

UMHLANGA RIDGE TOWN CENTRE - RESIDENTIAL PRECINCT LANDSCAPE GUIDELINES

LANDSCAPE DESIGN PHILOSOPHY & DESIGN CODE FOR DEVELOPERS



PARKSIDE
UMHLANGA RIDGE
MANAGEMENT ASSOCIATION

DRAFT

Version 2 – OCTOBER 2011

UMHLANGA RIDGE TOWN CENTRE - RESIDENTIAL PRECINCT LANDSCAPE GUIDELINES

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UMHLANGA RIDGE TOWN CENTRE - RESIDENTIAL PRECINCT LANDSCAPE GUIDELINES

1. INTRODUCTION

MISSION STATEMENT:

To create a **HIGH QUALITY PUBLIC ENVIRONMENT**

Create a connection between **HIGH DENSITY LIVING, INFRASTRUCTURE** and **CONTEMPORARY URBAN LANDSCAPE DESIGN.**

Enhanced **STREET** Landscaping, that responds to the **STREET RELATED ARCHITECTURE.**

SAVANNAH PARKS to encourage residents into the streets & assist with creating **GREEN STREETS & FUNCTIONAL STREET PARKS.**

By integrating these elements we hope to stimulate people to **TAKE POSSESSION** of their Open spaces, thereby claiming **OWNERSHIP** & ensuring a **SUSTAINABLE & SAFE PUBLIC ENVIRONMENT**

UMHLANGA RIDGE TOWN CENTRE RESIDENTIAL DOCUMENT INTENT:

•UMHLANGA RIDGE TOWN CENTRE RESIDENTIAL, is a Precinct, neighboured by Prestondale on the North-East; N2 on the North-West, Umhlanga Ridge Town Centre Commercial on the South-West & Herrwood Drive on the South-East.

•Tongaat Hulett are the developers

•The urban landscape will be designed with **SUSTAINABILITY** in mind, and the **PARKSIDE UMHLANGA RIDGE MANAGEMENT ASSOCIATION**, will ensure strict adherence to the Landscape Guidelines. This will ensure balance between the individual developments and the Public Urban Landscapes.

•These guidelines will encourage individuality within the specific landscape character, ethos and environmental requirements. The guidelines within this document are not intended to be too prescriptive, but rather assist in creating a coherent development, where private & public spaces are well integrated & landscapes are prominent.

The Developer in collaboration with the controlling Landscape Architects reserve 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.

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2. PRIVATE LANDSCAPE DESIGN PHILOSOPHY & GUIDELINES

Private Landscape Character:

- The town planning layout allows for the creation of 2 Distinct development zones:
EXCLUSIVELY RESIDENTIAL & HIGH-STREET
- These 2 zones will require different responses within the landscape, due to their function & usages, thereby creating different landscape characters.
- Developers must respond to their individual surrounding needs & the guidelines.

Private Landscape Design Objectives:

- Ensure the quality & merit of the private landscaping contributes to the overall quality of the **PUBLIC** environment.
- Landscape to flow uninterrupted through to public open spaces where possible, thereby blurring the boundaries between the **URBAN FORM** & the public open spaces.
- Overall design context is **FORMAL**
- Cognizance is to be taken of the relationship between built forms, the landscape, views from buildings and exterior spaces, and views from and to adjacent buildings.
- ARRIVAL COURTYARD** to be **INTENSIVELY LANDSCAPED**, formal clipped hedges with tree planting, thereby reducing scale & softening visual to road & enhancing the **SENSE OF ARRIVAL**
- PLANTED WALLS TO BE INTRODUCED INTO THE ARCHITECTURAL FORM, THEREBY ENCOURAGING A VERTICAL GREEN ELEMENT INTO THE URBAN FORM. THIS GREEN WALL ELEMENT IS KEY TO THE OVERALL CHARACTER OF UMHLANGA RIDGE TOWN CENTRE.** It should be noted that expensive & high maintenance Green Walls are incredible assets to the Urban Form, however there are affordable options and these should be investigated

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Private Landscape Design Objectives CONT.....

- All existing trees to be surveyed, if they are a specie that can be successfully transplanted, this should be done by a qualified landscape contractor. Where the trees cannot be transplanted, the design should attempt to incorporate these.
- The reconciliation of pedestrian movement is very important both in terms of the arrival at the building and general circulation through the **GREEN STREETS**. Paraplegic access needs to be incorporated into pathways and building entrances.
- Develop **LANDSCAPED PARKING COURTYARDS**, that connect Residents & Visitors to the Building arrival zones.. **CREATE SOFT ARRIVAL & ENSURE SECURITY**
- Emphasis to be placed on climate, topography and the correct placement of plants. Plant choices to be informed by the built form, orientation & shadow play.
- Ensure sensitive platform shaping to create soft transitions between sites & the natural open spaces – where applicable
- Plant palette to be 90% indigenous, with endemic species being encouraged to enhance biodiversity. The remaining 10% is ONLY for the introduction of creepers for planting to GREEN WALLS, boundary walls, fences & pergolas & for clipped formal hedging at entrances.
- SEA FACING SITES along HERRWOOD Drive, can consider Roystonea regia (Royal Palms) as a formal rhythm, along road frontage.
- Water-wise landscapes are also encouraged
- Encourage permeable paving to parking bays eg: Grass blocks.
- Encourage screening between sites to soften extend of built walls and fences. **ALL BOUNDARY WALLS / FENCES ARE TO BE PLANTED WITH CREEPERS TO CREATE GREEN WALLS.**
- Boundary walls / fences on street elevation form part of the landscape. This wall / fence is to be minimum 40% GREEN / PLANTED. Green columns incorporated into the fence design are also permitted.

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Private Landscape Design Guidelines

LANDSCAPING OF PRIVATE GARDENS:

All Private Landscapes must conform to the Design Philosophy & Objectives of UMHLANGA RIDGE TOWN CENTRE RESIDENTIAL

The planning of the landscape must take into account the following, and be reflected on the Landscape Submission Plan :

- Drawing to Scale suitable for review – 1:200 (A0 / A1)
- All Details of Landscape Architect or Designer & Landscape Contractor.
- Site Erf Number
- Site LOCALITY MAP
- North Point & Line scale
- All building footprints, including relevant floor plans to assist with assessing landscape interface
- All grading and terracing to be shaped, to ensure final levels tie into the surrounding built elements, landscapes & road / paving edges.
- ALL FINAL CONTOURS & LEVELS TO BE REFLECTED ON DRAWINGS. ENSURING THE FINAL FORMS ARE STABLE AND EROSION FREE. Banks that are 25 degrees and over & those which may require walling or alternative soil / plant support are to be clearly indicated & stabilisation method to be detailed.
- Hard landscaping including paving, retaining structures, gravel / pebbles / stone, garden furniture and exterior tiles must be clearly specified and indicated.
- Water features & Icon elements.
- Details of storm water management. Eg: Attenuation ponds, permeable paving & Storm water layout.
- Where possible landscape to integrate with neighbours, including finished levels.
- The compulsory planting and maintenance of a minimum x6 Indigenous trees to each the individual site. Trees to be a minimum size of 50 Litres
- A minimum of 6 months post installation maintenance to be carried out by the Installation Contractor
- Plant / design philosophy & Soil amelioration to be described in detail
- Full Planting legend, related to symbols on the plan, including botanical names, size, planting density.
- Tree choices & placement should consider ultimate tree canopy & root growth
- Pergolas, awnings and trellis work to be indicated, including type & fixing
- GREEN WALLS to be indicated on plan, include estimated final height of planting, once established, or at height that planting will be maintained.
- Exterior lighting, including feature lighting
- Within closed courtyards, Owners retain the rights for alternative landscape options.
- All private landscapes are to have manual or automated irrigation systems or other specified at the time of submitting plans. Eg: Xeriscapes or Green Star requirements
- **All landscape designs to consider shade trees, hedge planting, climbing plants and creepers as screening between developments**
- **Softening of parking courtyards must be achieved with trees, planted pergola structures or other alternatives proposed. This is critical as most are seen from above. Paving textures to parking courtyards are encouraged to break up the scale of the hardened surface.**
- All Landscape contractors to the private developments are to comply with the overall EMP for the development zone
- **Invasive alien plants will not be permitted anywhere on the Estate.**
- **ALL NEW DEVELOPMENTS ARE REQUIRED TO SUBMIT A LANDSCAPE PLAN.**
- **Plan to follow the Plan Submission Procedures & Submission Review Checklist**

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Private Landscape Submission Checklist

UMHLANGA RIDGE TOWN CENTRE RESIDENTIAL					
Landscape Plan Submission Requirements & Review Checklist			LOT No:		
			Development:		
			Date Plan submitted		
PLAN SUBMISSION			COMPLIES	NOT COMPLIA	COMMENTS
1.1	FORMAT (Either CD or Hard Copy)				
1.1.1	Electronic Format:	Auto Cad Drawing on CD or PDF			
1.1.2	Hard Copy:	All plans A1 Paper size			
		All Plans folded to A4 size (Not Rolled)			
		Scale: 1:200 or larger			
		Info panel on RHS of A1 sheet - 100mm wide			
1.2	INFORMATION PANEL ON DRAWING				
	Info Panel to display:				
1.2.1	DESIGN COMPANY DETAILS:				
	1.2.1.1	Company Details			
	1.2.1.2	Contact Person			
	1.2.1.3	Contact Tel No:			
	1.2.1.4	Fax No:			
	1.2.1.5	Cell No:			
	1.2.1.6	Email			
1.2.2	LOT DETAILS:				
	1.2.2.1	Lot No / Unit No:			
	1.2.2.2	Physical Address of Lot / Unit			
	1.2.2.3	Name of Owner			
1.2.3	PLANT PLAN LEGEND:				
	1.2.3.1	Symbols on plan to relate to plant legend			
	1.2.3.2	Full list of plants - Botanical & Common names			
	1.2.3.3	Plant Sizes - Litres			
	1.2.3.4	Ultimate height & spread of all TREES			
	1.2.3.5	Plant Densities - Rate / m2			
1.2.4	DRAWING DETAILS:				
	1.2.4.1	Drawing Number			
	1.2.4.2	Drawing Scale			
	1.2.4.3	Date of Drawing			
	1.2.4.4	Revision Number			
1.2.5	LANDSCAPE CONTRACTORS NAME				
	Name:				
1.2.6	IRRIGATION DESIGNERS NAME:				
	Name:				
1.2.7	IRRIGATION CONTRACTORS NAME:				
	Name:				
1.3	REQUIREMENTS ON DRAWING:				
	TO BE READ IN CONJUNCTION WITH LIST IN GUIDELINES				
	1.3.1	Site Locality Plan			
	1.3.2	Site Boundaries			
	1.3.3	North Orientation & Line Scale			
	1.3.4	Building Footprint - Showing latest floor plan; all			
	1.3.5	Neighbours including complete development layout & Existing Structures - where applicable & possible			
	1.3.6	Existing / Proposed contours, including all embankments			
	1.3.7	Identify all hardscaping, water features, retaining walls			
	1.3.8	Stormwater disposal & management			
	1.3.9	GREEN WALLS			
	1.3.10	All existing trees both Indigenous & Exotic			
	1.3.11	External Lighting			
	1.3.12	Erosion Protection if required			
	1.3.13	Irrigation layout			
	1.3.14	Describe Plant Philosophy			
	1.3.15	Post Installation maintenance to be detailed			
	1.3.16	Soil amelioration methods			
	1.3.17	Reference to development EMP			

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PRELIMINARY SUMMARISED PLANT LIST

TREES

Afzelia quanzensis
Acacia robusta
Acacia sieberiana
Acacia xanthophloea
Acokanthera oblongifolia
Albizia adianthifolia
Aloe barberae
Antidesma venosum
Apodytes dimidiata
Baphia racemosa
Bolusanthus speciosus
Brachylaena discolor
Calodendron capense
Celtis africana
Chionanthus peglariae
Chrysophyllum viridiflorum
Combretum sp.
Commiphora harveyi
Craibia zimmermannii
Curtisia dentata
Cussonia sphaerocephala
Deinbollia oblongifolia
Dias cotinifolia
Dombeya burgessiae
Dombeya rotundifolia
Dovyalis caffra
Dracaena alteriformis
Encephalartos spp.
Erythrina lysistemon
Euclea crispa
Euclea natalensis
Euphorbia ingens
Ficus burtt-davyii
Ficus natalensis
Ficus polita

TREES

Ficus sur
Gardenia spp.
Halleria lucida
Harpephyllum caffrum
Heteropyxis natalensis
Hibiscus tiliaceus
Inhambanella henriquesii
Margeritaria discodia
Maytenus undata
Milletia grandis
Mimusops caffra
Mimusops obovata
Mimusops zeyheri
Mundulea sericea
Nuxia floribunda
Olea europaea subs. Africana
Phoenix reclinata
Pittisporum viridiflorum
Podocarpus spp.
Ptaeroxylon obliquum
Ptaeroxylon rotundifolius
Rauvolfia caffra
Rothmania globosa
Schefflera umbelifera
Scolopia mundii
Scotia brachypetala
Sideroxylon inerme
Syzygium cordatum
Terminalia sericea
Trema orientalis
Trichilia dregeana
Trichilia emetica
Vepris lanceolata
Voacanga thouarsii
Xylothea kraussiana
Ziziphus mucronata

SHRUBS

Acokanthera oblongifolia
Aloe arborescens
Aloe thraskii
Barleria albostellata
Barleria obtusa
Bauhinia galpinii
Bauhinia natalensis
Bauhinia tormentosa
Brachyleana discolor
Buddleja saligna
Burchellia bubalina
Carissa macrocarpa
Chrysanthemoides monilifera
Clerodendrum glabrum
Coleonema album
Coleonema prinoides
Diospyros lycioides
Dodonaea angustifolia
Dovyalis caffra
Dracaena alteriformis
Duvernoia adhatodoides
Encephalartos altensteinii
Erythrina humeana
Eugenia capensis
Euphorbia tirucalli
Ficus burtt-davyii
Freylinia tropica
Grewia occidentalis
Halleria lucida
Helichrysum cymosum
Helichrysum patulum
Helichrysum splendidum

SHRUBS

Hypericum revolutum
Hypoestias aristata
Leonotis leonurus
Leucospermum tottum
Mackaya bella
Nuxia floribunda
Pavetta lanceolata
Peristrophe cernua
Plectranthus ecklonii
Plectranthus fruticosus
Plectranthus saccatus
Plumbago auriculata
Polygala myrtifolia
Polygala virgata
Portulacaria afra
Portulacaria afra 'Prostrata'
Psychotria capensis
Rhamnus prinoides
Rhus crenata
Rothmania globosa
Strelitzia nicolai
Strelitzia reginae
Tecomaria capensis
Tetradenia riparia
Thunbergia natalensis
Turraea floribunda

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PRELIMINARY PLANT LIST Cont.....

GROUNDCOVERS & GRASSES

Agapanthus africanus
Agapanthus praecox
Adenium multiflorum
Aloe Chabaudii
Aloe cooperii
Aloe vanbalenii
Andropogon eucomus
Anthiricum saundersiae
Aristida junciformis
Aristea ecklonii
Asparagus densiflorus 'Meyersii'
Asparagus densiflorus 'Sprengeri'
Asystasia gangetica
Barleria repens
Bulbine abyssinica
Bulbine frutescens
Bulbine natalensis
Carrisa macrocarpa 'Green Carpet'
Chlorophytum comosum
Chlorophytum variegatum
Condrapetalum tectorum
Cotyledon orbiculata
Clivia miniata
Crassula multicava
Crocoshmia aurea
Delosperma spp.
Dietes bicolor
Dietes grandiflora
Dietes flavida
Dimorphotheca jucunda
Eucomis autumnalis
Felicia amelloides
Gazania regens
Geranium incanum
Gladiolus species
Helichrysum cymosum
Hypoxis hemerocallidea
Ipomoea -pes-caprae
Kniphofia praecox

GROUNDCOVERS & GRASSES

Osteospermum fruticosum
Osteospermum jucunda
Pelargonium peltatum
Plectranthus aliciae (madagascariensis)
Plectranthus verticillatus
Rumohra adiantiformis
Scadoxus puniceus
Sedum spp.
Setaria sphacelata var.
Sericea 'Golden Bristle grass'
Tulbachia violacea
Watsonia spp.
Zantedeschia aethiopica

WATER GARDENS

Crinum bulbispermum
Crinum macowanii
Cyathea dregei
Cyperus papyrus
Cyperus prolifer
Dissotis canescens
Gunnera perpensa
Hydrocotyle bonariensis
Impatiens hochstetteri subsp. Hochstetteri
Juncus kraussii
Kniphofia praecox
Nymphaea nouchali
Nymphoides thunbergiana
Typha capensis
Zantedeschia aethiopica

LAWN

Axonopus compresses
Dactyloctenium australe
Paspalum 'Mini'
Paspalum vaginatum

CLIMBERS

Combretum bracteosum
Combretum microphyllum
Ficus pumila
Jasminum multipartitum
Rhoicissus tridentata
Senecio macroglossus
Senecio tamoides
Thunbergia alata
Podranea ricasoliana
Urera trinervis

NOTE:

THE ABOVE LIST IS A GUIDE & DEVELOPERS ARE ENCOURAGED TO INTRODUCE ENDEMIC SPECIES & OTHER INDIGENOUS SPECIES

NO INVASIVE SPECIES WILL BE TOLERATED

