



LANDSCAPING DESIGN CODE

FOR

ZIMBALI LAKES RESORT

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AGREEMENT: LANDSCAPING DESIGN CODE FOR LANDSCAPE ARCHITECT

This document must be completed and signed (in black ink) in respect of all work carried out on all phases of the Zimbali Lakes Resort.

1. PARTIES

1.1 **Zimbali Lakes Resort Management Association - "ZLR"**

1.2 **Landscape Architect:** _____
 Identity / Registration Number: _____
 Workman's Compensation Number: _____
 Contact Telephone Number: _____
 Physical Address: _____
 Postal Address: _____

2. RECORDAL

- 2.1 All prospective Landscape Architects are required to submit a portfolio of their work to the **ZLR** for evaluation.
- 2.2 The Landscape Architect hereby acknowledges he/she has received a copy of this Protocol in respect of all work carried out on all phases of the **Zimbali Lakes Resort**, and accepts the obligations in favour of the **ZLR**, as set out in this agreement. He/she also acknowledges this agreement stands in respect of all present and future work carried out on the **Zimbali Lakes Resort**. The **ZLR** reserves the right to amend this Protocol from time to time. The Landscape Architect will be advised of any such amendments.
- 2.3 The Landscape Architect also hereby acknowledges that the **ZLR** has the right to add or remove any Landscape Architect from the list of Accredited Landscape Architects.

Signed by the Landscape Architect at _____ this ___ day of _____ 20__.

AS WITNESS:

Witness signature:	Landscape Architect signature:
	For Landscape Architect

Signed by the ZLR at _____ this ___ day of _____ 20__.

AS WITNESS:

Witness signature:	ZLR signature:
	For ZLR

1. GLOSSARY OF TERMS

ZLR	Zimbali Lakes Resort Management Association
Landscape Architect	Designer of the layout for the garden
Landscape Contractor	Contractor installing and maintaining the garden
PUD	Planned Unit Development
SR	Single Residential
NEMA	National Environmental Management Act, 107 of 1998
Exotic	Plants not indigenous to South Africa
DRC	Design Review Committee

LANDSCAPE DESIGN CODE

2. CRITERIA FOR ACCEPTANCE OF LANDSCAPE ARCHITECTS BY ZLR

- 2.1 All accreditations are at the discretion of the ZLR.
- 2.2 To be considered for accreditation, a comprehensive Company Profile must be submitted to the ZLR including, specifically, documentation to evidence a proven track record of at least 3 successfully installed designs within a residential development, including references.

3. INTRODUCTION

The aim of this design code for Zimbali Lakes Resort is to ensure that all gardens are designed and maintained according to tested basic environmentally sensitive principles and horticultural standards, namely:

- 3.1 All designs have thoroughly considered the broader coastal environment during the planning process, incorporating the natural and man-made environments;
- 3.2 Landscape design proposals must be sensitive to the buffer zones;
- 3.3 Landscape should have long term succession species;
- 3.4 The design should integrate the built environment into the natural landscape with minimal negative impact on the environment;
- 3.5 The design should make use of the proposed indigenous and non-invasive exotic plants on the planting palette (plant list is not exclusive);
- 3.6 Non- invasive exotic plants (approved by DRC) may be used in contained areas within the building lines;
- 3.7 No existing indigenous trees are to be removed from properties without DRC consent.

NOTE: NO plant listed on the Declared Weed and Invader plant list (Regulation 15 of the

Conservation of Agricultural Resources Act, Act 43 of 1983) will be permitted. Plants on the “watch-list” should be avoided.

4. LANDSCAPE PHILOSOPHY

The aim is to establish an open almost savannah like landscape with a plant palette that is mostly indigenous to the north coast of Kwa-Zulu Natal with a relaxed informal atmosphere.

5. LANDSCAPING GUIDELINES

- 5.1 Plant corridors between units to achieve privacy.
- 5.2 Xeriscape type planting to be promoted.
- 5.3 The landscape must be functional and enhance living quality. To that end we would promote lawn areas in social functioning spaces and where required.
- 5.4 Although biodiversity of planting is important, different monoculture groupings can make up part of the biodiversity.
- 5.5 In key areas, in order to achieve an iconic landmark landscape, we recommend monoculture planting to introduce structure in the landscape.
- 5.6 Streetscapes are an integral part of urban landscape, creating hierarchies and allowing Flora diversity into the built environment.
- 5.7 A mixed specie palette is proposed as against a single specie palette, except where identity in the landscape is to be developed. These mixed species will enhance the habitat and ensure biological continuity as well as affect the microclimate of the site; i.e. wind reduction, noise reduction and visual screening.
- 5.8 Use berming where possible as a screening function between residential and main arterial routes.
- 5.9 The reduction of the heat envelope can be achieved with lighter shades of paving materials.
- 5.10 Soil moisture levels can be retained by using mulch on a regular basis.
- 5.11 Rain water should be collected in swales and low points and natural terraces should be created to slow down the flow of water run-off.
- 5.12 Reduce, retain and treat run-off at source using retention ponds and swales especially next to hard surfaces.
- 5.13 The Developer and ZLR, in collaboration with the Controlling Landscape Architects, reserves the right to make additions or alterations to these guidelines which in their opinion are necessary to enhance and guide the development into the urban character envisaged.

6. LANDSCAPING MATERIALS

6.1 Materials

Corobrik Onyx, Corobrik Graphite and polished concrete finishes may be installed. Dark and light textures may be used in any combination and all proposals submitted to the DRC will be considered in relation to the character of the project.

6.2 Hardscaping

Paving materials should be used to create character, sense of scale and communicate contrast in relation to the buildings to establish boundaries and specific places.

7. DESIGN PROCEDURES

ZLR aims to maintain a high landscape design standard through acceptable horticultural principles. All landscapes (hard and soft) are to be designed by approved Landscape Architect.

7.1 Landscape Plan Submission

7.1.1 First Submission:

An initial Landscape Concept Plan (addressing the points recorded in 7.2 of this Guide) must be submitted for both PUD and SR sites. Submit one colour copy with the first set of building plans together with the prescribed application fee.

7.1.2 Second Submission:

The Final Landscape Plan, for both PUD and SR sites, must be submitted within 30 (thirty) days of the building reaching roof plate height. Two copies of the detailed Final Landscape Plan (of which one will be in colour) must be submitted to ZLR for approval through the DRC. The other copy will be stamped and signed and returned to the applicant on approval by the DRC. A colour copy of the approved plan will be kept on file by ZLR. No work may commence on site until the Landscape Contractor has an **approved** Final Landscape Plan in their possession.

7.1.3 Digital submission is also required in DWG format only.

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

7.2 Landscape Plan Submission Requirements & Checklist

ZIMBALI LAKES RESORT				
Landscape Plan Submission & Checklist				
			ERF No:	
			Development Node:	
			Date Plan submitted for Evaluation:	
PLAN SUBMISSION			Compliant	Not Compliant
Comments				
1.1	FORMAT (DIGITAL & HARD COPY):			
	Electronic format:	DWG:		
	Hard Copy:	All plans A1 Paper size:		
		All Plans folded to A4 size (Not Rolled):		
		Scale: 1:200 or larger:		
1.2	Information panel on drawing to show:			
1.3	LANDSCAPE ARCHITECT DETAILS:			
	1.3.1 Company Details:			
	1.3.2 Contact Person:			
	1.3.3 Contact Cell / Tel No:			
	1.3.4 Email Address:			
1.4	PROPERTY DETAILS:			
	Erf No. / Unit No.			
	Site / Unit Area:			
	Percentage of Landscape:			
	Name of Owner:			
	Zoning:			
1.5	PLANT PLAN LEGEND:			
	Plants on legend & plan easily identifiable			
	Plant sizes indicated			

	Plant ratios indicated			
1.6	DRAWING DETAILS:			
	Drawing Number			
	Drawing Scale			
	Date of Drawing			
	Revision Number			
1.7	LANDSCAPE CONTRACTOR DETAILS:			
1.8	IRRIGATION DESIGNER DETAILS:			
1.9	IRRIGATION CONTRACTOR DETAILS:			
1.10	REQUIREMENTS ON DRAWING			
	Site Location Plan			
	Site Boundaries			
	Neighbours, including complete house layout and all existing structures			
	Identify all hardscaping, water features, retaining walls, paving & permanent structures			
	Building footprint, showing latest floor plan, all window & door apertures, patios, external columns and roof overhangs			
	All existing trees, indigenous & exotic			
	Storm water disposal & management			
	Existing & proposed contours			
	Erosion protection if required			
	North orientation: soil amelioration methods			
	Reviewed by (Name):			
	Company:			
	Signature:			
	Date of Evaluation			
	Date of Referral			
	Date of Re-evaluation			

7.3 Landscaping Design Considerations

Due consideration is required to plan an environmentally sensitive garden. This is a process in which many aspects are considered prior to preparing the actual layout.

These include:

7.3.1 Site Assessment & Analysis

The site should be inspected very carefully. It is recommended that the Landscape Architect consult with persons knowledgeable about the site conditions.

7.3.2 Topographical Features

7.3.2.1 Height above sea level (The higher you are the more you are exposed to the wind).

7.3.2.1 The direction the site slopes.

7.3.3 Prevailing Winds

7.3.3.1 Wind velocities are high and mainly N.NE. and/or S.SW.

7.3.3.2 Curtailing of wind on site is promoted.

7.3.3.3 Average of 275 windy days per year.

7.3.3.4 Courtyard houses should be considered.

7.3.4 Views and House Orientation

7.3.4.1 Maximise North orientation for external living spaces to optimize passive energy.

7.3.4.2 Identify views and vistas together with the architect before designing the garden to capitalize on this natural asset and ensure that future growth will screen from neighbours but not block views.

7.3.4.3 Maximise vistas with picture frame windows.

7.3.5 Plant Species & Diversity

7.3.5.1 A proposed ratio for indigenous to exotic planting is 80% (min) to 20% (max) respectively.

7.3.5.2 Non- invasive exotic plants (approved by DRC) may be used in contained areas within the building lines.

7.3.5.3 Zimbali Lakes Resort's Planting Palette is proposed, but not prescribed.

7.3.5.4 The landscape shall consist of no less than 35% of the total remaining area of the site after the building footprint was subtracted from the overall site (planting percentage should be indicated on plan).

7.3.6 Boundaries

7.3.6.1 Have a surveyor check the boundary pegs before you commence with the work.

7.3.6.2 Building of any structure into the Zimbali Lakes Resort conservation buffer zones is strictly forbidden.

7.3.6.3 Daylighting into neighboring properties is not permitted.

7.3.7 Landscape Servitudes & Plant Corridors

- 7.3.7.1 The 3m planting servitude along the road frontage serves as a planting buffer between the sites and the road.
- 7.3.7.2 All large rooted trees within 2m from roads and services need to be planted with root protection.
- 7.3.7.3 ZLR is responsible for the rehabilitation of the road verge up to the cadastral boundary of the property.

7.3.8 Micro Climates

- 7.3.8.1 It is important to relate the positioning and outline of the building on the site as this will create many micro-climates on the site which must be addressed individually in the design.

7.3.9 Platforms and Banks

- 7.3.9.1 Recommended maximum slope for banks is 1:2.
- 7.3.9.2 If a bank is steeper than 1:1 then a vertical wall should be constructed.
- 7.3.9.3 If a bank is steeper than 1:2 geo-fabric should be used to help stabilize banks.
- 7.3.9.4 Within 7 days after banks have been trimmed to their final levels, they must be planted and protected to prevent erosion.
- 7.3.9.5 Such planting should be sodding, ground cover and seeding so as to create natural vegetation coverage.
- 7.3.9.6 Temporary strip sodding should be maintained and integrated into natural rehabilitation.

7.3.10 Storm water and Drainage

- 7.3.10.1 The design must comply with the standards set out in the storm water management plan lodged with the ZLR Office.
- 7.3.10.2 Storm water management must be presented on the submission plans.
- 7.3.10.3 Rain harvesting tanks (below ground or hidden) are strongly encouraged.

7.3.11 Services

The General Estate Services Plan covering your site is available at the ZLR office upon request.

7.3.12 Water Points and Irrigation

- 7.3.12.1 Provision for irrigation systems or adequate water takeoff points is required.
- 7.3.12.2 All PUD sites must have an automated irrigation system installed and rainwater harvesting is recommended.

- 7.3.12.3 It is recommended that an irrigation system be installed on SR properties, but this is not compulsory.
- 7.3.12.4 A detailed irrigation design and specifications plan must be submitted with all landscape plans where irrigation systems are installed.
- 7.3.12.5 No water supply to be connected and or collected from the conservation and buffer zone.
- 7.3.12.6 Irrigation systems must be designed to be as visually unobtrusive as possible and may not encroach over boundaries.
- 7.3.12.7 No irrigation may commence prior to the submission and approval of an irrigation drawing.
- 7.3.12.8 All irrigation installations need to comply with the Resort Sustainability Guideline and no potable/drinking water may be used for irrigation.
- 7.3.13 Hedges
Vertical screen planting (formal or informal shrubs) should be used to facilitate privacy between neighbours without obscuring vistas.
- 7.3.14 Lawn
Lawn is only permitted within the building lines, as agreed with ZLR.
- 7.3.15 Paving
- 7.3.15.1 All external hard surfaces will be seen as paving.
- 7.3.15.2 Paving into property entrance to be integrated with street interface – to be approved by the DRC.
- 7.3.15.3 Permeable paving with planting in between to be considered.
- 7.3.15.4 No G-block paving or any other cement brick paving or imprint paving is allowed.
- 7.3.16 Fencing
- 7.3.16.1 All fencing to be hidden from view.
- 7.3.16.2 All fencing and yard walls to comply with Resort Architectural Guidelines, and must be secure and pet friendly.
- 7.3.17 Retaining Structures (All Vertical)
- 7.3.17.1 All retaining structures should be shown on the Landscaping Plan as per the approved building plans.
- 7.3.17.2 No dry stack open base retaining walls higher than 500mm are permitted.
- 7.3.17.3 Dry stack open base retaining walls must have a maximum of 70% slope.
- 7.3.17.4 Every opening in the dry stack open base retaining wall is to be planted and irrigation

to be provided on wall - drip irrigation preferred.

7.3.17.6 Vertical natural stone stacking or off-shutter concrete walls are allowed.

7.3.17.6 All vertical retaining walls must be softened with appropriate planting – e.g. creepers and/or plant openings in the wall.

7.3.18 External Lighting

7.3.18.1 LED or solar lighting to be used in the landscape.

7.3.18.2 Indirect lighting is allowed.

7.3.18.3 No light source must be visible – i.e., no lighting must shine in the viewer's eyes. Outdoor lighting must have a cowling to direct the light to the desired location.

8. DISCLAIMERS

8.1 This document is to be considered supplementary to the Zimbali Lakes Resort Guides, forms part of an integrated design whole with the Architectural and Sustainability Guidelines and does not take precedence. Should any provisions of this document be regarded as contrary to the Zimbali Lakes Resort Guides from time to time the Resort Guides shall prevail.

8.2 Following this, all Approved Landscape Plans are to be considered supplementary to the Approved Building Plans for the property in question. Should any deviations on an Approved Landscape Plan be contrary to the Approved Building Plan, the Approved Building Plan and any associated decisions by the DRC shall take precedence.

8.3 This document serves as the landscape guidelines only and final approval is subject to a full review by the DRC. The DRC shall approve the landscape plan as an integral part of the building approval and full approval shall be deemed to include BOTH the approval of the building plan, the sustainability plan and the landscape plan.

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