

SEATON

PRECINCT B & D

NATURE & LANDSCAPE CODE

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1. INTRODUCTION:

a. OVERALL NATURE & LANDSCAPE PHILOSOPHY

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

The aesthetic vision is one of a COASTAL VILLAGE, blending NATURAL COASTAL BIOMES WITHIN AND AROUND THE BUILT FORM, ensuring integration with the natural environment

Creation of a neighbourhood in line with 'Blue Zone' ideologies , with WELLNESS as the overriding focus

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 Endemic & Indigenous landscaping within the grounds & on private erfs, to mimic the natural MICRO-BIOMES that are evident.

Encourage food production / planting. Creating orchard & Food gardens based on Permaculture on a small & medium scale & encouraging homeowners to grow food with a Co-OP principal in mind.

The creation of a publicly accessible Regional Garden with a focus on regional biomes, Ethnobotany, Social & cultural activities. 'Art in Park' & "Music in the Park" & wellbeing

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 & public open space areas

b. REHABILITATION OF EXISTING ECOLOGICAL BIOMES WITHIN SEATON BAY

The objective is to rehabilitate all existing protected biomes within The BAY Seaton, to enhance biodiversity of flora & fauna. Currently the dominant biomes present are Wetlands, remnants of Northern Coastal Forest; Coastal Grassland; Coastal dune Forest & Coastal Dune The **Rehabilitation** of the terrestrial biomes 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. CONSERVATION OF EXISTING ECOLOGICAL BIOMES WITHIN SEATON BAY

The 1 kilometre coastal edge known as Christmas Bay is an important Coastal marine ecology which is alive with an array of aquatic and terrestrial fauna and flora. This unique combination of organisms requires conservation as it forms an important buffer between the BAY Seaton and the ocean. Conservation efforts will begin with creating an awareness of the importance of this unique ecology thus ensuring that the users take ownership of this noteworthy feature & ensure its long term sustainability.

d. 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 PHILOSOPHY is achieved.

2. PRIVATE ERF LANDSCAPE DESIGN PROCEDURES

a. PHILOSOPHY

The aim of this code for The Bay 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, paddocks & the built form, all within the context of the Overall Nature of The Bay Seaton. It is further intended that the aesthetic vision is one of a COASTAL VILLAGE NEIGHBOURHOOD, blending formal & informal landscapes with enhanced natural biomes.

b. DESIGN CONSIDERATION –

These are specific to a Clients Design Brief, but should consider & respond to The Bay 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. Sensitivity to Neighbour view-lines when placing trees, wind breaks & shrub lines
4. Prevailing winds have high speed & carry salt – Understand exposure, direction & effect on plant species & liveability
5. Enhance courtyard living to assist with wind dynamics and correct orientation of spaces
6. All roof gardens to be clearly detailed, incl. a section showing drainage layers, depth of soil & a detailed plant palette. Roof gardens to have drip irrigation & water retention mechanism to be considered in the drainage layer. We encourage the use of BERA URBAN ROOF SCAPE SYSTEM.
 - a. ACCESS TO ROOF GARDENS IS CRITICAL TO ENSURE EASE OF ONGOING MAINTENANCE (If the home is not permanently occupied then access need to be considered for garden staff)

7. Topography & Gradients – existing & final
8. Embankments – All final grades to be indicated
 - a. with 1:2 being the maximum allowed
 - b. If steeper than 1:1, then a vertical wall should be considered- WALLING TO SUIT ARCHITECTURAL GUIDELINE REQUIREMENTS
 - c. 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
 - d. The landscape plan is to include / overlay the Earthworks Plan
9. Neighbouring Natural biomes & Environmental corridors – to be clearly indicated & TO BE USED AS INSPIRATION FOR PRIVATE GARDENS, ensuring there is an aesthetic blending of the surrounds & neighbours
10. Protected biomes eg: Wetlands – REFER TO ROD
11. Storm water & Drainage lines
 - a. All according to the Storm water management plan
 - b. Concealed Rain water harvesting is encouraged
12. Roads, pathways, trails – to be clearly indicated
13. Servitudes – Planting or other
14. Food gardens placement & detail to be clearly indicated – Extent, specie type & maintenance philosophy 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
15. Informal hedging is encouraged for privacy within all Precincts
16. No Alien or invasive species permitted

17. On site services to be indicated on all plans
18. Paving areas, type & colour. Ensure integration with The Bay SEATON paving. Permeable paving encouraged in arrival courtyards with landscape integration
19. Watering & Irrigation philosophy to be clearly detailed
20. Tree placement & root consideration wrt Built form & Services. Root protection to be used if required
21. Focal elements & Pots– not to be seen by neighbours or from the street
22. 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
23. 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
24. External lighting:
 - a. No light source to be visible
 - b. No Focal lighting allowed (Uplighters etc)
25. Swimming pools & water elements – All to be indicated & detailed on plan. With consideration to noise & visibility
26. 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 & ideally focused within internal courtyards
 - 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
27. 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 – This is ongoing and needs to be part of maintenance
28. 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
29. ALL GARDENS PLANTED AND MAINTAINED ACCORDING TO ENVIRONMENTALLY SOUND PRINCIPALS & EXCELLENT HORTICULTURAL PRACTICES
30. FOOD WASTE MANAGEMENT IS ENCOURAGED THROUGH THE USE OF A BOKASHI SYSTEM OR SIMILAR, with composting as the desired outcome
31. A MINIMUM 6 MONTH POST INSTALLATION MAINTENANCE PERIOD IS REQUIRED BY THE LANDSCAPE CONTRACTOR THAT INSTALLED THE GARDEN – A maintenance specification is to be submitted with this submission
32. THE SUBMISSION REQUIRES A DETAILED LANDSCAPE BILL OF QUANTITIES, Based on the submission drawing. This should be seen as a valuable workable document for the Client to ensure budgets are allocated at the early stage & the

Landscape isn't compromised

33. TO BE READ IN CONJUNCTION WITH THE 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 hardcopy & an ELECTRONIC PDF VERSION, with the first set of building plans together with the prescribed application fee.

This submission will be reviewed by the DRC as per the checklist and will either be approved or referred in accordance to the design's compliance to each item listed. If referred, it is the applicant's responsibility to resubmit the landscape plan once comments have been addressed.

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 hardcopies & an electronic PDF version of the detailed Final Landscape Plan and an electronic version of the Bill of Quantities in Excel format, 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 Bay 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.

SEATON

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			

Preliminary Bill of Quantities	COMPLIANT	NON-COMPLIANT	COMMENT
Electronic Copy in EXCEL FORMAT REFERENCED TO Submission Drawing Number			

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
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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 & Embankments & embankment slope			

Existing trees			
Erosion control			
Stormwater management			
Detailed irrigation system			
General design philosophy requirements:			
Has design considered the Verge & planting servitude integration			
Has the design considered integration with neighbouring conservation edges			
Has the design considered privacy to neighbours & general surrounds - with plant screening			
Has the design allowed for good to excellent coverage of the earth with a variety of plant species			
Has the design introduced a variety of trees to ensure overall philosophy of Seaton using the landscape to soften the built environment			

APPROVAL - APPROVAL WITH CONDITIONS	
Review Company Name	
DRC Review Person - Name & Title	

Signature	
Date of Evaluation	
Date of referral	
Date of Approval	