

LAND DESIGN PROTOCOL

FOR ALL PHASES OF THE ST FRANCIS LINKS ESTATE

1. INTRODUCTION

Intention: The introduction of a landscaped garden and associated landscape elements (both soft and hard) is to blend in with the natural environment, rather than 'compete' with its context. The use of natural materials is encouraged, as is the eradication of alien vegetation.

- This Protocol will ensure that all gardens are designed and maintained according to accepted design principles complementary to the "ethos" of The St Francis Links. Vegetation planted must be indigenous to South Africa and as far as possible, endemic i.e. natural to this area.
- **PLEASE NOTE:** No plant listed on the National List of Alien Invasive Plants for South Africa or any other list of South African Invader Plant Species will be considered.
- The garden should be appropriate to the site's natural setting, wind, climate and soil conditions, and take into account natural features that occur on site and in the surrounding areas.
- Where possible, a portion of the natural vegetation on site should be preserved, and in particular, trees and substantial shrubs.
- The following are permitted but must not be visible from the street, golf course or surrounding neighbours:
 - vegetable and herb gardens
 - rose gardens
 - non-indigenous plants or "alien" plants in pots
 - Non-indigenous trees e.g. lemon or lime trees but must be cut back if they become visible.

This Protocol is compliant with the requirements of the National Environment Management Act (107 of 1998).

The SFLHOA has appointed a Botanical Consultant to evaluate all Landscape design proposals from concept stage to final completion of installation.

2. THE DESIGN PROCEDURE

- 2.1 At Site Analysis Diagram stage of the plan submission process, consideration must be given to landscaping the site and in particular the streetscape and golf course frontage where applicable. Taking into account the natural vegetation on the site and the neighbouring properties, the preliminary design must indicate the following:
- trees (any milkwoods, candlewoods, or other valuable shrubs, trunks must be accurately plotted on the contour plan by a Professional Land Surveyor)
 - areas to be grassed
 - areas earmarked for planting

- irrigation and water points
- hard surfaces such as yards, driveways, walkways patios and decks

2.2. The positioning of the house to take into account the above, as well as topography, orientation, prevailing winds, views, services, etc.

2.3 Within a minimum of 3 months prior to anticipated completion of project, a final landscape design must be submitted to SFLHOA for consideration and approval. The design must show the proposed layout of the garden and must include the following information:

- Erf Number
- Name of designer or owner (whichever applicable)
- Name of landscaper appointed to install garden (or owner if applicable) and contact details
- Start and completion dates
- Building footprint with North point
- Existing and modified contours
- Proposed platforms and embankments
- Planting layout with numbers referenced to plant type legend
- **DETAILED COMPLIANT PLANT LIST WITH BOTANICAL NAMES** to be attached.
- Stormwater disposal which must relate to overall stormwater management plan proposed irrigation plan
- Hardscaping including paving, retaining structures as well as details of materials used
- All grassed areas confirming type of grass used
- Procedures and interventions implemented to prevent soil erosion by wind or water
- Detached swimming pool fencing on site boundary where it is encouraged to screen same with planting on owner's side, or
- detached swimming pool fencing, or pet containment measures erected inside site boundary where it is obligatory to screen same with planting on outside and encouraged to screen same with planting on inside.

NOTE: In all cases planting to remain natural in appearance and not form manicured hedges.

Any submission not complying with these requirements will be deferred.

- 2.4 A copy of the final landscape design will be retained by the SFLHOA.
- 2.5 Once the building works have been completed and the final landscape design has been approved by the SFLHOA in writing, the property owner or his/her landscaper may proceed with the installation of the garden. The SFLHOA must be in possession of a copy of the approved

landscape plan prior to any work commencing on site.

- 2.6 Any major proposed alterations to the approved landscape design or gardens must first be approved by the SFLHOA.
- 2.7 Completion of the landscaped garden must occur within 3 months of completion of building works on site, however the SFLHOA will not issue a Certificate of Completion for the latter if the site including street verges have not been rehabilitated, levelled, grassed and prepared for landscaping to commence.
- 2.8 It is the responsibility of the owner to independently contract the landscaper, inclusive of costs. A list of landscape designers and installers who regularly work on the estate is available from the SFLHOA.
- 2.9 Should there be a change of landscaper between final plan submission and handover, the new landscaper must arrange handover.
- 2.10 Upon completion of the landscaping, the ongoing maintenance will be the responsibility of the owner. Owners are encouraged to utilise the services of garden maintenance contractors recommended by the SFLHOA so as to minimise security risks and the potential of alien vegetation being inadvertently brought onto the estate by contractors.
- 2.11 Any appointed contractor or sub-contractor and each of their employees must be registered with the SFLHOA security in accordance with the existing protocols, prior to accessing the estate to commence work. This also applies to domestic worker gardeners appointed by Owner. Any transgression of these protocols is subject to the halting of the project and a penalty levy payable by the Owner.

3. PLANNING OF YOUR GARDEN

The planning of an environmentally sensitive garden must take into account the following aspects which should be incorporated into the landscape plan in accordance with basic landscape design principles:

3.1 VEGETATION

The natural vegetation existing on the estate should be complemented by the proposed landscape plan. It should relate to the neighbouring gardens and given the prevailing drought conditions, consideration should be given to water wise plants. It is recommended that the SFLHOA Botanical Consultant be consulted in this regard.

3.2 TOPOGRAPHY

- 3.2.1 The site's contours and resultant slopes must be carefully assessed. Steep sloping land is prone to soil erosion and may require construction of retaining structures.
- 3.2.2 Where dry stack walls, masonry or concrete walls are used, they may not encroach over the site boundaries, must be planted to cover such structures, and designed to step up into the slope, creating minimum 600mm wide planting terraces with stepped walls not to exceed 1.0m in height.
- 3.2.3 No bare or untreated walls are permitted. These require the prior approval of the SFLHOA.
- 3.2.4 All cut to fill slopes and earth embankments must not exceed a gradient of 1 in 2 and must be planted with indigenous vegetation to bind the soil and prevent erosion.

3.3 PREVAILING WINDS

- 3.3.1 Height above sea level: the higher the elevation of the property, the more exposed to the prevailing easterly and westerly winds you are. Wind velocities can be extreme and should be taken into account in the landscape design.
- 3.3.2 As a result of windblown dune sand in the sub-soil combined with the high winds referred to above, the removal of vegetation on the building site is discouraged. Removal of this 'grubbing layer' can result in the fine sandy sub-soil being blown away during high winds. Adequate precautions must be taken to arrest windblown sand by layering all exposed areas with old thatch or shade netting pegged in place, combined with regular watering with non-potable water.
- 3.3.3 Sites which cause excessive dust will be required by the SFLHOA to mitigate this problem immediately, failing which the SFLHOA will stop all work on site until the situation has been remedied.

3.4 SOILS

Due to the 'oily' nature of dune sub-soils, ground water does not permeate through but easily runs off. Sites with temporary cut to fill slopes must take the necessary precautions to prevent erosion. The SFLHOA accepts no liability for any damage caused through inadequate erosion control, and damage occurring outside the site will be for the property owner's account.

3.5 ORIENTATION AND VIEWS

- 3.5.1 Orientation of the garden is significant in ensuring plants suitable for the different locations.
- 3.5.2 Outward views from the site should be maximised to capitalise on this natural asset taking into account any future and neighbouring developments that may occur and that may obstruct such views.

3.6 BOUNDARIES

- 3.6.1 It is important to verify and retain the site boundary pegs to ensure that NO encroachment over the site boundaries occur, whether over neighbouring or SFLHOA land or servitudes.
- 3.6.2 The SFLHOA has the sole discretion to consider limited landscaping on the road verge (area between street boundary and road kerb) in the form of small garden beds which soften the appearance of boundary walls, but subject to the following:
- Sufficient grass is left for pedestrians
 - Planting on verges where curves in the road and blind spots occur may not obstruct views from passing vehicles.
 - No trees or shrubs with extensive root systems are permitted on the verges.
 - The upkeep and maintenance including cutting of the grass will be the sole responsibility of the Owner.

3.7 STORMWATER AND DRAINAGE

The landscape design must comply with SFL storm water management plan. Where extensive excavations cut into the ground or severe slopes/falls occur within the site, the Owner/contractor will be responsible for mitigating any resultant erosion.

3.8 SERVICES

- 3.8.1 The landscape plan must indicate the positions of all servitudes and services extrapolated from the General Plan to prevent any services being dug up or damaged. Should this occur the cost of repairs will be for the account of the property owner.
- 3.8.2 No planting may encroach into any servitudes.

3.9 IRRIGATION AND WATER POINTS

- 3.9.1 Where irrigation systems are to be installed, the irrigation layout including connection

point to be provided in conjunction with the Landscape Plan.

- 3.9.2 Irrigation with potable water is not permitted under any circumstances. Only harvested rainwater stored in rainwater tanks and/or non-potable water delivered by SFLHOA may be used for irrigation purposes, as well as, car and window washing and topping up swimming pools.
- 3.9.3 Boreholes and well points will not be permitted on any property. The SFLHOA use of water is governed by a strict water use licence issued and regularly monitored by the Department of Water and Sanitation.

3.10 MONITORING AND CONTROL

- 3.10.1 SFLHOA has appointed a botanical consultant to evaluate all Landscape Plans submitted for approval including any subsequent deviations and any decision in this regard is final and binding.
- 3.10.2 On completion of the landscape installation the SFLHOA will undertake a final inspection which will form part of the issue of its Completion Certificate for the home. Should the landscaping not comply with the protocols, approved landscape plan and guidelines, such certificate will be withheld until the matter has been rectified, and delays in timely remedying the situation may result in penalties being imposed by the SFLHOA. Obtaining the SFLHOA Completion Certificate forms part of the documentation required for application to Kouga Municipality for their Occupation Certificate.

3.10.3 Regular maintenance of lawn

s and planted areas, as well as weeding of paved surfaces such as driveways and pathways is the responsibility of the homeowner. In addition, the Botanical Consultant will from time to time review the landscaping and inform the SFLHOA of any non-compliance. The SFLHOA will take the matter up with the Owner who will attend to the matter without delay. Failing this, a non-compliance notice will be issued by the SFLHOA which may result in penalties being imposed.

3.11 UNDEVELOPED PROPERTIES

- 3.11.1 Owners of undeveloped properties are required to keep the site clear of alien vegetation at their own expense.
- 3.11.2 Where any clearing on a property is to take place, the SFLHOA must be informed and the Botanical Consultant will undertake an

assessment of the property, the cost of which shall be levied to the Owner. No indigenous trees, thickets or any other indigenous vegetation may be trimmed, removed or relocated without the written permission of the SFLHOA Botanical Consultant.

- 3.11.3 Where clearing takes place near a site boundary, the corner pegs of the property as identified by a Professional Land Surveyor shall be clearly demarcated prior to any work commencing.

- 3.11.4 It is the responsibility of the owner to immediately remove all cleared alien cuttings and bush from the property. No dumping on estate is permitted.

- 3.11.5 The application to attend to clearing or partially clearing a site, must include:

- time framework for completion
- workers to be registered with SFLHOA and supervised at all times
- temporary ablution facilities to be provided on site for duration of work.

LIST OF PLANTS INDIGENOUS TO THE ESTATE

Here follow some of the plants that occur naturally on St Francis Links Estate. Those marked with an asterisk are special to the area or are of conservation concern (Red Data species). (Please feel free to chat to our Botanical Consultant regarding the type of plants suitable for your garden).

NO VEGETATION MAY BE PLANTED ANYWHERE ON THE ESTATE, INCLUDING IN PRIVATE GARDENS VISIBLE FROM THE ROAD, GOLF COURSE NOR NEIGHBOURS WHICH HAVE NOT BEEN APPROVED BY THE SFLHOA BOTANICAL CONSULTANT

6.1 TREES, SHRUBS AND CLIMBERS

<i>Apodytes dimidiata</i>	White Pear
<i>Asparagus aethiopicus</i>	Haak Doring
<i>Asparagus africanus</i>	Wild Asparagus
<i>Asparagus asparagoides</i>	Cape Smilix
<i>Astephanus zeyheri</i>	Kus-klimop
<i>Carissa bispinosa</i>	Small Num-Num
<i>Cassine peragua</i>	Cape Saffron
<i>Chionanthus foveolatus</i>	Pock Ironwood
<i>Clausena anisata</i>	Perdepis
<i>Clematis brachiata</i>	Traveller's Joy
<i>Colpoon conpressum</i>	Cape Tannin Bush
<i>Crotalaria capensis</i>	Cape Rattle-pod
<i>Cussonia thyrsiflora</i>	Cape Coastal Cabbage Tree
<i>Cyphostemma cirrhosum</i>	Wild Grapes
<i>Diospyros simii</i>	Climbing Star-apple
<i>Dovyalis rhamnoides</i>	Suurbessie
<i>Dovyalis rotundifolia</i>	Dune Sourberry
<i>Euclea racemosa</i>	Coastal Guarri
<i>Grewia occidentalis</i>	Kruisbessie
<i>Gymnosporia buxifolia</i>	Pendoring
<i>Lauridia tetragona</i>	Climbing Saffron
<i>Maytenus procumbens</i>	Dune Koko tree
<i>Metalasia muricata</i>	Blombos
<i>Morella cordifolia</i>	Dune waxberry
<i>Morella quercifolia</i>	Maagpynbossie
<i>Mystroxydon aethiopicum</i>	Kubu – berry
<i>Olea</i>	False Ironwood
<i>capensis subsp. capensis</i>	
<i>Olea exasperata</i>	Dune Olive
<i>Osteospermum moniliferum</i>	Bietou
<i>Polygala myrtifolia</i>	September Bush
<i>Psoralea floccosa</i>	Clump Fountain Bush
<i>Psyrax obovata</i>	Quar
<i>*Pterocelastrus tricuspidatus</i>	Candlewood
<i>Putterlickia pyramantha</i>	Mock Spike-thorn
<i>Rapanea gilliana</i>	Dwerg Kaapse Boekenhout
<i>*Rapanea nophloeos</i>	Kaapse Boekenhout
<i>Rhamus prinoides</i>	Blinkblaar
<i>Rhoicissus digitata</i>	Baboon Grape

<i>Robsonodendron maritimum</i>	Dune Silky-bark
<i>Salvia Aurea</i>	Brown Salvia
<i>Scolopia zeyheri</i>	Thorn Pear
<i>Scutia myrtina</i>	Droog – my - keel
<i>Searsia crenata (=Rhus crenata)</i>	Dune Crow-berry
<i>Searsia glauca (=Rhus glauca)</i>	Blue Kuni bush
<i>Searsia laevigata (=Rhus laevigata)</i>	Dune Currant
<i>Searsia lucida forma scoparia (=Rhus lucida forma scoparia)</i>	Glossy Currant
<i>Sideroxylon inerme (protected)</i>	White Milkwood
<i>Solanum africanum</i>	Small Potato Creeper
<i>Tarchonanthus littoralis</i>	Coastal Wild Camphor
<i>Zanthoxylum capense</i>	Small Knobwood
<i>Zehneria scabra</i>	Dawidjie

6.2 ANNUALS, PERENNIALS, SMALL SHRUBS AND GROUNDCOVERS

<i>Agathosma apiculata</i>	Garlic Buchu
<i>*A. stenopetala</i>	Lemon Buchu
<i>Aizoon rigidum</i>	Sunshine Start
<i>Anchusa capensis</i>	Forgot-me-not
<i>Arctotheca calendula</i>	Cape Daisy
<i>*Arctotis elongata</i>	Gousblom
<i>Aspalathus spinosa</i>	Dancing thorn
<i>Bulbine frutescens</i>	Snakeflower
<i>Carpobrotus acinaciformis</i>	Sour Fig – pink
<i>Carpobrotus deliciosus</i>	Ghaukum
<i>*Centella tridentata</i>	Trident Capepurse
<i>Chaenostoma campanulatum (=Sutera campanulata)</i>	Wild Phlox
<i>Chironia baccifera</i>	Christmas Berry
<i>Chironia decumbens</i>	Bitterwortel
<i>Chironia palustris</i>	Cerise Stars
<i>Cineraria erodioides</i>	Groundsel
<i>Commelina africana</i>	Yellow Commelina
<i>Conicosia pugioniformis</i>	Giant Clockplant

<i>Cotula sericea</i>	Buttons
<i>Cotyledon orbiculata</i>	Pig's ear
<i>Crassula expansa</i>	Fragile Crassula
<i>Cullumia decurrens</i>	Sprawling snakethistle
<i>Dichondra micrantha</i>	Wonderlawn
<i>Dischisma ciliatum</i>	Kleinkatstert
* <i>Erica chloroloma</i>	Red Heath
<i>Falkia repens</i>	Oortjies
<i>Felicia amoena</i>	Blue aster
<i>Felicia echinata</i>	Prickly Felicia
* <i>Gasteria acinacifolia</i>	Coast ox - tongue
<i>Gazania krebsiana</i>	Gousblom
* <i>Gazania linearis</i> var <i>linearis</i>	Treasure flower
<i>Geranium incanum</i>	Carpet geranium
<i>Geranium ornithopodum</i>	White geranium
<i>Gomphocarpus fruticosus</i>	Milkweed
* <i>Gunnera perperna</i>	River pumpkin
<i>Hebenstretia integrifolia</i>	Slugworts
<i>Helichrysum asperum</i>	Jelly-bush
<i>Helichrysum cymosum</i>	Golden carpet
<i>Helichrysum gymnocomum</i>	Kooigoed
<i>Helichrysum rutilans</i>	Lemon strawflower
<i>Helichrysum teretifolium</i>	Everlasting
<i>Heliophila suavissima</i>	Bloubekkie
<i>Hermannia althaeifolia</i>	Poprosie
<i>Hibiscus trionum</i>	Wild Hibiscus
<i>Hydrocotyle verticillata</i>	Pennywort
<i>Hypoestes aristata</i>	Ribbon bush
<i>Indigofera candicans</i>	White-leaved indigo
* <i>Indigofera tomentosa</i>	Woolly Indigo
<i>Indigofera verrucosa</i>	Indigofera
<i>Jamesbrittenia micropophylla</i>	Purple Phlox
<i>Kniphofia rooperi</i>	Red Hot Pocker
<i>Knowltonia cordata</i>	Brandblaar
<i>Leidesia procumbens</i>	Spurge
<i>Leonotis leonuros</i>	Wild Dagga
<i>Lessertia frutescens</i>	Cancer Bush
<i>Lessertia stenoloba</i>	Longstalk Bubblepod
<i>Limeum aethiopicum</i>	Lizard's Foot
<i>Linum africanum</i>	African Flax
<i>Lobelia anceps</i>	Swamp Lobelia
<i>Manulea obovata</i>	Finger Phlox
<i>Monsonia emarginata</i>	Gheita
<i>Muraltia squarrosa</i>	Purplegorse
<i>Myosotis graminifolia</i>	Delicate forget-me-not
<i>Nemesia fruticans</i>	Cape Snapdragon
<i>Nuraltia spinosa</i>	Tortoise Berry
<i>Osteospermum polygaloides</i>	Boneseed
<i>Otholobium bracteolatum</i>	Strand Dottypea
<i>Otholobium cafrum</i>	Broad Hook-leaved Pea
<i>Passerina rigida</i>	Dune String
<i>Passerina corymbosa</i> (= <i>P. vulgaris</i>)	Besembos
<i>Pelargonium capitatum</i>	Rose-Scented Pelargonium
* <i>Pelargonium suburbanum</i> subsp. <i>suburbanum</i>	Dune Wildemalva
<i>Persicaria attenuata</i>	Watersmart Weed
<i>Phylla litoralis</i>	Hardleaf
<i>Phyllobolus canaliculatus</i>	Vingerkanna
<i>Polygala ericaefolia</i>	Small Butterfly Bush
<i>Polygala virgata</i>	Purple Broom
* <i>Psoralea repens</i>	Creeping Fountainbush
<i>Rhoiacarpus capensis</i>	Sandalwood Family
<i>Rubia petiolaris</i>	Kleefplant
<i>Scabiosa columbaria</i>	Wild Scabious
<i>Selago linearis</i>	Bitter Bush
<i>Senecio elegans</i>	Wild Cineraria
<i>Senecio halimifolius</i>	Tabakbos
<i>Senecio lanceus</i>	Marsh Senecio
<i>Senecio oederifolius</i>	Bright Yellow Daisy
<i>Silene undulata</i>	Wild Tobacco
<i>Syncarpha argentea</i>	Silver Everlasting
<i>Tephrosia capensis</i>	Fish Bone
<i>Trachyandra ciliata</i>	Veldkool
<i>Trachyandra divaricata</i>	Tumbling Starlily
<i>Trifolium burchellianum</i>	Purple Wild Clover
<i>Ursinia anthemoides</i>	Wild Marigold
<i>Vellereophyton vellereum</i>	Pussytoes
<i>Vigna unguiculata</i>	Wild Cowpea
<i>Zantedeschia aethiopica</i>	Arum Lily

6.3 PLANTS WITH BULBS, CORMS OR RHIZOMES

* <i>Acrolophia cochlearis</i>	Spoon Cinderella Orchid
<i>Agapanthus praecox</i>	Agapanthus
* <i>Albuca batteniana</i>	Coastal Albuca
<i>Albuca cooperi</i>	Soldier-in-the-box
<i>Aristea ecklonii</i>	Blue Stars
* <i>Bonatea speciosa</i>	Greenwood Orchid
* <i>Boophone disticha</i>	Gifbol
* <i>Brunsvigia gregaria</i>	Easter Candelabra
* <i>Brunsvigia litoralis</i>	Large Candelabra
<i>Chasmanthe aethiopica</i>	Cobra Lily
<i>Cyrtanthus angustifolius</i>	Stream Firelily
* <i>Cyrtanthus loddigesianus</i>	Grasveld-lilie
* <i>Disa chrysostachya</i>	Torch Orchid
<i>Empodium gloriosum</i>	Autumn Star
* <i>Eucomis autumnalis</i>	Pineapple Flower
* <i>Eulophia speciosa</i>	Yellow Orchid
* <i>Gladiolus floribundus</i>	Swordlily Glad
* <i>Gladiolus huttonii</i>	Eastern Cape Flame
* <i>Gladiolus wilsonii</i>	Pypie
* <i>Haemanthus sanguineus</i>	Blood Lily
<i>Hypoxis villosa</i>	African Potato
<i>Ixia orientalis</i>	Eastern Kalossie
* <i>Lachenalia algoensis</i>	Leapord Lily
<i>Ledebouria cf floribunda</i>	Spotted African Hyacinth
* <i>Moraea australis</i>	Glasstulp
* <i>Moraea spathulate</i>	Large Yellow Moraea
* <i>Othonna rubibarbis</i>	Red-beard
<i>Oxalis imbricata</i>	Tile Sorrel
<i>Oxalis smithiana</i>	Windmill Sorrel
<i>Romulea cf rosea</i>	Rosy Froetang

6.4 GRASSES, REEDS AND SEDGES

<i>Aristida</i> sp	Three-awn Grass
<i>Bolboschoenus maritimus</i>	Sea Clubrush
<i>Carex clavate</i>	Sausage Sedge
<i>Cynodon dactylon</i>	Kweek
<i>Cyperus thunbergia</i>	Giant Sedge
<i>Ehrharta calycina</i>	Perennial Veldtgrass
<i>Ehrharta erecta</i>	Shade Ehrharta
<i>Ehrharta villosa</i>	Pypgrass
<i>Elegia microcarpa</i> (= <i>Chondropetalum microcarpum</i>)	Minihead Dakriet
<i>Fuirena hirsuta</i>	Hairy Hippo-Sedge
<i>Imperata cylindrica</i>	Cottonwool Grass
<i>Isolepis</i> spp.	Clubrushes
<i>Juncus kraussii</i>	Sea Rush
<i>Koeleria capensis</i>	Koeleria (Grass)
<i>Melica decumbens</i>	Staggers Grass
<i>Capeochloa cincta</i> subsp. <i>sericea</i>	Damp – dune-slack Grass
<i>Pentas chitiscurvilfolia</i>	Tassle Grass
<i>Pentastichis pallida</i>	Dune Grass
<i>Pycreus polystachyos</i>	Bunchy Flat - Sedge
<i>Restio eleocharis</i> (= <i>Ischyrolepis eleocharis</i>)	Beach Pegreed
<i>Restio leptoclados</i> (= <i>Ischyrolepis leptoclados</i>)	Whorl Pegreed
<i>Schoenoplectus littoralis</i>	Sedge
<i>Schoenus cuspidatus</i>	Veldrush
<i>Scirpus nodosus</i>	Stembract Clubrush
<i>Setaria sphacelata</i>	Brissle Grass
<i>Sporobolus africanus</i>	Ratstail Dropseed
<i>Sporobolus virginicus</i>	Seashore Dropseed
<i>Typha capensis</i>	Bulrush