



MZURI

## MZURI ESTATE LANDSCAPE GUIDELINE

JUNE 2022

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## 1. VISION, OBJECTIVES, PRINCIPLES, AND GUIDELINES

The Mzuri landscape will form a unit with a unique character which portrays quality with a balance between aesthetic values, security and sustainability.

This will be achieved by the relevant design intentions, which includes the following:

- **Functionality:** The landscaped green spaces should have *purpose* such as active and passive recreation; create sheltered micro climates, etc. and be *accessible* to all the Mzuri residents.
- **Cost efficiency:** By means of *innovative soft and hard landscaping design and specifications* such as locally indigenous water-wise planting, low maintenance hard landscaping elements and recycled treated sewerage water for irrigation purposes.
- **Visual aesthetics:** Through the application and implementation of an appropriate colour palette that reflect *local elements* such as natural granite and sand stone. *Plant specifications* and groupings will provide an all-year display of colourful foliage and flowers.
- **Environmental awareness:** Educational and informative activities to encourage the residents to value the estate environment and develop an appreciation and understanding of the water and organic waste recycling systems on the estate.

## 2. REQUIREMENTS AND PROCEDURES FOR LANDSCAPE DEVELOPMENT, ALTERATIONS OR ADDITIONS

- 2.1 The developer will be constructing and installing all hard landscaping, soft landscaping and irrigation elements on both the common property and the individual erven as per initial sales agreements except for those purchasers that choose the option to develop their own properties. It is recognized that over time individual owners or erven may want to alter the landscaping or add additional elements.

In order to maintain continuity in the overall landscape character, owners of erven are required to submit a landscaping plan for approval to the Mzuri Estate Property Owners Association Design Committee (MEPOADC) prior to commencing with any alterations. Owners of erven that develop their own landscaping must submit landscaping plans for approval by the Mzuri Estate Property Owners Association Design Committee (MEPOADC) along with their building plans.

This is to ensure that a collective landscape theme will be realized for the appreciation and benefit of all.

- 2.2 Landscape plans to a scale 1:100, must be prepared for the garden of an erf

- 2.3 The **hard landscaping plan** must address alterations or additions to:

- All paving, water features, swimming pools, pumps and filters, fences, retaining walls, gazebos and any other structural elements must be indicated and the intended finishes specified.
- Clotheslines, dustbin storage areas and other utility areas and their screening must be indicated.

- All retaining structures must have a section drawing. All detailing and specifications of materials being used must be indicated. Drainage points must be present.
- Landscape lighting.

#### 2.4 The **planting plan**:

- All plant material, species, numbers, planting rate/m<sup>2</sup> and mature size must be clearly indicated, including grass species for lawn and must adhere to the restrictions on the plant choice given in the Landscape Master Plan.
- This information must be presented in a planting schedule on the plan.

#### 2.5 The **irrigation plan** should indicate:

- The irrigation layout, pipelines, head positions and head types and intended coverage area / irrigation spacing and layout.
- Source of water supply i.e., Estate Purification Plant supply or individual connection to potable water.

#### 2.6 **Standard plan notations to include**: Erf number, Client/Developers name, Landscape designers name and contact details, date, scale and north arrow.

#### 2.7 A representative of the HOA will **inspect** all house gardens on completion of alterations to confirm compliance with these guidelines. The Property Owner must book time for the inspection at least one week prior to inspection date.

#### 2.8 In the event of **disturbing or altering existing vegetation or irrigation** on road verges or adjoining common property, a Request Form for Landscaping Related Changes in Public Open Areas should be completed and submitted to the HOA for approval. Refer to Section 6 for this form.

### 3. **SOFT LANDSCAPING: PLANTING**

#### 3.1 **Site Establishment**

- 3.1.1 Should an owner require landscaping/irrigation/paving on the road reserve to be temporarily or permanently removed during the construction alterations or additions, then he shall complete the *Request Form* and submit it to the HOA. See Item 2.8 and Section 6
- 3.1.2 In order to process the *Request Form* and implement the work timeously, the form must be submitted to the HOA a minimum of ten (10) working days before the work needs to be done.
- 3.1.3 No verbal instructions may be given to maintenance staff to remove landscaping.

#### 3.2 **Plant species permitted**

- 3.2.1 In order to integrate private gardens with the overall landscaping of the estate, it is recommended that owners use:
  - Endemic/indigenous plants



- Plants that have been used in the common landscaped areas on the estate.

3.2.2 Only the non-invasive exotic plants approved in terms of the Landscape Master Plan may be used.

3.2.3 **Lawn species:** Only Cape Kweek (*Cynodon dactylon*) and Buffalo (*Stenotaphrum secundatum*) may be used. Synthetic lawn is permitted on application to the HOA and preferably used in areas not visible from the street or common property.

3.2.4 **A plant list of preferred indigenous plants - Section 7.**

3.2.5 All **trees** must be double staked with cross braces to strengthen the tree stake.

3.2.6 **Plant species not permitted**

All declared Alien and Invasive Species lists as promulgated (GN R.599, dated 1 August 2014) in terms of section 97(1) of the National Environmental Management: Biodiversity Act (Act 10 of 2004) may not be used.

In addition, the following plants may not be planted:

- Any exotic tree (non-indigenous to South Africa)
- Palm trees
- Any type of exotic cactus or succulent
- Cordyline spp.
- Conifers
- Any Agave species
- Any species of Privet or exotic *Syzygium spp.*
- Bougainvillea
- Bottlebrush (*Callistemon spp*)
- Any Flax species (*Phormium spp*)
- Kikuyu lawn

### 3.3 Soil preparation for additions or alterations

It is recommended that the landscaper is familiar with the underlying soil structure.

It is recommended that all planting areas to be cultivated to a depth of 300mm and all stones larger than 50mm must be removed, as well as any builder's rubble.

If any compost is being imported. It must be from an approved supplier (weed free).

The use of chemical pesticides, ground poisons and traps are strictly prohibited anywhere on the Estate.

Environmentally friendly organic fertilizer must be used at all times.

All newly installed gardens must have a 30mm thick layer of mulch covering all exposed areas.

### 3.4 Maintenance of Private Gardens

All gardens are required to be kept in a tidy state at all times.

### 3.5 Existing Landscaping in Common Areas

- 3.5.1 Landscaping and irrigation have been installed in common areas. This landscaping and irrigation may not be altered or tampered with by an owner in any manner whatsoever. If changes need to occur in the common areas to accommodate private landscaping, the correct procedure should be followed as set out in Item 2.8.
- 3.5.2 Similarly, the **cutting back of branches from the trees in the common areas** may not be undertaken by an owner. Should an owner require such pruning and trimming, then the application process must be followed. Should a tree/plant be damaged or cut back without the correct procedure having been followed as set out in Item 2.8, the HOA may impose a fine on the owner. The amount of the fine is to the discretion of the HOA.
- 3.5.3 All **hard landscaping** (walkway) and tree planting with applicable irrigation on the common property will be **installed by the developer**.

## 4. IRRIGATION

- 4.1 A **fully automated irrigation system** will be designed and installed according to Landscaping Irrigation Association (LIA) standards to be approved by a LIA specialist. For homeowners who opt to have an irrigation system installed by the developer as an optional extra in terms of their sales agreement the irrigation systems will comply fully with these requirements and will be designed to optimise water demand using the estate's non-potable irrigation water supply.
- 4.2 For homeowners who choose to have an **irrigation system installed post occupation** the following requirements must be adhered to:
  - 4.2.1 An **irrigation plan must be submitted for approval** prior to commencement.
  - 4.2.2 The **irrigation system must be an automated irrigation system** adapted to using the Purification system's water and borehole water, and will be connected to the Estate's irrigation water supply point supplied to each unit erf.
  - 4.2.3 A **programmable controller must be installed and co-ordinated with the Estate supply times** for the particular erf as all erven will be supplied with irrigation only at certain times and days to ensure adequate pressure in the supply system.
  - 4.2.4 **No irrigation storage tanks and containers** will be permitted on individual erven.
  - 4.2.5 **Individual boreholes are not allowed.**

## 5. HARD LANDSCAPING

The choice of hard landscaping elements must be inspired by the natural environment and the contemporary use thereof.



## 5.1 Swimming pools

- Above ground pools, “Porta-pools” are not permitted.
- Off-the-shelf pool fencing is strictly prohibited.
- Hard surfaces around the swimming pool will be addressed under Paving.

## 5.2 Structures

- No temporary structures are permitted within the erf garden including “Wendy Houses”.
- All outside structures such as pergolas, gazebo’s and lapa’s must comply with the Mzuri Estate Architectural Guideline and therefore approved by the Mzuri Estate Property Owners Association Design Committee (MEPOADC).

## 5.3 Water features

- Simple water features, inspired architectural design and natural materials, may be used to link internal and external elements such as court yards or as focal features to enhance the aesthetics of the garden and house.
- Water features are required to respect the water scarce climate and reduce water loss and evaporation as per water restriction requirements for all pools
- All water features are subject to the approval of the Mzuri Estate Property Owners Association Design Committee (MEPOADC).

## 5.4 Garden elements

- All planting pots must fall within the colour pallet as provided for the exterior of the house.

## 5.5 Paving and Decking

5.5.1 Paving material must be selected from an appropriate list of materials in keeping with the overall character of the Estate.

5.5.2 Gravel, approved exposed aggregate brick, cobbles, sandstone and tiles are examples of appropriate materials.

5.5.4 The following materials are acceptable:

- Cobbles and pavers in natural earthy colours
- Stone chip/gravel mix – 6-13mm mix granite: prima sandstone in a ratio of 1:2. All gravel to be laid on a compacted base and layer of geotextile (Bidim).

5.5.5 Decking around pool areas or as patios should be made of an appropriate and approved timber.

5.5.6 All surface materials of whatever nature are subject to approval by the Mzuri Estate Property Owners Association Design Committee (MEPOADC).

5.5.7 All paved areas must be constructed as per standard building practices to ensure an even surface. All paving edges must also be laid evenly, flush with ground level, on a concrete footing and edge the entire length of the driveway/path.

- 5.5.8 Stone chip/gravel areas must be edged with evenly laid paver/cobbles that are flush with the ground level, on a concrete footing and around the total perimeter of the stone chip/gravel area.
- 5.5.9 No paving other than access between the erf boundary and road is permitted in the road reserve area.
- 5.5.10 Should an owner require a change to his existing driveway, then he shall follow the procedure as set out in Item 2.8.

## 6. Request Form for Landscaping Related changes in Public Open Areas

| <b>REQUEST FORM FOR LANDSCAPING RELATED CHANGES IN PUBLIC OPEN AREAS</b> |  |
|--|--|
| <b>Owner's Details:</b>  |  |
| Erf no:  |  |
| Name:  |  |
| Cell no:   |  |
| E-mail:  |  |
| <b>Builder's Details:</b>  |  |
| E-mail:  |  |
| Company:   |  |
| Contact person:  |  |
| Cell no:   |  |
|  |  |
| <b>Landscaper's Details:</b>   |  |
| Company:   |  |
| Contact person:  |  |
| Cell no:   |  |
| E-mail:  |  |
|  |  |
| <b>Request for landscape related changes due to (Mark with X) :</b>      |  |
| 1 Temporary access to site   |  |
| 2 New driveway   |  |
| 3 Removal of existing driveway   |  |
| 4 Alterations to driveway  |  |
| 5 Piping for storm water   |  |
| 6 Piping for subsoil drains  |  |
| <b>Description of above in words:</b>                                    |  |
|  |  |
|  |  |
|  |  |

|  |  |
|--|--|
|  |  |
|  |  |
| <b>Explanatory sketch attached: YES NO</b> |  |

|                     |   |
|---------------------|---|
| <b>Please note:</b> |   |
| 1.                  | All changes to public area are to be clearly highlighted on a site plan (to scale) and submitted with this form to the HOA office   |
| 2.                  | All work in public areas is to be undertaken by the HOA or HOA representative.  |
| 3.                  | If the change is not in accordance with the Mzuri Estate Landscaping Guidelines, it will be referred to the HOA for comment at consultation rates for the client's account.           |
| 4.                  | After receipt of the completed and signed form, a minimum of 5 working days is required for the cost of the changes to be calculated and submitted to the owner/builder for approval. |
| 5.                  | A further minimum of five (5) working days is required from receipt of the signed approval form before the changes will be implemented.   |
| 6.                  | All payments for changes made are to be made to the HOA.  |
| 7.                  | No instructions are to be given to any landscape or maintenance staff other than by the HOA representative.   |



## 7. Plant list of Proposed Planting Species

### Trees

*For small spaces and close to structures:*

Apodytes dimidiata  
Buddleja saligna  
Combretum erythrophyllum  
Dais cotinifolia  
Heteropyxis natalensis  
Kiggelaria africana  
Pittosporum viridifolium  
Searsia chirindensis

*For a larger space (min 3m away from structures):*

Celtis sinensis  
Brachylaena discolor  
Ekebergia capensis  
Harpephyllum caffrum  
Olea europaea subsp. Africana  
Syzygium cordatum  
Syzygium guineense  
Vachellia xanthophloea

### Groundcovers & Perennials

Arctotis sp.  
Asystasia gangetica  
Barleria obtusa/repens  
Cineraria saxifraga  
Cliffortia ferruginea/odorata  
Cotula tubinata  
Diascia hybrids  
Dymondia margaretae

### Groundcovers & Perennials cont.

Felicia amelloides  
Ficinia nodosa  
Gazania sp.  
Geranium incanum / multisectum  
Helichrysum sp.  
Hermannia sp.  
Hermannia saccifera  
Lobelia 'Sky Blue'  
Monopsis lutea/'Royal Flush'  
Nemesia fruticans  
Osteospermum sp.  
Otholobium virgatum  
Pelargonium sp.  
Pentas lanceolata  
Phygelius capensis  
Plecostachys serpyllifolia  
Plectranthus sp.  
Salvia repens  
Scabiosa sp.  
Selago sp.  
Stachys aethiopica  
Struthiola dodecandra

Sutera cordata

Syncarpha sp.

### Bulbs

Agapanthus hybrids/praecox

Amaryllis belladonna

Aristea africana/major

### Bulbs cont.

Babiana sp.

Chasmanthe aethiopica/floribunda

Chlorophytum comosum

Clivia sp.

Crinum delagoense

Crocasmia aurea

Cyrtanthus sp.

Dierama medium/pulcherrimum

Dietes bicolor/grandiflora

Gladiolus sp.

Heamanthus albiflos

Hypoxis setosalxia hybrids

Kniphofia sp.

Lachenalia sp.

Moraea gigandra

Nerine sp.

Ornithogalum sp.

Scadoxus multiflorus/puniceus

Sparaxis hybrids

Tritonia deusta/securigera/sp. \*White

Tulbaghia violacea

Wachendofia thyrsoiflora

Watsonia sp.

Zantedeschia aethiopica

### Restios & Grasses

Calopsis paniculata

Cannomois grandis

Chondropetalum nudum

Cyperus albostriatus/prolifer/textilis

Elegia sp.

Ficinia dunensis/nigrescens/truncata

Helmuthia membranacea

Ischyrolepsis subverticillata

Juncus effusus/effusus 'Spiralis'

Juncus krausii

Melinis nerviglumis

Restio festuciformis/quadratus/similis

Rhodocoma capensis/foliosus/gigantea

Thamnochortus sp.

Willdenowia incurvata

### Proteas & Ericas

Acmadenia sp.

Adenandra uniflora

Agathosma sp.

Berzelia galpinii/intermedia/lanuginosa



Coleonema album/pulchellum  
Cyclopia intermedia  
Diosma aristata  
Erica sp.  
Leucadendron sp.  
Phyllica sp.  
Protea cynaroides/repens  
Serruria aemula/rosea

### **Ferns & Fern like plants**

Asparagus africanus/densiflorus/virgatus  
Asplenium lobatum  
Blechnum capense/tabulare  
Cheilanthes viridis  
Nephrolepis exaltata  
Pteridium aquilinum  
Rumohra adiantiformis  
Todea barbara

### **Succulents**

Aloe sp.  
Aptenia cordifolia  
Bulbine frutescens/latifolia  
Cotyledon orbiculata/woodii  
Crassula muscosa var.  
rastafarii/ovata/perfoliata  
Delosperma cooperi/lydenburgense/virens  
Disphyma crassifolium  
Drosanthemum sp.  
Euphorbia burmanii/mauritanica  
Jordaaniella dubia  
Lampranthus sp.  
Malephora crocea  
Othonna capensis/dentata  
Plectranthus madagascariensis/neochilus  
Plectranthus thunbergii  
Portulacaria afra  
Pseudoselago serrata  
Ruschia sp.  
Senecio mandraliscae/ficoides

### **Climbers**

Asparagus falcatus/plumosus  
Clematis brachiata  
Dipogon lignosus  
Jasminum multipartitum 'Creeping Form'  
Podranea ricasoliana  
Rhoicissus digitata/tomentosa/tridentata  
Senecio macroglossus/tamoides  
Thunbergia alata

### **Shrubs**

Anisodonteia capensis

Artemesia afra  
Athanasia parviflora/dentata  
Bauhinia galpinii  
Buddleja auriculata/glomerata/salvifolia  
Carissa bispinosa/macrocarpa  
Carissa macrocarpa 'Green Carpet'  
Crotalaria capensis  
Duvernoia adhatodoides  
Ehretia rigida  
Eriocephalus africanus  
Euphorbia burmanii/mauritanica  
Euryops pectinatus/virginus  
Felicia echinata  
Freylina lanceolata/tropica/visserii  
Gnidia oppositifolia/pinifolia/squarrosa  
Gomphostigma virgatum  
Grewia occidentalis  
Halleria elliptica  
Helichrysum dasyanthum  
Hermannia depressa/hyssopifolia  
Hypoestes aristata/'White Butterfly'  
Indigofera jucunda  
Jasminum multipartitum 'Bush Form'  
Leonotis leonurus  
Mackaya bella  
Metalasia muricata/pulcherrima  
Myrica quercifolia  
Nylandtia spinosa  
Ochna serrulata  
Orphium frutescens  
Pelargonium sp.  
Plectranthus ecklonii/fruticosus/zuluensis  
Plumbago auriculata  
Podalyria calyptrata/sericea  
Polygala fruticosa/myrtifolia/virgata  
Psoralea pinnata  
Pteronia divaricata/incana  
Searsia (Rhus) crenata  
Ruttya fruticosa  
Salvia africana-caerulea/africana-lutea  
Salvia chamelaeagnea/dolomitica/murii  
Stoebe plumosa/juncea/reginae  
Sutherlandia frutescens  
Tecoma capensis  
Ursinia sericea  
Vernonia capensis

### **Lawn areas**

(Min size plugs @ 150 x 150mm spacing)  
Cynodon dactylon (full sun)  
Stenotaphrum secundatum (full sun)  
Dichondra repens (shade)

