

KINGSWOOD GOLF ESTATE

ENVIRONMENTAL GUIDELINES

Revision 3: February 2010

Unless the context clearly indicates otherwise all words and phrases are defined in terms of the Constitution of the Kingswood Golf Estate Home Owners Association and in terms of the Environmental Management Plan.

1. LANDSCAPE CHARACTER

1.1 Kingswood Golf Estate (hereinafter referred to as "the Estate") consists of the following components:

- 1.1.1 residential;
- 1.1.2 private open space designated as a golf course with related facilities;
- 1.1.3 private open space designated as a private nature reserve;
- 1.1.4 private open space within the residential component;
- 1.1.5 private roads;

1.2 The overall intention is to recreate the landscape and environmental features to reflect the biodiversity that would originally have occurred on the site. This area of the Outeniqua foothills was characterized by undulating plains of lowland fynbos interspersed with wetlands and streams with thicket and forested banks.

Combined with this, gardens can also reflect the Cape Vernacular architecture of the estate, incorporating especially Edwardian style landscapes. Edwardian gardens endeavour to capture the romance of the countryside within the confines of the urban and suburban landscape. Informal planting such as herbaceous borders with drifts of colour, and informal woodland planting schemes are mixed with formal, structured landscaping such as hedgerows.

Although the use of 100% locally indigenous plants is encouraged, 20% exotic plants will be allowed with the following understanding.

- 2.1.1 All plants will be evaluated in the context of the garden and location of the erf.
- 2.1.2 Plants that do not suit the landscape as described above are not allowed, even as part of the 20% exotic allowance. Examples of plants not suitable for this type of landscape are: Large palms; *Strelitzia nicolai* (unless as part of a forest) and other overtly 'tropical' type plants – except when confined to courtyards; Bougainvilleas and Rhododendrons (excluding the pastel shades) and rockeries and succulent gardens (except as small pockets in the larger garden).

1.3 The layout of the estate specifically allows for extensive natural open space areas, mostly along the watercourses.

1.4 The golf course is intersected with natural hazards of wetlands and riparian buffers.

1.5 The rehabilitation of the natural water courses and certain private open spaces as a private nature reserve area, which links to the areas surrounding the golf course and then blends into the areas of private open space within the residential components of the Estate.

- 1.6 Bird life is to be specifically encouraged and hiking trails and bird watching points are being created for the enjoyment of residents.
- 1.7 The rehabilitation of natural environment of the estate is integrated with the recreational and residential components thereof. This should be kept in mind when planning a garden so as to ensure a harmonious blend between residential erven and golf and nature areas.
- 1.8 To successfully achieve the goal of environmental rehabilitation within the estate, it is necessary to create a balance between the natural environment, the residential component and the golf course.
- 1.9 Accordingly the owners of erven are required to comply with certain garden landscape conditions, guidelines and restrictions. The selection of species permissible for landscaping and gardening purposes is based on those naturally occurring in the area. The use of locally indigenous species will assist in promoting water wise gardening.

2. CONDITIONS

- 2.1 The development of the Estate is subject to an Environmental and Landscaping Management Plan approved by the relevant Local Authority. All building plans submitted to the Kingswood Architectural Review Committee shall include a Garden Landscaping Plan that shall indicate the following:
 - 2.1.1 The immediate adjacent erven, Public Open Space and / or golf course;
 - 2.1.2 All grading, terracing, retaining structures, water features and swimming pools, areas of paving and walkways and any other structural elements within the garden, all of which must conform to the finishes prescribed for the estate;
 - 2.1.3 Storm water control and direction of roof water flow either to the storm water system of the streets or dissipation into the garden area;
 - 2.1.4 All utility areas (clothes lines, bins etc);
 - 2.1.5 Areas for stockpiling of topsoil, and storage of building materials;
 - 2.1.6 The positions of silt fences and other erosion control mechanisms.
- 2.2 In addition, before any planting can commence homeowners must submit a planting plan and species list Indicating the following:
 - 2.1.1 Any earth shaping that will be carried out.
 - 2.1.2 The position, name and quantity of all trees and shrubs
 - 2.1.3 The species list (botanical names to be used at all times) to be planted with number of plants per species.
 - 2.1.4 Any water- or other features and hard landscaping.
 - 2.1.5 An irrigation plan with the emphasis on recycling and wise water utilisation and conservation;
 - 2.1.6 A detailed planting plan is not required.

Any planting that does not conform to the guidelines will be removed at the owners' expense.

- 2.2 Homeowners may landscape outside their boundaries (such as on the golf course, in the green belt or on public open areas) provided that this does not disturb any existing natural vegetation or interfere with other residents or the golf course. This provision is made on the following conditions:
- 2.1.1 All landscaping is to be implemented by the HOA or the golf course operator or a duly appointed agent.
 - 2.1.2 Only locally indigenous plants may be used as per the Environmental Guideline.
 - 2.1.3 No mown lawns are allowed.
 - 2.1.4 No hard landscaping is allowed.
 - 2.1.5 There must be a gradual blend into the surrounding vegetation and no formal garden beds are allowed.
 - 2.1.6 The cost of implementing the landscaping as well as of maintaining the area is for the homeowner.
 - 2.1.7 No part of the golf course may be mowed at any time without the express written permission of Kingswood Golf Estate. This includes access paths.
- 2.3 All vacant erven are to be kept clear of alien invasive plants at all times. Failure to remove such plant material on a six monthly basis will result in the Estate maintenance staff clearing these species on behalf of and at the owner's cost.
- 2.4 All applications to extend landscaping and gardening activities onto the street verge shall be made in writing to the HOA who shall consider and approve such applications on terms and conditions as it may determine in its sole discretion, prior to such landscaping and/or gardening being undertaken. Maintenance of all such areas will then be for the account of the relevant erf owner. Such areas of landscaping and/or gardening are subject to all restrictions and conditions imposed by the HOA in terms of its Constitution and Rules including compliance with the EMP for the Estate.
- 2.5 All utility areas are to be adequately screened off according to the architectural guidelines.
- 2.6 Plant Search and Rescue.
Prior to the commencement of any building work or clearing, the ECO, or their appointed representative, is to conduct a Plant Search and Rescue plan on all erven. This needs to be signed off by the ECO before the Home Owners Association will permit any building work on the site.

3. **RESTRICTIONS**

- 3.1 Homeowners shall not add or remove any vegetation to or from the golf course or private open space areas. All gardening activities by homeowners shall remain strictly within the erf boundaries unless otherwise approved in terms of clause 2.2 and 2.4 above.
- 3.2 All swimming pool overflow and backwash shall be directed into the storm water disposal system excluding storm water retention ponds and/or private open space and/or the golf course.
- 3.3 No alien invasive plants are permitted within the Estate.
- 3.4 No temporary structures are permitted within the garden areas. All storage requirements must be attached to the main home structure.
- 3.5 Garden lighting shall be low-level lighting as determined by the HOA and its advisers from time to time.
- 3.6 Fences must comply with the architectural guidelines.
- 3.7 No domesticated wild animals shall be kept on the Estate.
- 3.8 All domestic animals are to be kept and retained within the erf boundaries. All stray/unaccompanied domestic animals found outside residential erf boundaries will be removed from the Estate at the cost of its owner.
- 3.9 Domestic animals shall be restrained by means of a leash or similar device when accompanied by homeowners onto any of the open space trail systems.

4. **PLANT SPECIES NOT PERMITTED**

- 4.1 The Estate aims to enhance the natural indigenous biodiversity of the area. Accordingly no alien invasive plant species, determined by the HOA and its advisers in their sole discretion, are permitted on the Estate.
- 4.2 Any exotic species (foreign but not a declared invasive species), that, in the sole discretion of the HOA and its advisers, exhibit invasive tendencies shall not be permitted on the Estate.
- 4.3 Notwithstanding the absolute discretion of the HOA and its advisers, a list of species not allowed onto the Estate shall be prepared by the HOA as a guideline indicative of the species not allowed on the Estate. The species listing may be changed from time to time and new species may be added to the list of species not permitted on the Estate.
- 4.4 In the event of a species being added to the list of non-permissible species, homeowners will be granted a period of 6 months to remove such plants from their properties.
- 4.5 The following species are specifically not permitted on the Estate: Any declared alien invasive plant species according to the listing contained in the Conservation of Agricultural Resources Act (CARA)

5. **PLANT SPECIES SPECIFICALLY PERMITTED**

- 5.1 In order to achieve the goals of enhancing biodiversity and promoting water wise gardening within the Estate a principle requirement of 80% locally indigenous species has been accepted. This translates to 20% exotic planting permitted within each erf, in order to allow for the traditional gardening species to be integrated into the indigenous theme.

A minimum of 80% of all trees, 80% of all shrubs and 80% of all perennials and groundcovers must be indigenous. For more information on plants allowed and their classification, please see the Plant Schedule.

- 5.2 The Kingswood Plant List of locally indigenous species of trees, shrubs, small trees, groundcovers, perennials, bulbs, restios and grasses, ferns and fern-like species, succulents and climbers suitable for use, is attached. This list will be updated from time to time depending on commercial availability of the locally indigenous plant species for landscape planting, which will be available or procured through an Estate nursery should one be established. In addition, a plant list listing the most suitable and popular exotic or indigenous plants is included.

6. **HARD LANDSCAPING**

Hard landscaping surfaces, (e.g. brick paving, driveways and walkways, tiling, gazebos and barbecue areas etc) shall not cover more than 40% of the remaining portion of the land (ie excluding the footprint of the dwelling and garage).