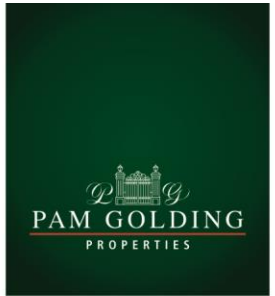




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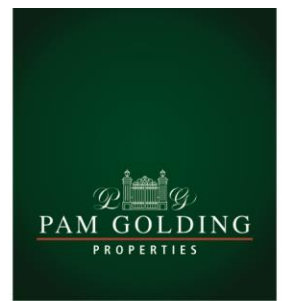
GUIDELINES PART B

LANDSCAPE DESIGN MANUAL



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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 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 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 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 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 Fernwood 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 the aesthetic success of the estate as a whole. This document must be read in conjunction with the architectural design manual of Fernwood Country Estate. However; where any conflict exists between the two documents the conditions of the architectural design manual will take preference.

2. Hard surfacing materials

Hard landscaping surfaces, ie. brick paving, tiling etc, around houses will not be permitted to cover the entire site. Cumulatively paving shall not cover more than 25% of each erf's area and a minimum of 25% of each erf must be soft landscaping.



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All paving materials shall be chosen from an appropriate list of materials listed in the architectural design manual. Roads and driveways shall be designed to retain the rural character of the development.

3. EXTERNAL DRAINAGE

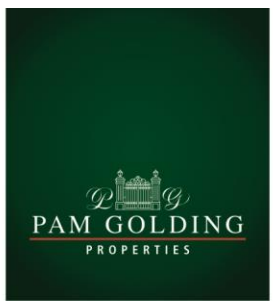
Pre-cast concrete channels will not be allowed. Where channels are required they shall be constructed in stone, brick or cobble. Standard PVC or plastic channels (charcoal / black) with an aluminium grille may be allowed. Storm water shall be dispersed in grassed or reeded channels / swales or be allowed to penetrate within detention areas / reed-beds before entering dams in lieu of being piped underground.

4. Garden ornaments / secondary elements

Garden elements such as garden furniture, pots, benches, birdbaths, fountains, railings etc. shall be chosen to enhance the character of gardens and buildings. No large sculptures that are not in keeping with the Architectural character will be allowed. No sculptures larger than 1,5m will be allowed and no excessive ornamentation on secondary elements will be allowed.

5. Planting character

- 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 on 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 hard 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, banana trees, Phormiums, yuccas or Strelitzia nicolai is seen to be inappropriate. 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.



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.

6. Planting list

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

6.1. Lawns

Latin name	Common name
<i>Stenotaphrum secundatum</i>	Buffalo Lawn
<i>Cynodon dactylon</i>	Kweek Lawn

6.2. Climbing plants

- *Jasminum multipartitum* (starry jasmine -indigenous to eastern Cape).
- *Podranea ricasoliana* (Port St. Johns creeper — indigenous to eastern Cape).
- *Rhoicissus tomentosa* (wild grape)
- *Senecio macroglossus* (flowering ivy — indigenous to eastern Cape).

Creepers/climbers	
Latin name	Common name
<i>Bougainvillea</i>	Bougainvillea
Note: only pastel shades permitted	
<i>Parthenocissus tricuspidata</i>	Virginia creeper/Boston Ivy
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Vitis coignetiae</i>	Ornamental grape
<i>Wisteria sinensis</i> (Blue & White)	Chinese 'Wisteria



6.3. Hedge species

- *Chrysanthemoides monilifera* (bitou, low hedge)
- *Plumbago auriculata* (Cape leadwort, low, informal hedge).
- *Rhus crenata*.
- *Rhus laevigata mucronata*
- *Tarchonanthus camphoratus*.

6.4. Shrubs

- *Agapanthus* sp
- *Agathosma ovata* (buchu)
- *Aristea major*
- *Chondropetalum tectonim* ('dekriet')
- *Chrysanthemoides monilifera*
- *Coleonema pulchrum* / *pulchellum* / *album* (confetti bush)
- *Dietes grandiflora* / *bicolour* (wild ins)
- *Elegia capensis* (broom reed)
- *Erica capensis* / *mammosa* / *sessiflora* / *coccinea* / *abietina*
- *Eriocephalus africanus* (wild rosemary)
- *Felicia amelloides* / *filifolia* (blue daisy)
- *Limonium perezii* (statice)
- *Leucadendron xanthoconus* / *salignum*
- *Leucospermum cordifolium* / *tottum* (pincushion)
- *Lobostemon fruticosus* / *montanus*
- *Metalasia muricata* (blombos')
- *Pelargonium* sp (geranium)
- *Plectranthus fruticosus* / *saccatus* / *ecklonii*
- *Plumbago auriculata*
- *Podalyria calyptate* (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)



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Shrubs & Groundcovers

- a. *Arctotheca calendula* Cape Weed
- b. *Buddleja saligna* False Olive
- c. *Buddleja salvifolia* Sagewood
- d. *Carpobrotus edulis* Hottentots' Fig
- e. *Chondropetalum tectorum* Dekriet
- f. *Chrysanthemoides monilifera* Bush-tick Berry
- g. *Diospoyros whyteana* Star Apple Tree
- h. *Eriocephalus africanus* Wild Rosemary
- i. *Helicbrysum petiolare* Kooigoed
- j. *Leonotis leonorus* Wild Dagga
- k. *Metalasia muricata* Blombos
- l. *Ornithogolum thrysoides* Chinkerinchee
- m. *Pelargonium betulinum* Camphor-leaf Pelargonium
- n. *Pelargonium cucullatum* Wild Pelargonium
- o. *Pelargonium tomentosum* Peppermint Pelargonium
- p. *Podalyria sericea* Silver Water Blossom Pea
- q. *Polygala myrtifolia* September Bush
- r. *Portulacaria affta* Porkbush
- s. *Rhus crenata* Dune Crow-berry
- t. *Salvia africana—lutea* Beach Salvia
- u. *Salvia chamelaeagnea* Light-blue Salvia
- v. *Thamnochortus insgnis* Albertinia Dekriet
- w. *Watsonia* spp. Watsonia
- x. *Orphium frutescens* Sticky Flower
- y. *Zantedeschia aethiopica* Arum Lilly

6.5. Ground covers

- *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)

Shrubs & Groundcovers

- a. *Abelia grandiflora* Glossy Abelia
- b. *Agapanthus nana* 'white' Miniature Agapanthus -White
- c. *Agapanthus praecox* 'blue' Agapanthus 'Blue'
- d. *Agapanthus praecox* 'white' Agapanthus 'White'
- e. *Barleria obtusa* Bush Violet
- f. *Bauhinia galpinii* Pride-of-de-Kaap
- g. *Brunfelsia pauciflora* Yesterday, Today & Tomorrow
- h. *Camellia japonica* spp. Cameffia
- i. *Carissa macrocarpa* Num-Num
- j. *Carpobrotus edulis* Hottentots' Fig
- k. *Chasmanthe aethiopica* Flames
- l. *Chondropetalum tectorum* Dekriet in.
- m. *Coleonema album* Confetti Bush
- n. *Dietes bicolor* Yellow Peacock Flower
- o. *Dietes grandiflora* Wild Iris
- p. *Dodonaea viscosa* Sand Olive
- q. *Eriocephalus africanus* Wild Rosemary
- r. *Escallonia ivelyi* Escallonia
- s. *Euryops pectinatus* Grey-leaved Euryops
- t. *Euryops virgineus* River Resin Bush
- u. *Felicia amelloides* Blue Margueritte
- v. *Hebe* 'Blue Boy' Hebe
- w. *Helichyrsum petiolare* Kooigoed
- x. *Hemerocallis* 'Bali Gold' Day Lily
- y. *Hydrangea* spp. Hydrangea
- z. *Hypoestes aristata* Ribbon Bush

- aa. *Lavandula stoechas* French Lavender
- bb. *Limonium perezii* Stattice
- cc. *Metalasia muricata* Blombos
- dd. *Plectranthus ecklonii* Purple Spurflower
- ee. *Plectranthus neochilus* Lobster Claw
- ff. *Plectranthus saccatus* Stoep Jacaranda
- gg. *Plectranthus zuluensis* Zulu Spurflower
- hh. *Plumbago auriculata* Cape Leadwort
- ii. *Plumbago auriculata* 'alba' White Plumbago



- jj. *Polygala myrtifolia* September Bush
- kk. *Raphiolepis x delacourii* Indian Hawthorn
- ll. *Rhus crenata* Dune Crow-berry
- mm. *Rosa floribunda* 'Iceberg' Iceberg Rose
- nn. *Rosmarinus officinalis* Rosemary
- oo. *Salvia aurea* Golden Sage
- pp. *Salvia chamelaegnea* Light-Blue Salvia
- qq. *Salvia dolomitica* Woolly-leaved Salvia
- rr. *Santolina* spp. Lavender Cotton
- ss. *Scabiosa incanum* Scabiosa
- tt. *Solanum rantonetti* Potato Bush
- uu. *Spiraeacantoniensis* Cape May
- vv. *Stachys byzantina* Lambs' Ear
- ww. *Sutera cordata* Wild Phlox
- xx. *Tarhonanthus insignis* Albertinia Dekriet
- yy. *Tecoma capensis* 'coccinea' Cape Honeysuckle' Red'
- zz. *Tecoma capensis* 'lutea' Cape Honeysuckle' Orange'
- aaa. *Tecoma capensis* 'salmon' Cape Honeysuckle 'Salmon'
- bbb. *Tulbaghia fragrans* Wild Garlic
- ccc. *Viburnum odoratissimum* Sweet Snowball
- ddd. *Viburnum thus* Laurustinus
- eee. *Zantedeschia aethiopica* Arum Lily

6.6. Bulbs

- *Amaryllis belladonna*
- *Babianasp*
- *Chasmanthe aethiopica*
- *Freesia* sp
- *Ixia* sp
- *Nerine* sp
- *Sparaxis* sp
- *Tritoniopsis triticea*
- *Watsonia* sp

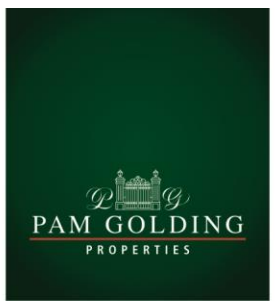
6.7. Trees

- *Brabejum stellatifolium*
- *Chionanthus foveolatus* (bastard ironwood)
- *Cunonia capensis* (butterspoon tree 'rooiels')



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- *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*

- a. *Brachylaena discolor* False Silver Oak
- b. *Combretum erythrophyllum* River Bushwillow
- c. *Freylinia lanceolata* Honey Bell-bush
- d. *Halleria lucida* Tree Fuschia
- e. *Pittosporum viridiflorum* Cheesewood
- f. *Rhus angustifolia* Willow Currant
- g. *Rhus. chiredensis* Red Currant
- h. *Salix mucronata* Cape Willow
- i. *Syzigium cordatum* Waterberry
- j. *Syzigium guineense* Water Pear
- k. *Tarchonanthus camphoratus* Wild Camphor Bush
- l. *Virgilea divaricata* Pink Blossom Tree
- m. *Virgillea oroboides* Blossom Tree

- a. *Acacia karroo* Sweet Thorn
- b. *Acacia xanthophloea* Fever Tree
- c. *Celtis sinensis* Chinese Nettle
- d. *Cupressus sempervirens 'stricta'* Italian Cypress
- e. *Liquidamber styraciflua* Red Gum
- f. *Olea europaea ssp. africana* Wild Olive
- g. *Platanus x. acerifolia* Plane
- h. *Populus simoriii* Simons' Poplar
- i. *Quercus palustris* Pin Oak
- j. *Quercus robur* English Oak
- k. *Rhus pendulina* White karree
- l. *Tristania conferta* Australian Box
- m. *Ulmus parvifolia* Chinese Elm



6.8. Water plants

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

6.9. Other

Homeowners are encouraged to plant and cultivate fruit trees, vegetables and herbs within their gardens. Only sterile/ornamental grape vines (*Vitis coignetiae*) will be permitted within individual erven. Owners are advised that reclaimed effluent may be available for irrigation purposes to the homeowners, but should be avoided for use on fruit trees, vegetables and herbs.

- a. *Aristea major* Tall Aristea
- b. *Cliffortia ferruginea*
- c. *Cyperus alternifolius* Umbrella Sedge
- d. *Cyperus textilis* Sedge Grass
- e. *Elegia capensis* Broom Reed
- f. *Isolepis subverticillata* Rush
- g. *Juncus krausii*
- h. *Kniphofia praecox* Red-hot Poker
- i. *Mariscus thunbergi*
- j. *Phragmites australis* Common Reed
- k. *Schoenoplectus* spp Bullrush
- l. *Scirpus nodosus*
- m. *Wachendorfia thrysiflora* Bloodroot