

heron banks

GOLF AND RIVER ESTATE

LANDSCAPE DESIGN GUIDELINES APRIL 2005

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Note

Every stand within Heron Banks Golf and River Estate will be subjected to the general landscape guidelines as stipulated in section 1. Stands bordering the golf course and communal open space will be subjected to additional guidelines as laid down in section 2. Also refer to the reference plan: Annexure A.

1 General landscape guidelines

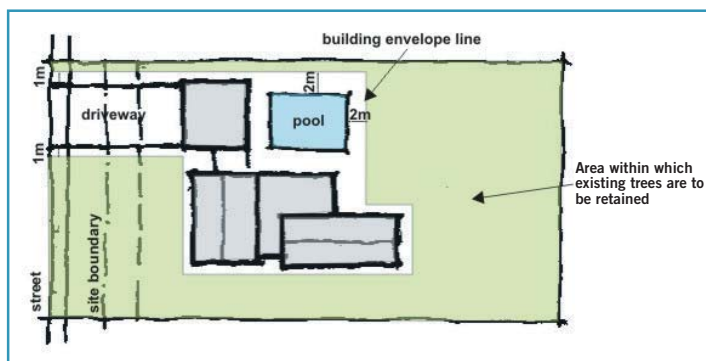
Intent:

The purpose of the general landscape guidelines is to create an integrated and responsive landscape with emphasis on the natural Highveld landscape, open space and style that will be unique to Heron Banks Golf and River Estate. It will also create sensitivity and harmony between the residential erven, the open space system, and the surrounding nature. The guidelines furthermore aim to preserve and enhance the existing environmental attributes, minimise possible negative impacts whilst at the same time establish a natural and stylish character to the estate. In order to control the general landscape development on private property, to be a continuation of the landscape design of public spaces, the following set of guidelines will apply to every stand.

1.1 Preservation of existing trees

In order to control and minimise the area of tree clearing on individual stands, the approach towards the preservation of trees on private property will be that a **Building Envelope** will be established for every stand, within which the following will apply:

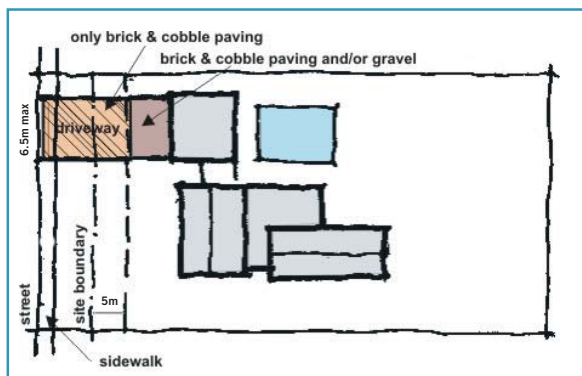
- A maximum area consisting of the house footprint area plus an additional area of maximum 1m wide outside the footprint, can be cleared for construction.
- Any tree outside this area must be preserved.
- Any tree within the building line area must also be preserved.
- Trees within driveway, patio and pool areas can only be cleared within an area equal to the minimum dimensions of the structure plus a maximum of 1m on either side (2m in the case of a pool).



1.2 Driveways and paving

Every homeowner will be responsible for the construction of a driveway from the street kerb to the garage according to the following specification:

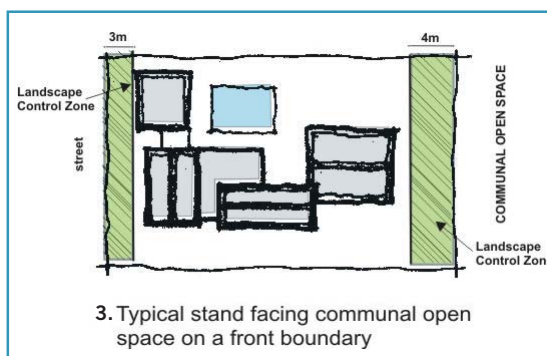
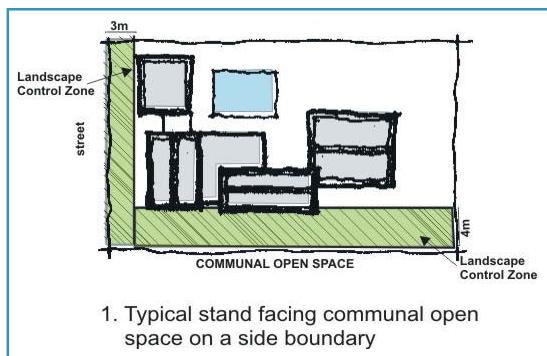
- Driveways are to be 6,5m wide maximum, for the length of the road reserve and the 5m building line on the street side.
- Driveway materials are to be in black cobble paving.
- Walkways laid in the road reserve, by the developer, may not be removed and are to be incorporated in the driveway paving. No interlocking concrete pavers will be allowed.



1.3 Plant palette and landscape control areas

The character of Heron Banks Golf and River Estate draws its inspiration from not only the sloping highveld grassland but also the architectural style. The landscape vernacular will fulfill a crucial role in the harmonious integration of the various villages and open spaces, typical of Heron Banks Golf and River Estate. For this reason the use of plant species on private property will be controlled as follows:

- The establishment of an indigenous, and as far as possible an endemic highveld plant community is encouraged throughout Heron Banks Golf and River Estate.
- Only indigenous and preferably species from the Heron Banks Golf and River Estate **Plant palette** may be used in areas of **landscape control**.
- **Landscape control areas** on private stands, refer to the first 3m facing any street; the first 6m facing the golf course; and the first 4m facing any communal open space.
- **Exotic and invader species** will not be permitted in landscape control areas.
- **Palm trees, cycads, ferns, or any large leafed specie with a tropical character** will not be allowed in landscape control areas. The use hereof is discouraged throughout Heron Banks Golf and River Estate.
- Species from the **Heron Banks Golf and River Estate Plant palette** are encouraged in order to enhance the character of the streetscape and open space landscape:



Generic Plant Palette for Landscape Design

Botanical name	Common name
Tree species	
Acacia Karoo	Sweet Thorn
Acacia Galpinii	Monkey Thorn
Acacia Sieberiana	Paperback Thorn
Rhus Lancea	Karee
Rhus Pyroides	Firethorn, Common Wild Currant
Celtis Africana	White Stinkwood
Combretum Erythrophyllum	River Bushwillow
Ornamental grass and grass-like species	
Dietes Bicolor	Yellow Wild Iris
Dietes Grandiflora	Wild Iris
Watsonia Spp.	Watsonia
Crocasmia Sp.	Crocasmia
Chondropetalum Tectorum	Thatch Reed
Restios ...other species	
Anphericum Phumdersii	
Miscanthus	Maiden Grass
Imperata Cylindrica	Japanese Blood Grass, Red Baron
Agapanthus Sp.	Agapanthus
Kniphofia Sp.	Red-hot Poker
Shrub, groundcover and flower meadow species	
Tecomaria Capensis	Cape Honeysuckle
Plumbago Auriculata	Cape Leadwort
Anisodontea Scabrosa	Pink Mallow
Eriocephalus Africanus	Wild Rosemary
Carissa Macrocarpa	Amatungulu, Natal Plum
Gazania Sp.	Gazania
Felicia Amelloides	Blue Felicia, Blue Marguerite
Bulbine Frutescens	Stalked Bulbine
Scabiosa Africana	Pincushion
Diascia Integerrima	Twinspur

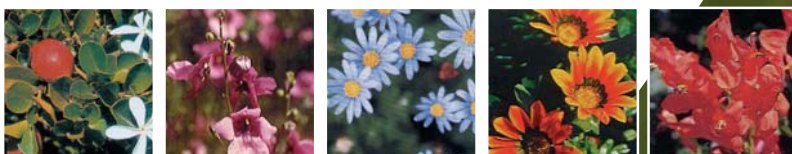
Trees



Ornamental grass



Flower meadow



1.4 Landscape design

The integration of the landscape design of open spaces and street reserves with that of private property is encouraged. The following measures are to be applied in the landscape design of each stand:

Homeowners are encouraged to enhance and to stay within the framework of species and landscape character of the public landscape.

Heron Banks Golf and River Estate homeowners are encouraged to adopt a **natural landscape design approach**. The use of the following elements are desirable:

- mass planting and mass textures ,
- simplicity instead of detail,
- organic and natural flowing lines and shapes,
- contrasting textures,
- ornamental grasses and grass-like species ,
- strategic placing of flower meadows,
- well designed and proportioned bed and lawn areas,
- natural materials such as stone, gravel, sand, mulch and pebbles,

Natural landscape design will be compulsory for all **landscape control areas** (refer to 1.3 for sketches).

No formal and classical landscape designs will be allowed in landscape control areas.



2 Specific guidelines related to open space integration

The following guidelines will only be applicable to stands bordering the golf course and the communal open spaces (refer to the reference plan).

Intent:

In ensuring the uniqueness of Heron Banks Golf and River Estate an appropriate and sensitive transition between the development and its public open spaces will be essential. The integrity of the open spaces can only be achieved through the successful integration of the landscape and the architectural components.

Areas of landscape control will apply to all stands along the golf course and public open space with the objective to control the interface between the house gardens and the surrounding open space.

The purpose of the **areas of landscape control** is therefore to ensure an harmonious and sensitive response between the house gardens and the surrounding open space, to minimise any possible negative visual impact. It will furthermore ensure an “open” and “flowing” landscape system with soft edges whilst at the same time allowing for strategic privacy.

2.1 Golf course integration

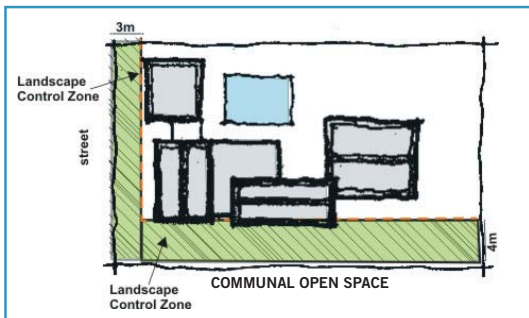
The edges of the golf course bordering residential erven will be landscaped by means of lawn areas facing the stands, plant beds (with grass-like species) and tree clusters in order to define and soften the edges. This landscape theme should flow seamlessly, without definite lines or edges into the private gardens on the adjacent stands.

- A 6m wide transition zone along the boundary line facing the golf course will be the **area of landscape control**.
- **No buildings, or structures other than those in the Architectural Design Guidelines** will be allowed in this zone.
- The landscape design in this zone must comply with the principles of the **natural landscape design approach** and planting must comply with the Heron Banks Golf and River Estate **plant palette**. No formal or classical gardens will be allowed.
- Grassed enclosures will be created in front of golf course erven for the use of these properties and allowing for access to the golf course but also to create privacy and soft, flowing edges. No private plant beds are to encroach on the golf course edge landscape. **Private lawn should flow seamlessly into the golf course lawn.**
- **No retaining walls along the boundary line or within the 6m zone** will be allowed unless this is by means of **natural sandstone retaining walls** of no higher than 1,8m. Level differences are allowed to be meandering grassed slopes of no steeper than 1:3.
- A minimum of 50% of the stand width along the boundary line facing the golf course, must be lawn so as to ensure a **flowing and integrated transition**.

2.2 Communal open space integration

Appropriate landscape design on private property along the communal open spaces will result in the desired integration between public and private spaces and will be controlled as follows:

- A 4m wide transition zone along the boundary line facing communal open space will be the **area of landscape control**.
- The landscape design in this zone must comply with the principles of the **natural landscape design approach** and planting must comply with the Heron Banks Golf and River Estate **plant palette**.



2.3 Streetscape integration

Appropriate landscape design on private property facing any street will result in the desired and seamless integration between the public streetscape and private spaces. It will be controlled as follows:

- A 3m wide transition zone along the boundary line facing the street will be the **area of landscape control**.
- The landscape design in this zone must comply with the principles of the **natural landscape design approach** and planting must comply with the Heron Banks Golf and River Estate **plant palette**.
- A minimum of 33% of the stand width along the boundary line facing the street, must be lawn so as to ensure a **flowing and integrated transition**.

