



**BLUE VALLEY GOLF AND COUNTRY ESTATE
HOME OWNERS ASSOCIATION
(REG.NO: 1999/018250/08)**

BASIC LANDSCAPE GUIDELINES

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INTRODUCTION | VISION | OVERVIEW

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1. Introduction | Background

This guideline document is a workable document and to be read in conjunction with the relevant other information like the EMP.

The Blue Valley Golf and Country Estate is an existing golfing and country housing estate located next to Olifantsfontein Road, Centurion, Gauteng Province. Blue Valley was issued a Record of Decision (ROD) from the Gauteng Department of Agriculture, Conservation and Environment (GAUT 002/04-05/410) on 8 February 2005. An Environmental management Plan (EMP) was approved as part of the ROD. The EMP has certain objectives and commitments to which Blue Valley should adhere to. The objectives of the EMP for Blue Valley are goal to achieve the following:

- To preserve and enhance the riverine ecosystem with its associated floral and faunal diversity.
- To preserve the hydrological system so that it may facilitate the natural functioning of the ecological processes.
- To ensure that the new built environment allows for the functioning of essential ecological processes and supports the integrity of the preserved ecosystems, during both the construction and operational phases.
- To retain and enhance the aesthetic value of the area maintaining all the sensory aspects of aesthetic appreciation.
- To develop and maintain sections of the site for recreation development.
- To ensure that the quality of life in the surrounding area is not compromised during the construction or operational phases.

As part of the EMP commitments during the operation of the estate, Blue Valley committed to certain actions which they need to undertake throughout the operation of the estate. There are certain environmental commitments which require specific methods to complete the tasks. These methods are set out in the Method Statement. These operation guidelines from the EMP include:

- Maintain the open space through contribution from relevant purchasers, as a premium for living in this type of environment.
- Maintain acceptable vegetation cover.
- Dams must be desilted on a regular basis.
- Introduce indigenous wetland species to contribute to the prevention of siltation of the natural water source area.
- Manual methods of weed eradication should be applied to areas within 20m of the spruit, tributaries or open water.
- Institute a programme of systematic eradication of alien invaders in all areas.

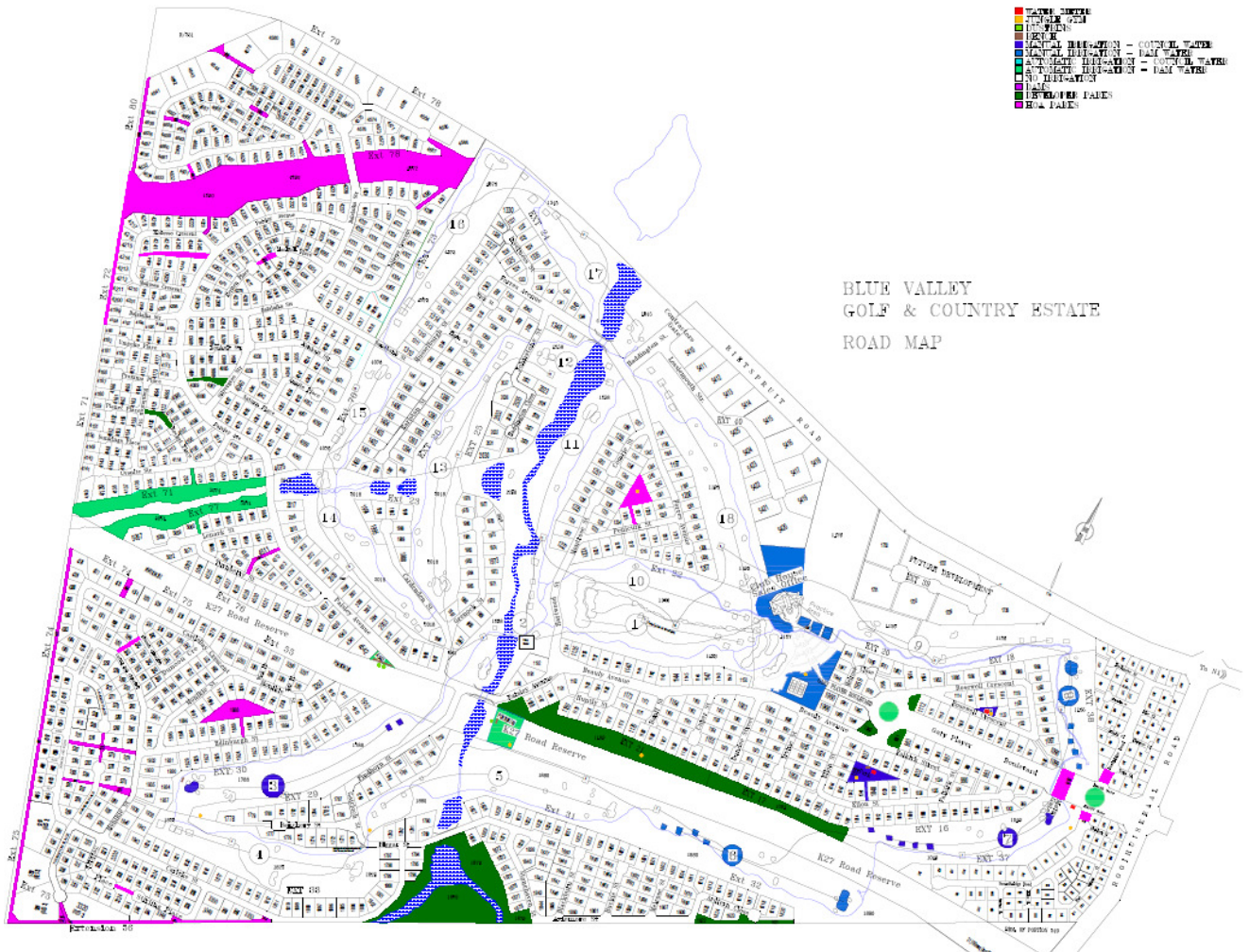
Named for the blue skies and open country of its surroundings, the Blue Valley Golf and Country Estate is a perfect blend of residences, hospitality, sport and nature. Situated conveniently between northern Johannesburg and Pretoria, this residential golf and country estate offers a location second to none in the Gauteng area.

2. Vision | Intention

The Vision for Blue Valley Golf & Country Estate is :

Country living in a city where luxury and simplicity meet

It is imperative to bear in mind that these landscape guidelines are written not in the spirit of limitation, but rather freedom, to inform and guide with reference to carefully considered parameters in the interests of facilitating difference whilst preserving the environmental identity and the broader integrity and value of the estate.



3. Insight

Purpose:

It is in the interests of the continued preservation of the value and integrity of this estate into the future, and with a view to the effective delivery and ongoing management of the estate that these landscape guidelines are written. These guidelines are carefully considered, and intend to guide by presenting a framework within

which individual's freedom of expression may be exercised without compromising the collective landscape language. It is the intention that these guidelines provide a framework which aims to: provide ongoing protection of the investment value of the estate into the future; protect the rights of each property owner; provide controls which will maintain the standard of the implementation and maintenance of the design vision throughout the life of the estate.

Process:

These guidelines represent and intend to manage the vision on behalf of the Blue Valley Golf & Country Estate. This guideline document is inherently a working document and reserve the right to amend this document at any time, provided the amendment is deemed to be in the best interests and add value to the estate. It is not the intention, however, that any fundamental design principles be altered, and no amendments to these guidelines may be made retrospectively. Notwithstanding that any plans or improvements may comply with any such restrictions imposed by third parties, the approval of any plans or improvements with the Estate shall be at the sole discretion of the BVAC. Similarly, compliance with restrictions imposed by the BVAC shall under no circumstances absolve the owner from the need to comply with restrictions imposed by third parties, nor shall the BVAC approval be construed as permitting any contravention of restrictions imposed by any authority having legal jurisdiction.

Application :

The Landscape Guidelines document is only a part of the more comprehensive estate controls and rules, and must be read in conjunction with other documents as listed below.

4. Context

General:

Blue Valley Golf & Country Estate is set on approximately 300 Hectares of prime real estate in the heart of the economic hub of South Africa located just west of the N1 in Centurion. The estate is characterized by typical Highveld open grasslands, but also includes some vegetation and a healthy wetland which provide sanctuary to many bird species.

The estate consists of residential 1 and 2 stands, a Country Club, an 18 Hole Gary Player designer Golf Course, various amenities, such as; Tennis Courts, Squash Courts, Fitness Centre, Convenience Shop, Walking and Cycling Trails, Office Park and Commercial Hub.

Climate:

This area is generally characterized by a very favorable climate. The predominant rainfall occurs in the form of Highveld thunderstorms which typically occur in the summer months between October and March. These are most times heavy downpours of rain which are short lived and disappear almost as quickly as they arrive. In these months the average rainfall per month is approximately 94mm, and the average rainfall per annum approximately 725mm. In winter the temperatures can get quite cooler than in the summer, and frost can often be found on the ground on winter mornings.

In the summer months (October to March) the average temperatures range from 12–26°C, and in the winter months (April to September) the average temperatures range from 4–23°C. Johannesburg gets an annual average of 8 - 10 hours of sunshine a day. Wind is predominantly north westerly, but there is also an occasional south eastern.

5. Design approach overview

At Blue Valley, the natural environment is primary, and it is the intention that the urban design, architectural and landscape language seek reference from the natural environment. The objective is to create a built environment which meets the natural environment seamlessly, in its colour, in its texture, in its materiality, in the way in which boundaries between indoor and outdoor rooms are broken down, in the way openings capture or articulate the natural light, or the way they frame a distant view, a view of tree, a fairway, a green. It is not intended that the architecture make bold statements, but rather weave a simple, subtle and sensitive thread through the natural environment. It is through this congruence between architecture and context that places resonate a rich sense of place.

SECTION B

1. LANDSCAPE DESIGN GUIDELINES

- 1.1 Landscape vision
- 1.2 Nature conservation and public landscaping
- 1.3 Private landscapes

Landscape conditions for home owners | landscape restrictions for home owners | plant species not permitted | recommended plant species | hard landscaping

- 1.4 Sense of place
- 1.5 Construction and site activity
- 1.6 Recommended and permitted plant species list
- 1.7 Approved exotic plant list
- 1.8 Waste management & Harvesting

1. LANDSCAPE DESIGN GUIDELINES

Landscape vision

The goal of the Blue Valley landscape is the creation of a characteristic, unifying and harmonious natural environment, which accommodates both individual and natural systems to their mutual benefit. The conservation of native indigenous vegetation and the promotion of its use in public and private areas is a valuable objective and will contribute greatly to ecological diversity and habitat creation.

The combination of the conservation, golf course and residential landscaping will play a major role in absorbing the overall visual impact and diversity inherent in this residential estate. The objective is to extend the naturalness of the conservation area and theme planting, to the private gardens as well. This is achieved through the correct promotion of native indigenous trees and larger shrub species and introducing more water-wise planting pallets.

Local indigenous plants are also important for their role in providing habitat and food for local birds, insects and small mammals, etc. as well as their drought resistance and general hardiness.

The landscape design and associated planting at Blue Valley Golf & Country Estate should form an integral part of the architectural design process and shall not be seen as an "add-on" once a home or building is complete. Well-designed gardens, courtyards, avenues, water features, terraces, pools, pergolas and fences shall be used to enrich and complement the Natural Environment and Architectural language of the development. The design of external spaces and the link between the land, water and built form is seen as integral to the character and aesthetic success of the estate as a whole.

Private and public landscaping

The intention in the greater landscape design is to preserve and protect the unique qualities of this Highveld, grassland landscape. It is characterized by its undulating grassland topography together with unique wetlands and riverine scapes.

Residents are also strongly encouraged to make use of local indigenous plants in their private gardens as far as is practical and to select plants from the recommended plant list. The plants can be used in an informal or a more formal manner, where a design theme dictates.

In order to maintain continuity in the overall landscape character, owners of erven are required to design and to implement the garden landscapes around the houses in accordance with certain conditions, specifications and restrictions.

In this way the collective indigenous landscape theme will be realized for the appreciation and benefit of all. A plant list of approved plants will be made available after approval of the BVAC of such.

Private landscapes

Landscape conditions for home owners

A landscape development plan for the garden of an erven is to accompany the building plan submission, and both will need to be approved by the appointed Blue Valley Aesthetics Committee (BVAC).

This plan shall be to a scale of 1:100 and shall show the following:

- Standard notations to include: Client/Developers name, Erven number, Landscape designers name and contact information, date, scale, north indicator, etc.
- The plan must also include a clear legend consisting of the all hard and soft landscaping to be installed. The plant list must indicate the common names, botanical names, plant bag size, and density of planting.
- Adjacent areas of private open space or golf course.
- All grading, retaining and terracing intended to be undertaken, including gradients and structural elements, must be indicated. The maximum natural landscape slope is 1:3.
- Indicate the position of the existing trees to remain and the existing trees to be removed (removal of trees is restricted).
- The intent of dealing with any storm-water run-off in the landscape must be indicated.
- All plant material, species, numbers, spacing and size must be indicated, including grass species for lawns and these must conform to the restrictions in plant choice given in these guidelines.
- All paving, water features, swimming pools, pumps and filters, fences, gazebos and any other structural elements must be indicated, and the intended finishes specified. This must include details of storm-water handling and elevations where relevant.
- The type of irrigation system and irrigation layout (if applicable), pipelines, sprinkler positions and sprinkler types and intended coverage area must be indicated.

Landscape design code

- Maximize inter-connectivity to natural areas and the public open space.
- Adoption of a natural design style approach with a fluid and indigenous feel should be encouraged.
- Be consistent with the character of the landscape design to reinforce neighborhood identity of the Estate.
- Preserve and frame views both into and out of the erven/stands.
- Incorporate the elements of a gateway, paths and destinations :
 - Gateways entries providing transition from one space to another.
 - Pathways routes that lead to a destination.
 - Destinations focal points that can include anything from a garden bench at the end of a path to a civic center at the end of street.
- The use of xeriscape design principles to facilitate water conservation should be encouraged:
 - Well planned planting schemes.
 - Plants from the planting list
 - Appropriate turf selection.
 - Use of mulch to maintain soil moisture and reduce evaporation.

- Zoning of plant materials according to their microclimatic needs and water requirements.
 - Improvement of the soil with organic matter if needed
 - Use of appropriate organic fertilizers
 - Efficient irrigation systems.
 - Proper maintenance and irrigation schedules.
- Work within the guidelines set forth below and in this document. The following elements are encouraged:
 - Simplicity
 - Contrasting textures and plantings
 - Use of ornamental grass/grass-like plantings
 - Use of flower meadow planting
 - Balanced proportions
 - Use of natural materials (stone, rock, etc.)
- Plants having similar water use to be grouped together in distinct hydro-zones and to be shown on the landscape plan.
 - High hydro-zones to be separated from low and very low hydro-zones by moderate hydro- zones.
 - Plants selection to be based upon adaptability to climatic, geology and topography of the Estate.
 - Protection and preservation of native species and natural areas is encouraged.
 - Tree planting is encouraged wherever consistent with the other provisions of this code.
 - Nonporous fabrics e.g.: black plastic, shall not be allowed to cover soil.
 - Soil preparation to be suitable for the plants:
 - Add organic material (composts and fertilizers) for High and Moderate hydro- zones, but not for Low and Very Low hydro-zones.
 - Scarify to 150mm, with organic or other planting soil as specified by landscape architect.
- Re-circulated water may be used for irrigation purposes.
 - Artificial plants, grass, and other artificial plant material will not be permitted as a means of achieving water-efficient landscapes.
 - Maximize the use of indigenous species.
 - Landscapes to consist of a variety of species to enhance biodiversity.
 - No one species to make up more than 25% of the total non-grass plant materials on the site.

Landscape restrictions for home owners

- The gardening and landscaping activities of an erven owner shall be confined to the physical extent of the pegged residential erven.
- No extension of an erven garden into an adjacent area of golf course, fairways or out of play area will be permitted. This includes irrigation, plantings, storage, fencing, pool equipment, earth mounds or portions of embankments or cut slopes.
- An erven owner, or anyone employed by him, may not remove trees, landscaping, or any other plants or natural elements such as rocks or firewood from the conservation area.
- Existing trees located on the erven can only be removed by the owner should the position of the existing tree be directly in the way of new structures (including swimming pools) and paving, or if the tree is declared unstable/unsafe. Before a tree can be removed it must be approved by the BVAC.
- No trees, landscaping, or other plants, may be removed from the greater golf course by an erven owner.
- Kikuyu grass (*Pennisetum clandestinum*) is allowed to be cultivated or planted on an erven.
- Cool season's grass or cultivars of it are not the preferred lawn types, neither advised due to water requirements.
- Palms, Conifers or Cordyline species will be permitted due to the age of the Estate but not advised to continue planting these specimens.
- Colour plants or annuals will be permitted, however not water-wise gardening and should be considered not to be planted.
- All declared invasive alien plants, trees, shrubs and grasses are not permitted within the estate and may not be cultivated or planted in erven garden. Refer to item
- Fences shall comply in height, position and construction with the architectural guidelines.
- Garden lighting – refer to architectural / building guidelines of Blue Valley.
- Where the intention of the erven owner is to cultivate a hedge, the position, type and final height shall be indicated on the submitted landscape plan.
- Rock features, concrete statues, pots, and water features viewable from the road or the golf course must be approved by the Aesthetics Committee prior to construction.
- Any proposed irrigation system must be connected to the house potable water system; the homeowner is thus responsible for the payment of potable (and irrigation) water usage.
- The owner is to control any soil erosion issues that may occur on their erven through the use of recognized, common practice, erosion control measures. Any erosion damage on the common areas of the estate, or to the properties of adjacent owners will be for the responsible erven owner's account.
- Invasive alien vegetation clearance on any underdeveloped erven, remains the responsibility of the owner and must be undertaken on a quarterly basis, failing which the Home Owner's Association will undertake the clearance at the owner's cost.
- In some zones of the estate the extension of an erven garden area into the immediately adjacent verge is obligatory subject to certain specific design requirements. In other zones (still to be indicated) no extensions will be considered in the interests of the greater visual impact and sensitivity. Such requirements will be indicated on the site diagrams.
- No extension of an erven garden into an immediately adjacent conservation area will be permitted. This includes irrigation, plants, storage, fencing, pool equipment, earth mounds, and portions of embankments or cut slopes.

Plant species not permitted

- No alien plants may be cultivated in the erven landscape garden. Non-invasive exotic species will be allowed in the enclosed courtyards only. Plants can only grow 1m higher than the courtyard walls in these areas.
- Any Plant found on the Table indicated in Regulation 15 (Conservation of 'Agricultural Resources Act, Act No 43 of 1983), and any subsequent revisions to the list.

Alien plants should be eradicated. The following categories of declared weeds and invader plants are recognized (Amendment to the regulations of the Conservation of Agricultural Resources Act No. 43 of 1983 - see Regulation 15, promulgated on 30 March 2001). Website with valuable information <http://invasives.org.za/> (NEMBA Guidelines document, separate available to home owners.)

Category 1 plants:

They are prohibited and must be controlled by the land user.

<i>Campylocloinium macrocephalum</i>	Pom-pom weed	Pom-pom bossie
<i>Cestrum aurantiacum</i>	Orange cestrum	Oranjesestrum
<i>Cestrum laevigatum</i>	Inkberry	Inkbessie
<i>Cirsium vulgare</i>	Scotch thistle	Skotse dissel
<i>Cortaderia jubata</i>	Pampas grass	Pampasgras
<i>Datura ferox</i>	Large thorn-apple	Grootstinkblaar
<i>Datura stramonium</i>	Common thorn apple	Gewone stinkblaar
<i>Opuntia ficus-indica</i>	Sweet prickly pear	Turksvy
<i>Solanum mauritianum</i>	Bugweed	Luisboom
<i>Solanum sisymbriifolium</i>	Dense-thorned bitter apple	Wilde tamatie

Category 2 plants:

These are plants that serve a commercial purpose, e.g. shelterbelt, building material, animal fodder, medicinal function etc. Plants may be grown and maintained in demarcated areas provided that permission is obtained and a permit is issued. Steps should be taken to prevent the spread of these plants.

<i>Acacia mearnsii</i>	Black wattle	Swartwattel
<i>Eucalyptus cf. sideroxylon</i>	Black ironbark	Swartysterbasbloekom
<i>Pinus canariensis</i>	Canary den	Kanariese den
<i>Populus x canescens</i>	Grey poplar	Vaalpopulier
<i>Salix babylonica</i>	Weeping willow	Treurwilger

Category 3 plants:

These are ornamentally used plants. These plants may no longer be planted, maintained or multiplied. Existing plants may remain, as long as all reasonable steps are taken to prevent the spreading thereof. They are not allowed within 30 m of the 1:50 year flood line of watercourses and wetlands.

Melia azedarach	Seringa Maksering	<i>Morus alba</i>
Mulberry	Moerbeij	

Recommended plant species

- It is the intention of the landscape design planting theme to encourage the use of 'Water-wise' indigenous gardens, complemented by vernacular trees and shrubs of the Highveld region. The list of species has therefore been compiled to guide the planting design of gardens.
- See 2.6 below, indicating the permitted plant species.
- Indigenous shrubs and groundcovers are preferable, however, a maximum of 15% exotic shrubs and groundcovers (in terms of coverage) is allowed. The exotic shrubs and groundcovers must not be declared weeds or invader plants (see 2.3.3.2 above).

Hard landscaping

- Hard landscaping surfaces, i.e. brick paving, tiling, etc. around houses will not be permitted to cover the entire site. Cumulatively paving shall not cover more than 25% of each erven area and a minimum of 25% of each even must be soft landscaping.
- All hard landscaping to be installed in accordance with SANS 1200MJ.

Sense of place elements

South African, Highveld grasslands with plains Thorn trees and natural meandering storm water course with wetlands and associated vegetation with abundant bird life and free roaming smaller animals. Wide open topography with thunderstorms and African sunsets.

Construction and site activity

All construction processes and site activities must strictly adhere to the documented EMP, which can be obtained from the developer.

Recommended indigenous plant list

Trees

Acacia caffra	Common hook thorn
Acacia erioloba	Camel thorn
Acacia karroo	Sweet thorn
Acacia robusta subsp. Robusta	Ankle thorn
Acacia tortilis subsp. Heteracantha	Umbrella thorn
Buddleja saligna	Mock olive

<i>Buddleja salvifolia</i>	Sagewood
<i>Celtis africana</i>	White stinkwood
<i>Combretum erythrophyllum</i>	Bushwillow
<i>Dais cotinifolia</i>	Pompon Tree
<i>Dombeya rotundifolia</i>	Wild Pear
<i>Ehretia rigida</i>	Puzzle bush
<i>Greyia sutherlandii</i>	Natal Bottlebrush
<i>Halleria lucida</i>	Tree fuchsia
<i>Heteromorpha arborescens</i> var. <i>abyssinica</i>	Parsley tree
<i>Kiggelaria africana</i>	Wild peach
<i>Kirkia wilmsii</i>	Mountain seringa
<i>Olea europea</i> subsp. <i>africana</i>	Wild olive
<i>Peltophorum africanum</i>	African wattle
<i>Podocarpus falcatus</i>	Outeniqua yellowwood
<i>Protea caffra</i>	Highveld sugarbush
<i>Salix mucronata</i> subsp. <i>woodii</i>	Wild willow
<i>Searsia burchelli</i>	Karoo Kuni-bush
<i>Searsia dentata</i>	Nana-berry
<i>Searsia erosa</i>	Broom Karee
<i>Searsia lancea</i>	Karree
<i>Searsia leptodictya</i>	Mountain karee
<i>Searsia pendulina</i>	White Karee
<i>Searsia pyroides</i>	Firethorn
<i>Tarchonanthus camphorates</i>	Camphor bush
<i>Ziziphus mucronata</i>	Buffalo-thorn

Shrubs and Perennials

<i>Agapanthus africanus</i>	Dwarf Agapanthus
<i>Agapanthus orientalis</i>	Agapanthus
<i>Bauhinia galpinii</i>	Pride-of-De Kaap
<i>Buddleja salviifolia</i>	Sagewood
<i>Buddleja glomerata</i>	Karoo Sage
<i>Clivia miniata</i>	Clivia
<i>Coleonema</i> spp	Confetti Bush
<i>Crocosmia aurea</i>	Falling Stars
<i>Cassinopsis ilicifolia</i>	Lemon thorn
<i>Diascia anastrepta</i>	Drakensberg Twinspur
<i>Dierama pendulum</i>	Hair Bells
<i>Dietes bicolor</i>	Yellow Wild Irirs
<i>Dietes grandiflora</i>	Fairy Iris
<i>Diospyros whyteana</i>	Bladdernut
<i>Dodonaea angustifolia</i>	Sand olive
<i>Euclea crispa</i>	Blue guarri
<i>Euryops chrysanthemoides</i>	Golden daisy resin bush
<i>Euryops pectinatus</i>	Golden Daisy
<i>Felicia amelliodes</i>	Blue Marguerite
<i>Felicia filifolia</i>	Karoo Felicia
<i>Freylinia tropica</i>	Waterberg honeybells
<i>Grewia occidentalis</i>	Cross-berry
<i>Gomphostigma virgatum</i>	River stars
<i>Helichrysum cymosum</i>	Dune everlasting
<i>Hypoestes forskalii</i>	White ribbon bush
<i>Kniphofia praecox</i>	Red-hot Poker
<i>Leonotis leonorus</i>	Wild dagga
<i>Leucosidea sericea</i>	Oldwood
<i>Mackaya bella</i>	Forest Bell Bush
<i>Maytenus bachmannii</i>	Silky Bark
<i>Maytenus undata</i>	Koko tree
<i>Nylandtia spinosa</i>	Tortoise berry
<i>Nuxia congesta</i>	Common wild elder
<i>Pelargonium</i> spp	Geraniums
<i>Plumbago auriculata</i>	Cape Leadwort
<i>Plumbago capensis</i>	Blue plumbago
<i>Polygala myrtifolia</i>	September Butterfly bush
<i>Polygala virgatum</i>	Purple Broom
<i>Rhamnus prinoides</i>	Dogwood
<i>Rumohra adiantiformis</i>	Seven Weeks Fern
<i>Scabiosa columbaria</i>	Scabiosa
<i>Smodingium argutum</i>	Rainbow Leaf
<i>Strelitzia reginae</i>	Crane Flower
<i>Tecoma capensis</i>	Cape Honeysuckle
<i>Watsonia</i> spp	Watsonia
<i>Zantedeschia aethiopica</i>	Arum Lily

Architectural/Structural Plants

<i>Aloe ferox</i>	Cape bitter aloe
<i>Aloe marlothii</i>	Mountain aloe
<i>Cussonia paniculata</i>	Mountain cabbage tree
<i>Melianthus major</i>	Kruitjie-roer-my-nie

Ground covers

<i>Arctotis fastuosa</i>	Marigold
<i>Arctotis x hybrid 'Flame'</i>	Flame Arctotis
<i>Arctotis soechadifolia</i>	Trailing Arctotis
<i>Asparagus densiflorus 'Sprengeri'</i>	Emerald Fern
<i>Asparagus densiflorus 'Meyersii'</i>	Foxtail Fern
<i>Aptenia cordifolia</i>	Red aptenia
<i>Bulbine frutescens</i>	Stalked Bulbine
<i>Carpobrotus edulis</i>	Sour Fig
<i>Chlorophytum sp.</i>	
<i>Chlorophytum saundersii</i>	
<i>Cyneraria geyfolia</i>	
<i>Dierama pulcherrimum</i>	Grass Bells
<i>Dietes bicolor</i>	Dietes
<i>Dymondia margaretae</i>	
<i>Delosperma cooper</i>	Free State Delosperma
<i>Gazania krebsiana</i>	Gazania
<i>Gazania rigens</i>	Trailing Gazania
<i>Geranium incanum</i>	Carpet geranium
<i>Helichrysum cymosum</i>	Dune everlasting
<i>Othonna carnosa var carnosa</i>	Othonna
<i>Oxalis spp</i>	Sorrel
<i>Stoebe vulgaris</i>	Highveld snakeebush
<i>Tulbaghia violacea</i>	Wild Garlic
Bulbs	
<i>Agapanthus campoanulatus</i>	Highveld agapanthus
<i>Agapanthus inapertus</i>	Lydenburg agapanthus
<i>Agapanthus praecox subsp. minimus</i>	Knysna agapanthus
<i>Anthericum cooperi</i>	Cooper's anthericum
<i>Aristea ecklonii</i>	Blue stars
<i>Boophane disticha</i>	Century plant/Tumbleweed
<i>Brunsvigia natalensis</i>	Natal candelabra lily
<i>Bulbine abyssinica</i>	Bushy Bulbine
<i>Chlorophytum bowkeri</i>	Giant chlorophytum
<i>Crinum bulbispermum</i>	Orange River lily
<i>Crocasmia aurea</i>	Falling stars
<i>Eucomis autumnalis</i>	Common pineapple lily
<i>Gladiolus aurantiacus</i>	Sidvana gladiolus
<i>Hypoxis colchicifolia</i>	Broad-leaved stargrass
<i>Kniphofia caulescens</i>	Lesotho red-hot poker

<i>Moraea alticola</i>	Yellow moraea
<i>Nerine angustifolia</i>	Ribbon-leaved nerine
<i>Tulbaghia leucantha</i>	Highland wild garlic
<i>Watsonia confuse</i>	Large Natal watsonia
<i>Zantedeschia aethiopica</i>	White arum lily
Succulents	
<i>Aloe arborescens</i>	Krantz aloe
<i>Aloe ferox</i>	Cape bitter aloe
<i>Bulbine abyssinica</i>	Bushy Bulbine
<i>Carpobrotus edulis</i>	Sour fig
<i>Cotyledon barbeyi</i>	Bushveld pig's ears
<i>Crassula acinaciformis</i>	Aloe crassula
<i>Crassula dependens</i>	Trailing crassula
<i>Crassula multicava</i>	Fairy crassula
<i>Delosperma ashtonii</i>	Ashton's Delosperma
<i>Kalanchoe luciae</i> subsp. <i>luciae</i>	Red-leaved kalanchoe

Aquatic Plants (MARGINAL AQUATICS)

<i>Cyperus prolifer</i>	Dwarf papyrus
<i>Cyperus textilis</i>	Mat sedge
<i>Cyperus papyrus</i>	Papyrus
<i>Gomphostigma virgatum</i>	River stars
<i>Gunnera perpensa</i>	Cape gunnera
<i>Kniphofia linearifolia</i>	Common mash red-hot poker
<i>Phygelius aequalis</i>	River bells
<i>Salix mucronata</i>	Cape willow
<i>Zantedeschia aethiopica</i>	Arum lily
<i>Nymphaea nouchali</i> var. <i>caerulea</i> *	Cape water lily

Indigenous Ornamental Grasses

<i>Melinis repens</i> subsp. <i>Repens</i>	Natal red top
<i>Melinis nerviglumis</i>	Steenbok grass
<i>Miscanthus capense</i>	Thicket grass
<i>Miscanthus junceus</i>	Vlei-grass
<i>Themeda triandra</i>	Red grass

Approved exotic plant list

Trees

Betula alba	Silver Birch
Caesalpinia ferrea	Leopard tree
Platanus acerifolia	Plane Tree
Quercus robor	English Oak

Shrubs and Perennials

Gaura lindheimeri	Lindheimer's Beeblossom
Hemerocallis species	Daylily

Ornamental Grasses

Carex grass species	(no variegated species)
Ophiopogon species	Lilyturf

NOTE: The above mentioned and any other exotic plants must be submitted with the landscape development plan to the BVAC for consideration.

Waste management & Rain Water Harvesting

Waste management

The BVAC is in the process of instituting a waste management & recycling initiative in an effort to contribute proactively to developing and maintaining a more sustainable living environment within the estate.

Water tanks

Rainwater harvesting is strongly encouraged in the estate to minimize reliance on council supply for all water demands. Corrugated steel type water storage tanks are the preferred aesthetic to be used where these tanks will be visible or made a feature of. We ask that all other types of water storage tanks be screened off and not visible from the street, adjacent erven, golf course, or any public open spaces or alternatively buried underground with necessary precautionary measures met in terms of the SABS.

Should you wish to make use of a water harvesting system, we ask that you submit a clear proposal of what system you have in mind, describing capacity | type | manufacturer | position and screening of storage tanks to the BVAC for approval along with your plan submission. The appointed engineer must sign off should you wish to bury your water storage tanks.



SECTION C

Submission procedure

Landscape plans, by an accredited landscape professionals, sufficient to fully describe the proposal and show compliance with the guidelines will be submitted to the Blue Valley Golf & Country Estate Home Owners Association constituted Design Review Committee at the HOA Offices by latest 11 am on the Wednesday prior to the scheduled Thursday Review Committee review meeting. The BVAC convene every second Thursday for the purpose of plan scrutiny and a calendar with the dates the BVAC will meet are available from the offices of the BVHOA at the HOA Offices.

Plans will be required to be submitted in 3 (three) stages:

- Stage 1: Sketch Plans
- Stage 2: Working Drawings
- Stage 3: Landscape Design

General

Once building plans have been approved by the local authority a hard copy and digital copy of the approved plans must be submitted to the BVHOA for record purposes in order to manage and maintain quality control throughout the development process.

Any dispute whatsoever regarding these development guidelines will be taken to arbitration in terms of the Blue Valley Home Owners Association MOI.

Occupation of the premises will only be granted once the Aesthetics Controllers or member of the BVAC has conducted the final inspection for occupation and the property owner has produced an Occupation Certificate from the Local Authority.

SECTION D

CONCLUSION

This landscape guideline document is a working document that sets out the principles in order for quality and value to be maintained. These guidelines will continue to grow and become more defined throughout the design and construction processes and thereafter at the BVHOA and BVAC discretion. The provision, implementation and continued adherence to these guidelines is in the joint interests of the Developer, the professional team, the property owners and residents of this scheme, with a view to providing a living environment of the very highest caliber, therein maintaining the ongoing experiential and monetary value of this estate.