



PINNACLE POINT
BEACH AND GOLF RESORT

HOME OWNERS' ASSOCIATION
Association incorporated under section 21


LANDSCAPE GUIDELINES

1. LANDSCAPE CHARACTER

- 1.1 The intention in the greater landscape design and construction of the golf course itself is to preserve and protect the unique qualities of this garden route landscape. It is characterized by its cliffs, beaches, smoothly rolling fynbos slopes and the dense indigenous vegetation of extraordinary variety.
- 1.2 The golf course layout either preserves or rehabilitates substantial areas of fynbos and other vegetation types indigenous to this area. The private open space within the development continues and consolidates this theme, integrating the estate with the surrounding natural landscape.
- 1.3 In order to maintain continuity in the overall landscape character owners of erven are required to design and implement the garden landscapes around their houses in accordance with certain conditions, specifications and restrictions.
- 1.4 In this way the collective landscape theme of expansive fynbos and restrained architecture will be realized for the appreciation and benefit of all.

2. CONDITIONS

- 2.1 A landscape plan for the garden of an erf is to accompany the building plan at submission for approval by the appointed architectural review committee.
- 2.2 This plan shall be to a scale of 1:100 and shall show the following:
 - 2.2.1 Adjacent areas of private open space or golf course
 - 2.2.2 All grading, retaining and terracing intended to be undertaken, including gradients and structural elements, must be indicated.
 - 2.2.3 All plant material, species, numbers, spacing and size must be indicated, including grass species for lawns and these must conform to the restrictions in plant choice given in these guidelines.
 - 2.2.4 All pavings, water features, swimming pools, pumps and filters, fences, gazebos and any other structural elements must be indicated, and the intended finishes specified. This must


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include details of stormwater handling and elevations where relevant.

- 2.2.5 The irrigation layout, pipelines, sprinkler positions and sprinkler types and intended coverage area.
- 2.2.6 Any requested extension of the erf garden onto an immediately adjacent verge, showing its extent and detail. Approval of such an extension to be subject to the approval of the architecture review committee, and on the basis of continuing maintenance becoming the responsibility of the erf owner.
- 2.2.7 Clotheslines, dustbin storage areas and other utility areas and their screening must be indicated.

3. RESTRICTIONS

- 3.1 The gardening and landscaping activities of an erf owner shall be confined to the physical extent of the pegged residential erven.
 - 3.1.1 In some zones of the estate the extension of an erf's garden area onto the immediately adjacent verge is obligatory subject to certain specific design requirements. In other zones (still to be indicated) no extensions will be considered in respect of the greater visual impact and sensitivity. Such requirements will be indicated on the site diagrams.
 - 3.1.2 No extension of an erf's garden into an immediately adjacent area of golf course, fairways or out of play area will be permitted. This includes irrigation, plantings, storage, fencing, pool equipment, earth mounds or portions of embankments or cut slopes.
- 3.2 No tree, landscaping or other plantings may be removed from the greater golf course by an erf owner.
 - 3.2.1 No Milkwood tree (*Sideroxylon inerme*) may be removed, pruned or damaged in any way whether it occurs on the greater golf course or an erf, in accordance with the legislation of the Forestry Act.
- 3.3 No Kikuyu grass (*Pennisetum clandestinum*) may be cultivated on an erf, to prevent invasion of the fynbos and out of play areas.
- 3.4 Buffalo grass (*Stenotaphrum secundatum*) may be cultivated. *Cynodon dactylon* or cultivars of it may be cultivated. (Fine Kweek).
- 3.5 All declared invasive alien plants, trees, shrubs and grasses are not permitted within the estate and may not be cultivated in erf garden.

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- 3.6 Fences shall comply in height, position and construction with the architectural guidelines.
- 3.7 Garden lighting is not permitted other than bulkhead lighting units fitted with 45 degree louvers attached to the building itself. Final numbers and positions to be approved by the architectural review committee.
- 3.8 Above ground pools, "Porta-pools" are not permitted.
- 3.9 No temporary structures are permitted within the erf gardening including Wendy houses.
- 3.10 Where the intention of the erf owner is to cultivate a hedge, the position, type and final height shall be indicated on the submitted plan.
- 3.11 Invasive alien vegetation clearance on any underdeveloped erf, remains the responsibility of the owner and must be undertaken on a quarterly basis, failing which the Howe Owner's Association will undertake the clearance at the erf owner's cost.

4. PLANT SPECIES NOT PERMITTED


Any form of exotic plant not indigenous to the Garden Route area.

- 4.1 Any declared invasive alien plants or tree.
- 4.2 Kikuyu (*Pennisetum clandestinum*)
- 4.3 Palm trees (excepting *Phoenix reclinata*)
- 4.4 Conifers (excepting *Podocarpus* spp)
- 4.5 Any species of *Eucalyptus*.
- 4.6 Any species of Bottlebrush.
- 4.7 Any species of *Agave*.
- 4.8 Any species of *Cactus*, this does not include indigenous succulents.

5. SELECTED RIGHT SPECIES REQUIRED

- 5.1 The principles of the Department of Water affairs Waterwise gardening programme are supported by the Developer and his team.
- 5.2 A Limited range of indigenous plant material and non-invasive exotics are appropriate for planting on this site. The following list of recommended species defines or will define those species which may only be used on this site to the exclusion of all others.

* Denotes indigenous species, suitable for the site though not necessarily

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Occurring naturally.

Trees:

Only Milkwood occur naturally in this environment but trees to create screen shelter and shade are necessary.

Brachylaena discolor - Coast Silver Oak

Tarconanthus camphorates - Wild camphor bush

Buddleja salvifolia* - Sage wood

Sideroxylon inerme* - Milkwood

Erythrina caffra* - Coastal coral tree

Olea europaea subsp. Africana - Olive tree

Pittosporum viridiflorum - Cheesewood

6. HARD LANDSCAPING

Hard landscaping surfaces, i.e. brick paving, tiling, etc. around houses will not be permitted to cover the entire site. Cumulatively paving shall not cover more than 10% of each erf's area and a maximum of 10% of each erf must be soft landscaping.

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