



LANDSCAPE DESIGN MANUAL

Compiled by Chittenden Nicks de Villiers
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1. INTRODUCTION

The sidewalk landscaping in the estate shall conform to the Landscaping Master Plan. An owner must obtain written consent from the Homeowners Association prior to the establishment of any landscaping on the sidewalk adjacent to his erf and thereafter the planting may be carried out in terms of the conditions of such approval.

The Homeowners Association is entitled to determine that an owner is required to landscape the sidewalk adjacent to his erf and to irrigate these areas with a specified sprinkler system using potable water from his domestic water supply.

The Homeowners Association will be entitled to determine that an owner maintains the sidewalk adjacent to his erf to the standard as determined from time to time by the Homeowners Association.

It is intended that the initial landscaping established in the estate by the developer will focus on the private open space and certain focal points in the road reserves. The sidewalks in general will be treated less intensively by the developer on the basis that the landscaping in these areas will be extended and intensified by the owners as part of the landscaping establishment and enhancement of their private gardens.

An important aspect of the vision for Kenrock Country Estate is to create a distinctive and harmonious landscape in accordance with the architectural vernacular and to extend the framework planting of the private open space and selected focal points to the private gardens.

Owners are encouraged to make use of indigenous plants in their private gardens as far as is practical and to select plants from the recommended plant list.

It is important to note that the landscape architectural design shall form an integral part of the architectural design process and shall not be seen as an “add-on” once the building is complete. Gardens, courtyards, avenues, water features, terraces, pools, pergolas and fences shall be used to enrich and complement the interior spaces and shall inform the architectural design process and vice versa. The design of external spaces and the link between the land, water and built forms is seen as integral to the character and aesthetic success of the estate as a whole.

This document must be read in conjunction with the Architectural Design Manual of Kenrock Country Estate. However, where any conflict exists between the two documents, the conditions of the Architectural Design Manual will take preference.

It is recorded that the local authority has approved the terms and conditions of this manual. No amendments to, or departures from, the terms and conditions of this manual will be allowed without the written consent from a duly authorised representative of the local authority.



2. EXTERNAL BUILT ELEMENTS

2.1 Boundary Walls and Fences

- 2.1.1 The extent and height of boundary walling is specified in the Architectural Design Manual.
In general, it is intended to minimize boundary walling and fencing, but where required the use of visually permeable simple metal fences in black will be allowed.
- 2.1.2 Solid walls must be constructed from natural stone or be faced with stone in accordance with the Architectural Design Manual. Under no circumstances may artificial rock be used in lieu of genuine rock.
- 2.1.3 Entrances may be defined with columns and/or gates.
- 2.1.4 Under no circumstances will 'vibracrete' walls or walls in a unsuitable style or colour be allowed.
- 2.1.5 The use of climbing plants on walls, buildings, trellises and fences and indigenous shrub screens or informal hedges is to be encouraged. Fences covered with creepers are encouraged.

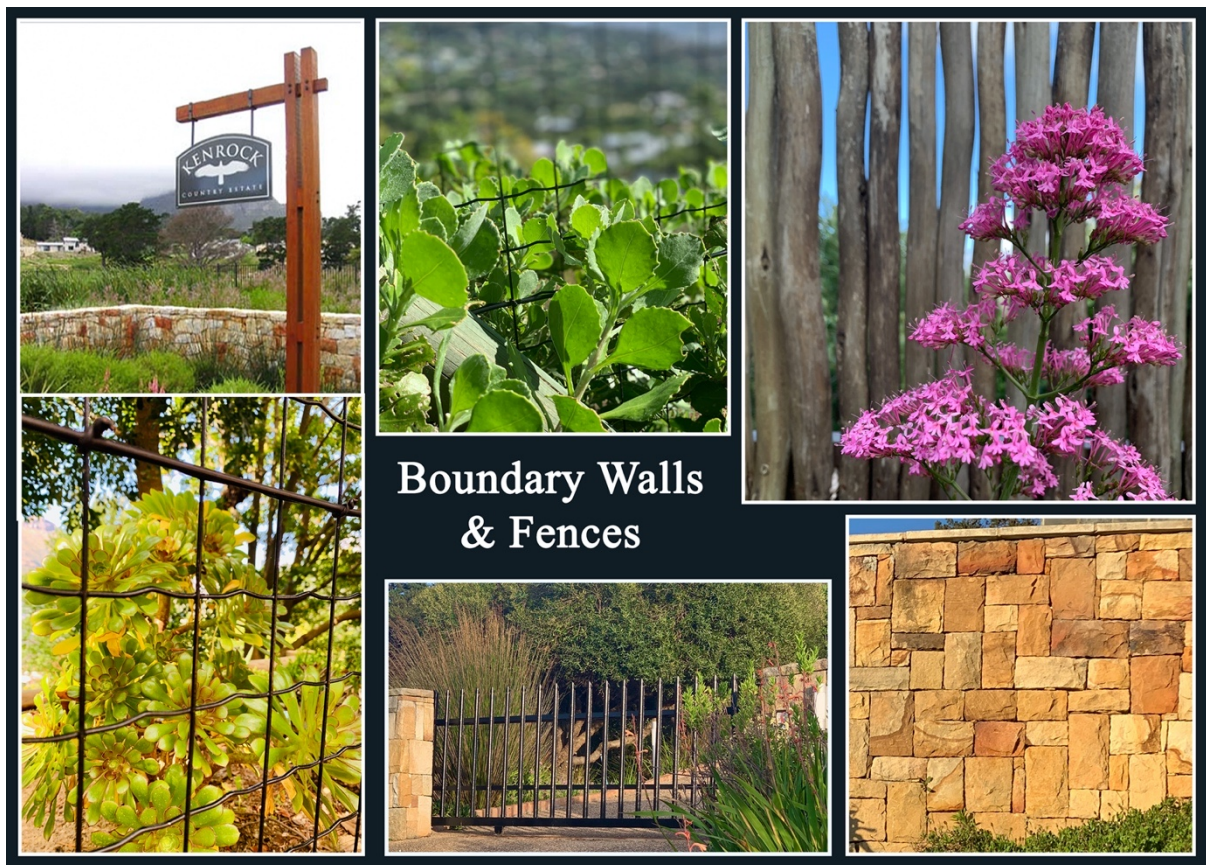


Figure 1. Acceptable styles for boundary walls and fences



2.2. Retaining Walls, Steps and Ramps

- 2.2.1 External changes in level shall generally be addressed by creating terraces with low stone retaining walls and steps or ramps. Terraces are to be constructed using stonewall constructed in the manner as indicated on the entrance buildings. Timber or sleeper retaining walls and timber retaining structures may be used.
- 2.2.2 Under no circumstances may concrete blocks, such as “Terraforce” or “Loffelstein”, or masonry retaining walls be used. Artificial rock-work shall not be used.
- 2.2.3 No retaining walls may be higher than 1.5m. All retaining walls greater than 1.0 m in height should be structurally checked/designed by an engineer.



Figure 2. Acceptable styles for retainer walls, steps and ramps

2.3 Pergolas

- 2.3.1 Pergolas may be used as a tool to create external passageways, and to define courtyards and vistas.
- 2.3.2 Use of climbing plants/ creepers is encouraged to cover pergolas and create shade.

2.4 Swimming Pool and Water Features

- 2.4.1 Water features and swimming pools are to be designed in the style and character of the estate. ‘Rock’ or ‘beach pools’ and artificial rock are inappropriate and will not be allowed.
- 2.4.2 Water features, fountains and pools can be used to link the internal and the external and will cool external spaces such as courtyards and verandas.
- 2.4.3 Pool fences shall conform to the National Building Regulations, but shall be constructed from materials to match other fencing within the Estate.

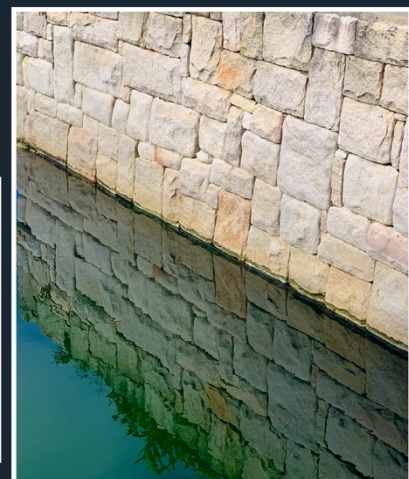
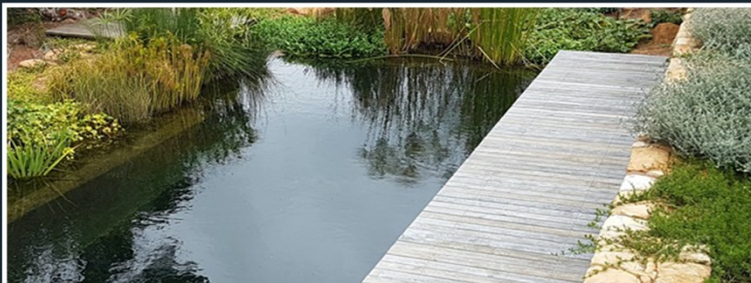
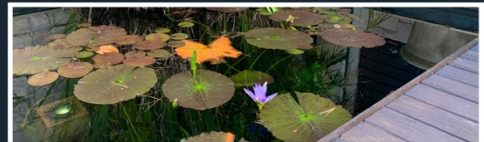
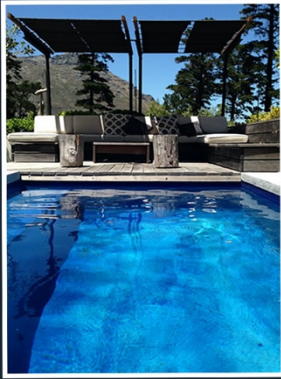


Figure 3. Acceptable styles for pools and water features



2.5 Gazebos and Lapas

- 2.5.1 Gazebos or braai areas must match the architectural style and character of the estate.
- 2.5.2 Under no circumstances will Victorian, or thatched “rural” lapas, which are not in keeping with house style, be allowed. All gazebos shall be submitted to the Home Owners Association for approval.

2.6 Driveways

- 2.6.1 Driveways and paved or hard surfaced areas shall take into account any proposed road reserve trees and shall make allowances for a minimum area of 2m x 2m planting area surrounding any roadside tree.
- 2.6.2 Materials shall be chosen from the list of approved materials listed in the Architectural Design Manual. No paving area or driveway may extend further than 6 metres along any road edge. Where a Paving area is larger than 6 meters, it shall be set back at least onto the erf boundary and screened from the road with indigenous planting.

2.7 Signage and Numbering

- 2.7.1 Lettering should be brass, natural timber or charcoal/grey/ black metal rectangular and no larger than 300mm x 600mm in size, mounted flush with the walls.
- 2.7.2 Free- standing signage shall not be allowed.

2.8 Pedestrian Paths

All pedestrian paths shall conform to the paving materials approved for driveways and listed in the Architectural Design Manual.

2.9 Boardwalks and Jetties

- 2.9.1 Boardwalks and jetties must be made from timber in their natural colour. Railings should match the style used on buildings, in timber and in a natural colour.
- 2.9.2 Plans of any boardwalk or jetty must be submitted to the Homeowners’ Association for approval.

3. HARD SURFACING MATERIALS

- 3.1 All paving materials shall be chosen from an appropriate list of materials listed in the Architectural Design Manual.
- 3.2 Roads and driveways shall be designed to retain the rural character of the development.

4. EXTERNAL DRAINAGE

- 4.1 Pre-cast concrete channels will not be allowed. Where channels are required, they shall be constructed in stone, brick or cobble.



- 4.2 Stormwater shall be dispersed in grassed or reeded channels/swales or be allowed to penetrate within detention areas/reed-beds before entering the dams in lieu of being piped underground.

5. GARDEN ORNAMENTS AND SECONDARY ELEMENTS

- 5.1. Garden elements such as garden furniture, pots, benches, birdbaths, fountains, railings etc. shall be chosen to enhance the character of gardens and buildings.

- 5.2 Wendy Houses and sheds will not be allowed on the estate.

6. EXTERNAL LIGHTING

- 6.1 External lighting shall be kept to a minimum. When required, lights should be fixed to walls or columns.

- 6.2 Spot lighting or bright security lighting shall not be allowed.

7. PLANTING CHARACTER

7.1 General

- All trees and shrubs external to the house or enclosed courtyards shall be indigenous to the Western Cape. A list of proposed plants follows as a guide. No invasive alien or exotic plants will be allowed anywhere in the estate.
- Shrubs and groundcovers shall be chosen in keeping with the style and character of the estate. The style may be loosely defined as indigenous and rustic.
- Climbing plants and creepers shall be encouraged to cover walls, create shade under pergolas and climb buildings to soften land edges and surfaces.
- The use of informal hedges is encouraged.
- Water plants or dam edge planting shall be carefully chosen from an approved list of non-invasive plants.
- Non-invasive lawn species should be used. Buffalo lawn is proposed.
- The use of tropical plants such as palms, Phormiums, yuccas or Strelitzia Nicolai is discouraged. The use of Mediterranean plants such as cypresses, Lavender and Bougainvillea is also discouraged.
- The use of plants, indigenous specifically to the site, is proposed.
- Generally, the style should be relatively informal.

7.2 Sidewalk and Roadside Planting

Planting on roadsides or on sidewalks or embankments must be planted using shrubs and groundcovers chosen from the proposed list and must be planted to blend in with the natural woodland and indigenous areas.



8. PLANT LIST

This list serves as a guideline. Plant indigenous to the Western Cape, not on this list, may be used.

8.1 Climbing Plants

- *Jasminum multipartitum* (starry jasmine - indigenous to the Eastern Cape).
- *Podranea ricasoliana* (Port St. John's creeper - indigenous to the Eastern Cape).
- *Rhoicissus tomentosa* (wild grape)
- *Senecio macroglossus* (flowering ivy - indigenous to the Eastern Cape)

8.2 Hedge Species

- *Chrysanthemoides monilifera* (bietou, low hedge)
- *Plumbago auriculata* (Cape leadwort, low, informal hedge)
- *Rhus crenata*
- *Rhus leavigata/mucronata*
- *Tarchonanthus camphoratus*



Figure 4. Climbing plants

Figure 5. Hedge species



8.3 Shrubs

- *Agapanthus* sp
- *Agathosma ovata* (buchu)
- *Aristea major*
- *Chondropetalum tectorum* (dekriet)
- *Chrysanthemoides monilifera*



- *Coleonema pulchrum/pulchellum/ album* (confetti bush)
- *Dietes grandiflora/ bicolor* (wild iris)
- *Elegia capensis* (broom reed)
- *Erica capensis/mammosa/ sessiflora/coccinea/ abietina*
- *Eriocephalus africanus* (wild rosemary)



- *Felicia amelloides/ filifolia* (blue daisy)
- *Limonium perezii* (sea lavender/statice)
- *Leucadendron xanthoconus/ salignum*
- *Leucospermum cordifolium/ tottum* (pincushion)
- *Lobostemon fruticosus/ montanus*





- *Metalsia muricata* (blombos)
- *Pelargonium* sp (geranium)
- *Plectranthus fruticosus/ saccatus/ecklonii*
- *Plumbago auriculata*
- *Podalyria calyptrata* (sweetpea bush)



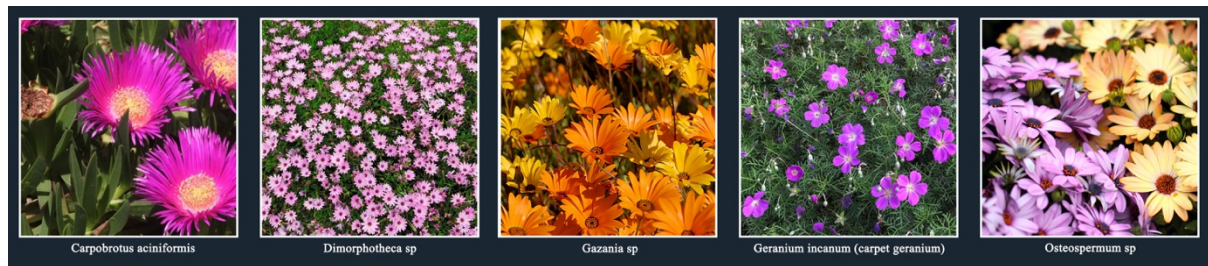
- *Polygala myrtifolia* (bloukappies)
- *Protea* sp (*P. repens*, *P. coronata*)
- *Psoralea pinnata*
- *Salvia chamelaeagnea* (blue wild sage)
- *Senecio elegans*
- *Watsonia* sp
- *Zantedeschia aethiopica* (arum lily)





8.4 Groundcovers

- *Carpobrotus aciniformis*
- *Dimorphotheca* sp (bride's bouquet)
- *Gazania* sp
- *Geranium incanum* (carpet geranium)
- *Osteospermum* sp



- *Pelargonium* sp
- *Plectranthus neochilus*
- *Plectranthus verticillatus*
- *Scabiosa africana*
- *Sutera cordata* (trailing phlox)



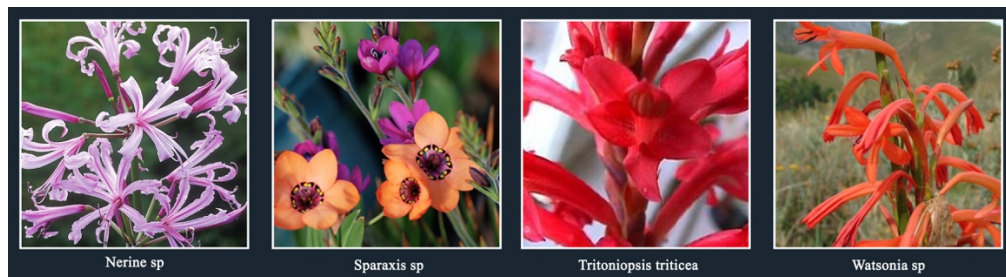


8.5 Bulbs

- *Amaryllis belladonna*
- *Babiana* sp
- *Chasmanthe aethiopica*
- *Freesia* sp
- *Ixia* sp

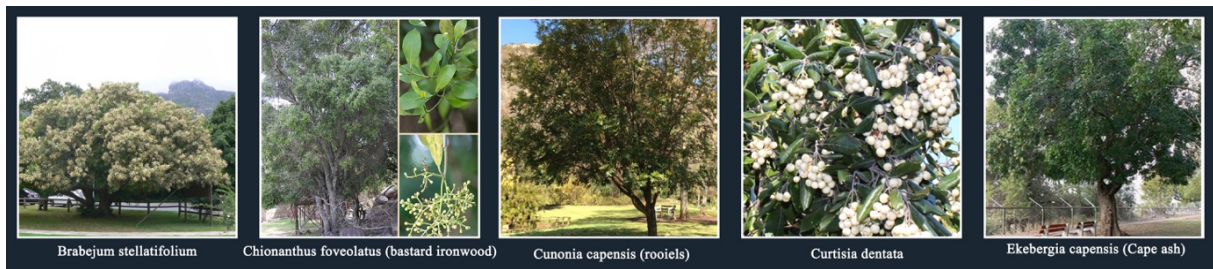


- *Nerine* sp
- *Sparaxis* sp
- *Tritoniopsis triticea*
- *Watsonia* sp



8.6. Trees

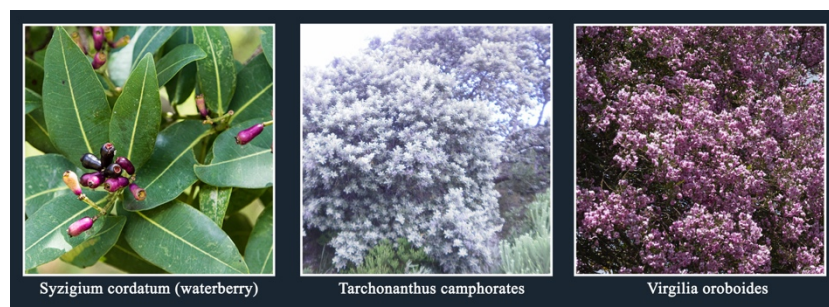
- *Brabejum stellatifolium*
- *Chionanthus foveolatus* (bastard ironwood)
- *Cunonia capensis* (butterspoon tree/ 'rooiels')
- *Curtisia dentata*
- *Ekebergia capensis* (Cape Ash)



- Kiggelaria Africana (wild peach)
- Nuxia floribunda (forest bride bush, eastern cape)
- Olea europaea subs Africana (wild olive)
- Podocarpus latifolius
- Sideroxylon inerme (milkwood)



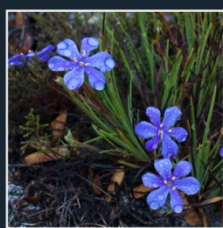
- Syzigium cordatum (waterberry)
- Tarchonanthus camphorates (camphor tree)
- Virgilia oroboides





8.7 Water plants

- *Aristea africana*
- *Chondropetalum* sp (dekriet')
- *Cyperus papyrus*
- *Cyperus textilis*
- *Nymphaea capensis* (water lily)
- *Thamnochortus* sp
- *Zantedeschia aethiopica* (arum lily)



Aristea africana



Chondropetalum sp (dekriet')



Cyperus papyrus



Cyperus textilis



Nymphaea capensis (water lily)



Thamnochortus sp



Zantedeschia aethiopica (arum lily)

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