.



TRANSPARENT 1,2M HIGH FENCING AROUND LAWN AREAS TO CONTAIN PETS/POOL SAFETY:

No fencing will be permitted on the erf boundaries. Where pets have to be contained, a 1,2m fence will be permitted around the private lawn area, linked to the dwelling or where pool safety will be a factor. Preferably the fences must be hidden within the shrub beds to avoid structures fragmenting the harmonious flow of the Overberg Dune Strandveld and Cape Seashore Vegetation theme. The colour of the fences must be black.





GARDEN TRELLIS/SCREENS:

No garden trellis or screens will be allowed where it is visible to the street or public. Privacy screens will be allowed against the building and will need to be planted to reduce the structural element. Balcony balustrades must be planted on any lateral line to provide privacy to the neighbour but will be allowed to be transparent in the southern view to receive optimal views. Artificial hedge planting will be allowed.



ROOF GARDENS:

Roof gardens to be planted with indigenous planting as per plant palette. No concrete flat roofs will be permitted without planting and no artificial planting will be allowed.



STORMWATER:

The overland stormwater run-off will be diverted into riverbed streams throughout the development to prevent erosion.





PLANTING:

Locally indigenous gardens must retain habitat for birds, insects, and small fauna. Continuity of fynbos, with houses forming islands within the landscape, will allow the least disruption of the natural habitat and can preserve much of the interest (bird watching for instance) that the area currently offers.

Lawns are only allowed within the building zone. All lawns shall be fully enclosed with a paved/brick edging strip of at least 220mm in width. Only *Stenotaphrum secundatum* (Buffalo) or *Cynodon Dactylon* (bloukweek) **lawn** may be used. **No artificial lawn will be allowed outside of any dwelling.** Sidewalk areas shall be planted using only plants from the sidewalk planting **palette**, and shall be installed in an informal, natural manner and at a density of at least 4 plants per m². Under no circumstances will any hard surfacing, other than the driveway, be allowed on sidewalks.

Automatic irrigation with rain sensors shall be installed in all garden areas, as well as in re-vegetated and sidewalk areas, by the homeowner. Where possible, use must be made of water from the rain tanks for all irrigation. All standpipes shall be black. Boreholes are not allowed on individual erven.

Use of any plants which are not on the approved list is strictly prohibited. Owners are encouraged to purchase plants from a local source.

No formal planting will be allowed and no straight lines of planting.

Landscape plans which include a list of plants, sizes, and densities together with an irrigation plan are to be submitted to JDV Landscape Studio for review. Plans can be emailed to ignis@jdv.co.za, as part of the building plan submission and shall be implemented prior to occupation of the house.

Fertilizers, sprays, and composts shall all be organically certified, such as Biogrow, Reliance or Seagro, Guano products. Planting in pots, courtyards, and planters is allowed within the building footprint.

The homeowner will be directly responsible for the maintenance and upkeep of the landscaping, which is not included in the levy. All gardens must be maintained to the standards required for the development. Should it not be adhered to, the Homeowners Association will employ the above garden service and charge the homeowner therefor.





Plant palette:

Acmadenia obtusata
Agathosma dielanum
Agathosma geniculate
Agathosma serpyllaceae
Aspalathus forbesii
Athanasia quinqueidentata
Athanasia trifurcata
Bassia diffusa
Brunsvigia orientalis
Carpobrotus acinaciformis/edulis
Chasmanthe aethiopica
Chondropetalum tectorum
Chondropetalum microcarpum
Chrusanthemoides incana
Chrusanthemoides monilifera
Cotyledon orbiculata
Diosma demissa
Diosma subulata
Drosanthemum candens
Drosanthemum hispidum
Elegia thyrsoifera
Euclea racemose
Euphorbia burmannii
Geranium incanum
Haemanthus coccineus
Helichrysum crispum
Helichrysum dasyanthum
Helichrysum teretifolium
Indigofera brachystachya
Lachenalia bulbifera
Leonotis leonurus
Leucadendron coniferum
Leucospermum pattersonii
Limonium scabrum
Linum africanum
Metalasia densa
Metalasia muricata
Morella cordifolia
Muraltia satureoid
Oedera capensis
Olea capensis ssp capensis
Olea exasperata
Orphium frutescens
Osteospermum fruticosum
Otholobium bracteolatum
Otholobium bracteolatum
Passerina paleaceae
Pelargonium botulinum
Pelargonium capitatum
Polygala myrtifolia
Phyllica amoena
Phyllica ericoides
Plantago crassifolia
Protea obtusifolia
Protea sussanae



Pterocelastrus tricuspidatus
Rhus crenata
Rhus glauca
Rhus lucida
Robsondendron maritimum
Ruschia macowanii
Ruschia sarmentosa
Salvia Africana-lutea
Scirpoides nodosus
Sideroxylon inerme
Solanum africanum
Syncarpha argyropsis
Tarchonanthus camphorates
Tetragonia decumbens
Tetragonia fruticosa
Thamnochortus erectus
Watsonia angusta
Zantedeschia aethiopica
Zygophyllum flexuosum