



NATURE & LANDSCAPE CODE

Version 00 / JUNE 2019

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1. INTRODUCTION:

a. OVERALL NATURE & LANDSCAPE PHILOSOPHY

Enhance natural KZN biomes within **The Club Seaton** neighbourhood to encourage residents to reconnect with nature. These enhanced biomes will act as the overriding & holistic ecological whole that defines the neighbourhoods environment & is able to evolve into climax biomes

The aesthetic vision is one of a COUNTRY NEIGHBOURHOOD, blending formal landscapes with enhanced grasslands & natural biomes

Creation of a neighbourhood in line with 'Blue Zone' ideologies

Balancing human need with nature

Grounds that inspire outdoor activities, eg: movement through nature (walking, running, cycling) or even tending a community garden & engaging with neighbourhood gardens.

Inspire community through events & awareness of community on a micro & macro neighbourhood level, thereby creating a sense of belonging

a neighbourhood of peace & tranquility that inspires 'Down Shifting' & promotes stress relieving rituals on a daily basis

A neighbourhood that allows the residents to live, work, move, connect, eat, interact with nature, learn & play, whilst protecting & enhancing and or rehabilitating nature

Encouraging Indigenous landscaping within the grounds which will minimize the need for irrigation.

Encourage food production - even on a small scale to. To enhance the sense of community & farm lifestyle, through a shared central market & / or honesty stall

The creation of a publicly accessible Regional Garden with a focus on regional biomes, Ethnobotany, Social & cultural activities.

Enhance road scape for pedestrians & cyclists to encourage a 'healthy living' ethos

Ongoing sustainability of the neighbourhood gardens & environment through soil amelioration with soil health at the forefront of all gardens, paddocks & public open space areas

b. EXISTING ECOLOGICAL BIOMES WITHIN SEATON CLUB

The objective is to rehabilitate all existing protected biomes within The Club Seaton, to enhance biodiversity of flora & fauna. Currently the dominant biome present is Wetland with remnants of Northern Coastal Forest & Coastal grasslands. Rehabilitation will be done within regulation to ensure improved functionality, enhanced biodiversity & sustainability of natural biomes. Through rehabilitation on the variable topography & site aspects significant biomes should form to allow habitat for fauna.

c. PUBLIC OPEN SPACES & URBAN LANDSCAPE

These common areas are made up of existing ecological biomes (as described above), street-scapes, parks, formal garden, food gardens and other common spaces within the natural environment. These spaces will be planted, rehabilitated & detailed to ensure the OVERALL NATURE & LANDSCAPE PHILOSPHY is achieved.

2. PRIVATE ERF LANDSCAPE DESIGN PROCEDURES

a. PHILOSOPHY

The aim of this code for The Club Seaton, is to ensure that all private gardens, paddocks & food production areas are designed with a simple intent for creating a harmonious aesthetic, which blends & blurs the lines between natural biomes, formal gardens, public open spaces, paddock & the built form, all within the context of the Overall Nature of The Club Seaton. It is further intended that the aesthetic vision is one of a COUNTRY NEIGHBOURHOOD, blending formal landscapes with enhanced grasslands & natural biomes.

b. DESIGN CONSIDERATION –

These are specific to a Client Design Brief, but should consider & respond to The Club Seaton Landscape codes with the following IMPORTANT CONSIDERATIONS:

1. A FULL SITE ASSESSMENT & ANALYSIS TO BE CARRIED OUT TO FULLY UNDERSTAND THE SITE PRIOR TO DESIGNING WITH ALL ITEMS LISTED BELOW TO BE DETAILED AND REFLECTED ON THE LANDSCAPE PLAN:

2. Views & Screening
3. Wind – Understand exposure, direction & effect on plant species & liveability
4. Topography & Gradients – existing & final
5. Embankments – All final grades to be indicated
 - a. with 1:2 being the maximum allowed
 - b. if steeper than 1:2 – Geo-fabric is to be used to assist in stabilising
 - c. If steeper than 1:1, then a vertical wall should be considered
 - d. Banks to be planted & stabilised within 5 days after final trimming to prevent erosion. Alternatively temporary erosion control measures are to be implemented eg: sand bags, checker-board sodding – this temporary measure is to be later integrated into the final landscape design
6. Neighbouring natural biomes & Environmental corridors – to be clearly indicated
7. Protected biomes eg: Wetlands – REFER TO ROD
8. Storm water & Drainage lines
 - a. All according to the Storm water management plan
 - b. Concealed Rain water harvesting is encouraged
9. Roads, pathways, trails – to be clearly indicated
10. Paddocks & paddock fencing to adhere to the design code & fence typology – extent to be indicated on plan
11. Servitudes – Planting or other
12. Food gardens placement & detail to be clearly indicated – Extent, specie type & maintenance philosophy

13. Cultivated lawn may not exceed more than 20% & is to be kept neat with edges trimmed. Lawn areas can be reviewed in context with the design
14. Formal hedging is encouraged where properties interface with FORMAL road verges & facilitate screening. If formal these are required to be maintained to a high standard
15. On site services & The Club SEATON services to be indicated on all plans
16. Paving areas, type & colour. Ensure integration with The Club SEATON paving. Permeable paving encouraged in arrival courtyards with landscape integration
17. Watering & Irrigation philosophy to be clearly detailed
18. Tree placement & root consideration wrt Built form & Services. Root protection to be used if required
19. Focal elements – not to be seen by neighbours or from the street
20. Fencing
 - a. All fencing to the street edge should be INTEGRATED with Landscaping & built elements eg: buildings, rock walls pedestrian entrances etc.
 - b. Must be indicated on the plan
 - c. Allow for softening & layering with landscaping
21. Retaining walls:
 - a. All to be indicated on the plan and conform to Architectural code
 - b. Dry stack to be planted – every opening to be planted & soil ameliorated
22. External lighting:
 - a. No light source to be visible
23. Swimming pools & water elements – All to be indicated & detailed on plan. With consideration to noise & visibility

24. Plant Species:

- a. Indigenous & endemic is encouraged, with specie diversity at the forefront of all gardens
- b. 15% of the plant palette must be for Bee, butterfly & bird species – this list to be clearly & separately indicated on the plan
- c. All sites bordering natural & protected biomes are restricted to 100% indigenous planting. No exotics are permitted
- d. 15% non-invasive exotics are allowed these are to be carefully positioned to ensure IN-CONTEXT design is adhered to
- e. Food orchards & gardens are to be carefully positioned & maintained. An Organic approach is encouraged, should pesticides be used – prior approval is required & application to be in a controlled manner. NO FOOD OR ORCHARDS ALLOWED ADJACENT A WETLAND OR CONSERVATION AREA

25. NO PLANTS ON THE INVASIVE SPECIES LIST, as updated by SANBI MAY BE USED

- a. ALL INVADER PLANTS & WEEDS ON PRIVATE ERF'S TO BE REMOVED BY OWNERS

26. All PLANT SPECIES TO BE CLEARLY INDICATED ON PLAN WITH SIZES AND PLANTING RATIOS

- a. Shrubs to be planted at a min. of 1 / m²
- b. Groundcovers to be planted at a min. of 8/m² on level ground
- c. Groundcovers to be planted at a min. of 12 / m² on a slope gentler than 1:2
- d. Groundcovers to be planted at a min of 18 / m² on a slope 1:2 or steeper – with geo-fabric

27. ALL GARDENS PLANTED AND MAINTAINED ACCORDING TO ENVIRONMENTALLY SOUND PRINCIPALS & EXCELLENT HORTICULTURAL PRACTICES

28. A MINIMUM 6 MONTH POST INSTALLATION MAINTENANCE PERIOD IS REQUIRED BY THE LANDSCAPE CONTRACTOR THAT INSTALLED THE GARDEN

29. REFER TO ARCHITECTURAL GUIDELINES

c. LANDSCAPE PLAN SUBMISSION

I. First submission:

Initial Landscape Concept Plan (Adhering to the Landscape Plan Review Checklist **ANNEXURE A**) is to be submitted for P.U.D and S.R. sites.

Submit one colour copy & an ELECTRONIC PDF VERSION, with the first set of building plans together with the prescribed application fee. This submission

II. Second submission:

The Final Landscape Plan (both P.U.D. and S.R. sites) must be submitted within 15 days of the building reaching roof plate height.

Two COLOURED copies & an electronic PDF version of the detailed Final Landscape Plan must be submitted to the Design review Committee (DRC) for approval. One copy will be stamped and signed and returned to the applicant on approval by the Committee. One copy of the approved plan will be kept on file by The Club SEATON. No work may commence on site until the Landscape Contractor has an approved final landscape plan in their possession. (It is the owners responsibility to ensure the Landscape Contractor has the FINAL Approved copy)

III. The Final approved plan is to be submitted in Digital format - DWG & PDF versions so that this can be used by future neighbours for planning purposes for an improved and integrated neighbourhood aesthetic.

IV. All submissions must be accompanied by a letter from the owner stating that they have reviewed and approved the proposed design.

THE ABOVE SUBMISSION PROCESS MAY BE ADJUSTED BY THE DESIGN REVIEW COMMITTEE AS REQUIRED.



Annexure A: Landscape Plan Submission Review & Checklist

LOT NUMBER

Date of Plan Submission

Plan Requirement Format:	COMPLIANT	NON-COMPLIANT	COMMENT
Electronic Copy in DWG & PDF			
Hardcopy x2 - IN COLOUR			
Information panel on Right hand side of A1 plan			

Information Panel:	COMPLIANT	NON-COMPLIANT	COMMENT
Lot Number			
Street Address			
Name of Owner			
Landscape Architect or Designer details - Telephone, Cell number, email			
Landscape Contractor details - Telephone, Cell number, email			
Owners Signature BLOCK			
Plan number, revision number & date on drawing			
Landscape Plan Scale - 1:100			

Plant Legend:	COMPLIANT	NON-COMPLIANT	COMMENT
Planting Philosophy			
Soil amelioration written in detail			
Plant specie identification - clearly legible and in detail:			
Large Trees - Listed with Specie & Size & Qty per specie			
Medium Trees - Listed with Specie & Size & Qty per specie			
Small trees - Listed with Specie & Size & Qty per specie			
Shrubs - Specie list & Size & Rate / m2 & Qty per specie			
Groundcovers & Grasses - Specie list & Size & Rate / m2 & Qty per specie			
Exotic plant list to be separate to indigenous list - Size, rate / m2 & qty			
Bee, butterfly & bird list to be separate to above lists - Size, rate / m2 & qty			
Lawn specie and m2 ratio to overall garden			
Food Garden specie list and m2 ratio to overall garden m2			
All Trees to indicate eventual height & spread			

Requirements on Drawing:	COMPLIANT	NON-COMPLIANT	COMMENT
Site Locality Map			
North orientation with Wind Rose showing prevailing winds			
Summer & Winter Sunrise / sunset			
Site boundaries & Servitudes			

Planting Servitudes			
Neighbour building footprints			
Relevant detailed floor plans with all FFL / NGL			
All hard surfaces & parking			
All fences, walls, retaining walls & screens			
All embankments & final proposed gradients			
Service - Electrical, Sewer, water & Other			
Pool & water elements & Ponds			
Pavilions & pergolas & other garden features			
Roof gardens			
Food gardens & Orchards			
Garden lighting			
Existing & Final Contours			
Platforms			
Existing trees			
Erosion control			
Stormwater management			
Detailed irrigation system			

Review Company Name	
DRC Review Person - Name & Title	
Signature	
Date of Evaluation	
Date of referral	
Date of Approval	

