



# heron banks

GOLF AND RIVER ESTATE

## LANDSCAPING GUIDELINES

20 FEBRUARY 2011

### INDEX

1	General Landscape Guidelines	2
	<b>Intent</b>	2
1.1	Preservation of existing trees	2
1.2	Driveways and paving	3
1.3	Plant palette and landscape control areas	4
1.4	Landscape design	6
2	Specific guidelines related to open space integration	7
	<b>Intent</b>	7
2.1	Golf course integration	7
2.2	Communal open space integration	8
2.3	Streetscape integration	8

## Note

Every stand within Heron Banks Golf and River Estate will be subject to the general landscape guidelines as stipulated in section 1. Stands bordering the golf course and communal open space will be subject to additional guidelines as laid down in section 2. Building plan submission must include a landscape design which will be scrutinized in conjunction with the building.

### 1. General landscape guidelines

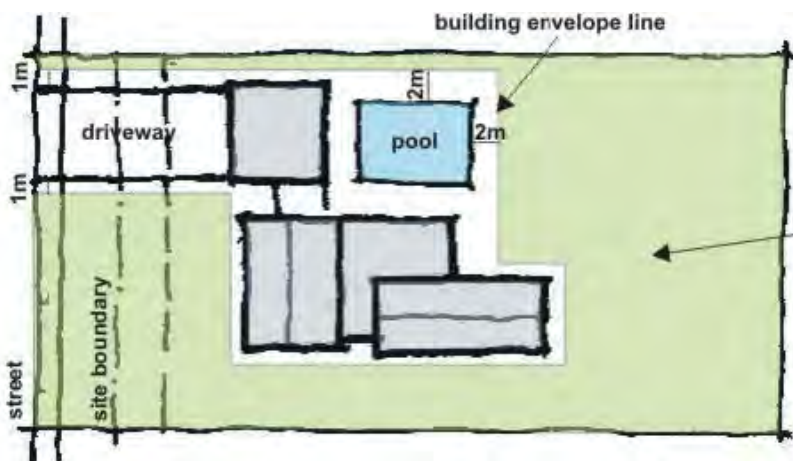
#### Intent:

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).



Area within which existing trees are to be retained

## 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:

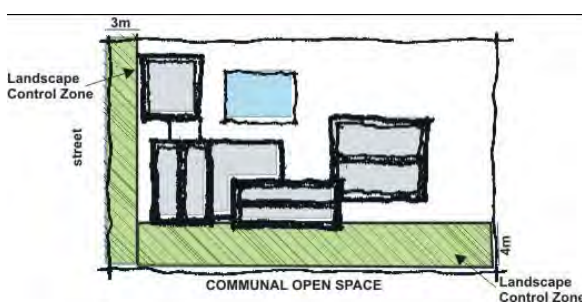
- Driveways are to be 6,5m wide maximum, for the length of the road reserve and the 5m building line on the street side.
- Driveway materials are to be in black cobble paving or similar.
- Walkways laid in the road reserve, by the developer, may not be removed and are to be incorporated in the driveway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



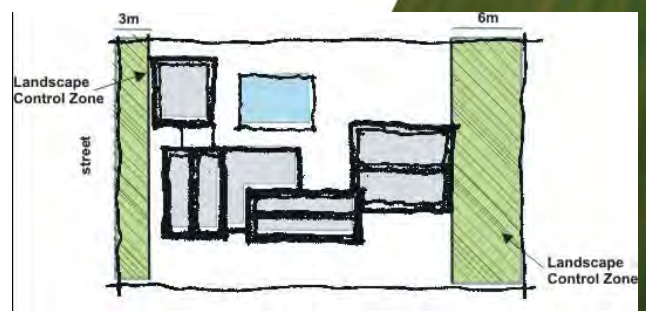
## 1.3 Plant palette and landscape control areas

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:

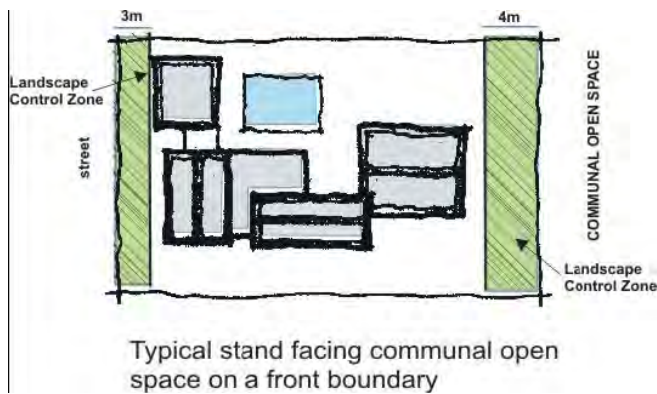
- The establishment of an indigenous, and as far as possible an endemic highveld plant community is encouraged throughout Heron Banks Golf and River Estate.
- Only indigenous and preferably species from the Heron Banks Golf and River Estate **Plant palette** may be used in areas of **landscape control**.
- **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 species 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:



1. Typical stand facing communal open space on a side boundary



2. Typical stand facing golf course space on a front boundary



## Generic Plant Palette for Landscape Design

<i>Trees</i>	Botanical name	Common name
	Acacia karoo	(Sweet Thorn)
	Rhus lancea	(Karee)
	Rhus pyroides	(Common Wild Current)
	Celtis africana	(White Stink Wood)
	Combretum erythrophyllum	(River Bushwillow)
	Euclea crispa	(Blue Guarri)
	Cussonia paniculata	(Highveld Cabbage Tree)
	Heteromorpha trifoliata	(Parsley Tree)
	Olea europaea subsp africana	(Wild Olive)
	Ziziphus mucronata	(Buffalo Thorn)
	Gymnosporia buxifolia	(Common Spike-thorn)
	Leucosidea sericea	(Oldwood)
	Buddleja salviifolia	(Sagewood)
	Rhamnus prinoides	(Dogwood)
	Diospyros lycioides	(Bluebush)
	Salix mucronata	(Cape Willow)
	Grewia occidentalis	(Cross-berry)
	Grewia flava	(Velvet Raisin)

### *Grasses and Sedges*

Eragrostis superba	(Saw-tooth love grass)
Eragrostis capensis	(Heart seed love grass)
Themeda triandra	(Red grass)
Harpochloa falx	(Caterpillar grass)
Imperata cylindrica	(Cottonwool grass)
Melinis nerviglumis	(Mountain red top)
Microchloa caffra	(Pincushion grass)
Schoenoplectus corymbosus	
Fimbristylis complanta	
Carex cognata	(Nodding Sedge)
Bulbostylis hispidula	

### *Herbacious Plants*

Felicia muricata	
Gazania krebsiana	(Common Gazania)
Dicoma zeyheri	(Doll's Protea)
Justicia anagalloides	
Haplocarpha scaposa	(False Gerbera)
Helichrysum nudifolium	(Hottentot's Tea)
Helichrysum rugulosum	
Helichrysum aureonitens	(Golden Everlasting)
Vernonia oligocephala	(Bicoloured-leaved Vernonia)

Commelina difusa	(Benghal Commelina)
Cyanotis speciosa	(Dolls Powderpuff)
Aloe greatheadii	(Grasaalwyn)
Kalanchoe rotundifolia	(Common Kalanchoe)
Kalanchoe paniculata	(Large Orange Kalanchoe)
Crassula alba	
Zantedeschia albomaculata	(Spotted-leaved Arum)
Tulbaghia leucantha	(Highland Wild Garlic)
Asparagus larinicus	(Cluster-leaved Asparagus)
Asparagus asparagoides	(Cape Smilax)
Dioscorea sylvaticus	(Forest Elephant's Foot)
Gladiolus papilio	(Butterfly Gladiolus)
Satyrium hallackii	
Eulophia clavicornis	
Dianthus basuticus	(Lesotho Dianthus)
Clematis brachiata	(Traveller's Joy)
Crassula capitella	
Elephantorrhiza elephantine	(Elephant's Root)
Plumbago zeylanica	(Wild White Plumbago)
Jasminum angular	(Wild Jasmine)
Mentha longifolia	(Spearmint)
Plectranthus madagascariensis	(Madagascar Spur-flower)
Becium obovatum	(Cat's Whiskers)
Hypoestes forskoolii	(White Ribbon Bush)
Bulbine abyssinica	(Bushy Bulbine)
Bulbine narcissifolia	(Strap-leaved Bulbine)
Kniphofia porphyrantha	(Dwarf Red-hot Poker)
Hypoxis hemerocallidea	(Star-flower)
Hypoxis argentea	(Small Yellow Star-flower)
Hypoxis rigidula	(Silver-leaved Star-flower)
Eulophia welwitschii	
Ranunculus multifidus	(Common Buttercup)
Hibiscus pusillus	(Dwarf Hibiscus)
Hypericum aethiopicum	(Small Hypericum)
Gnidia kraussiana	(Lesser Yellow Head)
Berula erecta	(Toothache Root)
Boophone disticha	(Fan-leaved Boophone)
Crinum bulbispermum	(Vaal River Lily)
Ammocharis coranica	(Ground Lilly)
Gladiolus crassifolius	(Thick-leaved Gladiolus)
Gladiolus dalenii	(African Gladiolus)
Gladiolus elliotii	
Gladiolus longicollis	(Honey Flower)
Indigofera hiliaris	(Red Indigo Bush)
Sphenostylis angustifolia	(Wild Sweetpea Bush)
Monsonia angustifolia	(Pink Monsonia)
Pelargonium luridum	(Stork's Bill)
Pogala vigata	(Purple Broom)
Chironia palustris	(Marsh Chironia)
Ipomoea crassipes	(Leafy-flowered Ipomoea)
Lantana rugosa	(Birds Brandy)
Sopubia cana	(Silvery Sopubia)
Agapanthus campanulatus	(Bell Agapanthus)
Moraea stricta	(Bloutulp)
Aristea woodii	(Woods Aristea)
Clerodendrum triphyllum	(Grassland Clerodendrum)
Ajuga ophrydis	(Bugle Plant)
Barleria obtusa	(Bush Violet)
Monopsis decipiens	(Butterfly Lobelia)
Eucomis autumnalis	(Common Pineapple Flower)
Scadoxus puniceus	(Blood Lilly)
Cyrtanthus contractus	(Fire Lilly)
Gunnera perpensa	(Wild Rhubarb)
Blepharis integrifolia	(Rankklits)

Rumex woodii  
 Asclepias fruticosa  
 Nymphaea nouchali  
 Turbina oenotheroides  
 Delosperma herbeum

(Paper Hearts)  
 (Shrubby Milkweed)  
 (Blue Waterlily)  
 (Krismisblom)  
 (Highveld Vygie)

#### 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 a 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.

### *a. 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.

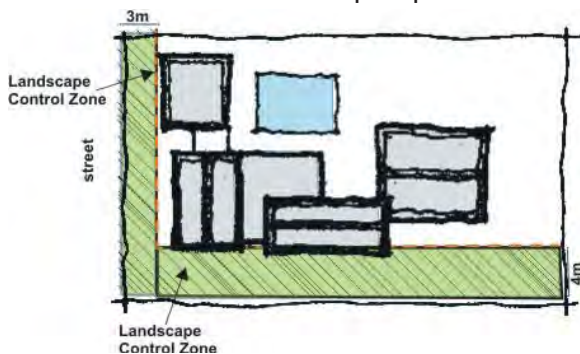
- A 6m wide transition zone along the boundary line facing the golf course will be the **area of landscape control**.

- 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 even 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**.

### b. 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:

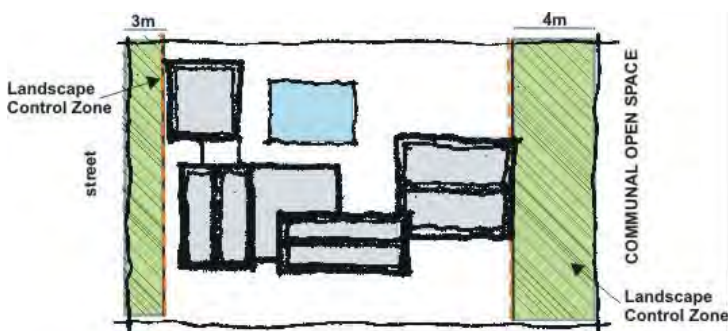
- A 4m wide transition zone along the boundary line facing communal open space will be the **area of landscape control**.
- The landscape design in this zone must comply with the principles of the **natural landscape design approach** and planting must comply with the Heron Banks Golf and River Estate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



### c. 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**.





### 3. Site Plan



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