



Landscape Manual Revision 04 - December 2025

LANDSCAPE MANUAL

Note:

The Landscape Manual must be studied in context and in conjunction with the following published documents:

- Outeniquasbosch Constitution
- Environmental Management Plan
- Architectural Design Manual
- Construction Rules

LANDSCAPE MANUAL

The philosophy of the landscaping and rehabilitation of the Outeniquasbosch Wildlife Village is to manage and maintain the wildlife and to restore the naturally occurring habitats of the area and enhance the screening effect as a visual barrier and softening tool within the urban context.

As the development village nodes have been approved in areas previously disturbed and the remaining natural vegetation has been protected, the philosophy for the development is one of restoring the naturally occurring habitat diversity within the and between the new village areas so as to create a seamless natural area. The natural habitats of the area are a mosaic of fynbos, renosterveld and valley bushveld/thicket. This diversity will be recreated within the open space areas between the villages and will be brought back into the individual rehabilitation areas and gardens using indigenous vegetation.

As a Wildlife Village, it must be **strongly noted** that Wildlife will be moving through the areas, including private properties and as such, they will be browsing and grazing within private property and the corridors between the properties. This implies that the rehabilitation areas will be frequented by animals and that plant material planted to rehabilitate the area is for the benefit of the wildlife. Special precautions will be required while establishing this vegetation to ensure that it is not permanently damaged by premature grazing or browsing.

The development of gardens in the village will be classified into two categories:

- Private and public areas.

1. Private areas (Domestic gardens)

The private/domestic gardens consist of the following areas.

Private gardens - are defined as the areas outside the disturbance area permitted and approved for the property, but within the building lines.

Note: The property owner **must** apply in writing in advance to the Outeniquasbosch Landscaping Committee for permission to plant any tree or plant species that is not included on the list of recommended plants in this manual and its attached addenda.

1.1.1 Enclosed Garden areas – means garden areas fenced in on the building line, which will protect such garden area from entry by wildlife. Plants and lawns in enclosed areas may be planted as desired by the owner, with preference given to locally indigenous plants. Exotic plants are permissible when planted in pots or containers. No exotic plant, which is known to spread seed or become invasive, is allowed.

1.1.2 Open Garden areas – refers to garden areas which are not fenced. Only locally indigenous plants, as per the approved plant list, are allowed. Also note that open private garden areas could be subject to wildlife browsing and grazing depending on how they are defined and demarcated.

1.1.3 Street Front areas – means the area between the street curb and the property building line. These are classified as public areas, but the property owners will be responsible for stabilising, planting, and maintaining the neatness of such areas. The street front areas may be planted as follows:

1.1.3.1 Lawns – preference will be given to indigenous grasses such as “kweek” or “buffelgras” for lawns, but kikuyu lawns will be approved when contained between curb and paving, preventing spread into rehabilitation areas.

1.1.3.2 Plants – the street front area (as a public area) is not intended to be an extension of private gardens. Only locally indigenous plants and trees, as per the approved plant list with non-aggressive root systems, are allowed in the street front areas. Trees must be planted more than 5m from a road verge.

1.1.3.3 Terrasses – are allowed where street front areas are steep and need to be stabilized-

1.1.3.4 Rockeries - will be permitted with the understanding that rocks themselves do not constitute “green” (see definition of “green” in Architectural Design Manual). Residents will be expected to conform to rules laid out in the ADM pertaining to the minimum percentage green surface area required, as laid out in section 4.9.3 of the ADM.

1.1.4 Rehabilitation areas – refers to the areas on the property outside the building lines. Rehabilitation areas inside and outside of private property will be designed to be a seamless continuation of the natural habitats that are to be restored around the village nodes. The topsoil and plants rescued during the construction phase must be used in the rehabilitation area. ONLY locally indigenous trees, shrubs and grasses as per the approved plant list are allowed in the rehabilitation area. Homeowners will be required to plant a minimum of 3 trees and 5 shrubs in the rehabilitation area within 6 months of the date of occupation. No private gardens or lawns may extend into the rehabilitation

areas. Mowing of grass in the rehabilitated areas is not permitted except for a 1m strip on the outside of a wall or fence on the building line. No poisoning of any plants or grass with any chemical or commercial substance will be allowed without prior approval in writing from the ECO or Landscaping Committee. The owner is responsible for maintaining the area free of declared invasive plant species. Such invasive species may be pointed out by the Landscaping Committee or Environmental Control Officer (ECO).

- 1.1.5 **Planting of trees** – tree planting is to be done in the form of creating bush clumps or clusters to simulate natural conditions. A minimum of 3 trees and/or 5 shrubs as per the approved plant list are required per bush clump.
 - 1.1.5.1 Screening of trees, shrubs or planted sections in the rehabilitation areas might be required until they are established to protect them from premature grazing and browsing. The selection of screening material is limited to jackal-proof wire netting supported by 3-4 wooden poles (“droppers”). These protective cages need to be erected neatly, and an attempt should be made to minimize the restriction of natural movement of animals through the area. Use of barrier shrubs (thorny) in the bush clump is encouraged as a means to protect the key trees.
- 1.1.6 **Maintaining garden areas** - Owners shall be responsible for maintaining the area between the curb and the boundary of their property, as well as all areas within the property boundary that are visible from public view, in a clean and aesthetically acceptable condition. The HOA may, at its discretion, require any owner or tenant to make improvements necessary to achieve an acceptable aesthetic appearance. All costs associated with such improvements shall be borne solely by the owner.
- 1.1.7 **Artificial grass** – may only be installed in enclosed private garden or courtyard areas, must be screened using appropriate plants from the approved plant list, and must be approved in the Landscape Garden Plan.
- 1.1.8 **Fruit trees, herbs, and vegetables** – are allowed in enclosed private gardens but could be susceptible to damage by wildlife if not fenced off.
- 1.1.9 **Garden features** – including water features, pots, and statues – must be clearly indicated on the landscaping application form for consideration and approval by the Landscaping Committee.
- 1.2 **Landscape plan** – include a list of intended tree, plant, and lawn species to be planted in the private garden, street front and rehabilitation areas for submission to the Outeniquasbosch Landscaping Committee prior to the completion of the house and before any landscaping or planting commences. A signed application form (Appendix 1) should accompany the Landscape Plan. Should significant changes be made to the Landscaping Plan for a property at any stage after approval of the Landscaping Plan for that property, an updated Landscaping Plan will need to be submitted for approval before any such changes can be made.

1.2.1 The HOA **will only approve** the occupation certificate for a property if the following has been carried out to their satisfaction:

1.2.1.1 The street front area must be stabilised and planted in accordance with the approved landscape plan for the property.

1.2.1.2 The balance of the private garden area must be cleared of building material.

1.2.1.3 The rehabilitation area outside the building line must be cleared of any building material, and topsoil must be reinstated. If compacted, the topsoil should be ripped or loosened to allow sowing of locally indigenous grass seed. Once sown, the soil should be lightly compacted, and sufficient irrigation should be initiated to ensure that the grass can survive and flourish upon germination. In instances where the gradient is very steep and can lead to problems with erosion, the HOA/Landscaping Committee may insist on planting of “vygies” to stabilise the slopes, or an alternative agreed upon between the Landscaping Committee and property owner.

1.2.2 Landscape Inspections

1.2.2.1 The Landscaping committee reserves the right to visit and inspect (by appointment) the garden and rehabilitation areas of any property on Outeniquasbosch 6 months or more after occupation.

1.2.2.2 The purpose of inspection will be to ensure alignment of planting and rehabilitation (including erosion control and eradication of invasive plant species) in accordance with the approved Landscape Plan and The Landscaping Manual, having allowed a reasonable timeframe for implementation. Focus will be placed on the street front and rehabilitation areas.

1.2.2.3 The Landscaping Committee will, where necessary, forward a report on the outcome of the inspection to the property owner and the HOA, detailing any remedial actions needed. Should there be corrective measures necessary, the HOA will send a warning notice to the property owner. A period of 21 working days will be given to allow the property owner to comply.

1.2.2.4 If the property owner fails to comply within the stipulated period, the HOA will issue them a fine, which may be repeated on a monthly basis until the Landscaping Committee is satisfied that the identified problems have been satisfactorily addressed (See schedule of fines in section on building rules and contractors’ agreement on the Outeniquasbosch Website).

1.3 **Empty stands** – the registered owner of an empty stand remains responsible for preventing any soil erosion from taking place on such a stand, for ensuring that no building material or additional soil is dumped on the stand before construction approval is obtained, and for ensuring the stand is kept free of any invasive plant species stipulated in South Africa, such as but not restricted to, *Thorn Apple* (“olieboom”) or *Argemone Ochroleuca* (“blou dissel”). Should it become necessary for the HOA to clear such a stand of invasive plants or remove unapproved items dumped on the site, the incurred cost will be recuperated from the owner of the erf.

2. Public Area

- 2.1 All public areas between the village nodes that have been designated and designed as linking open space corridors will be rehabilitated to restore the naturally occurring habitats present on and around the larger development property.
- 2.2 The rehabilitation of these areas will be commenced by the Developer and then handed over to the H.O.A. for long-term maintenance.
- 2.3 Screening off these areas during establishment will be undertaken to prevent premature browsing and grazing.
- 2.4 Rehabilitation of these linking corridors will be undertaken in accordance with a master plan for rehabilitation. This will be started by the Developer and will be continued by the HOA throughout the life of the Wildlife Village.
- 2.5 At all times, the needs of wildlife in this area will come first over any “nuisance” caused to the Homeowners.
- 2.6 Creation of bush clumps between and around homes to assist in the visual screening.
It must be noted that visual screening is a requirement of the Environmental Authorisation, and as such, no “views” are preserved for the sole enjoyment of the homeowners.
- 2.7 Pruning and cutting of trees for views is not permitted under any circumstances.
- 2.8 As the vegetation of the area consists of low-growing fynbos and renosterveld with clusters of valley bushveld, it is not anticipated that any views will ever be totally obscured. They will rather be enhanced by restoring the natural habitats and feel of the area.
- 2.9 It is not allowed to remove or collect any plant from the public areas without the pre-approval of the Environmental Control Officer (ECO), not even for re-planting into the rehabilitation areas.

For any uncertainty with regards to Landscape or gardening restrictions referred to in this Landscape Manual, the property owner can contact the Outeniquasbosch HOA or Landscaping Committee.

Refer to the Document section on the Outeniquasbosch Website for a list of plants permitted at Outeniquasbosch. This list may be added to periodically.