



SEVEN OAKS ESTATE

Wittedrift, Plettenberg Bay

LANDSCAPE GUIDELINES

November 2024

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SEVEN OAKS ESTATE

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LANDSCAPE GUIDELINES

1. LANDSCAPE CHARACTER

- 1.1 The overall landscape design theme for the estate will promote an authentic ‘country village’ landscape experience with typical village landscape elements throughout which will provide a sense of place. Both structural village-like elements and planting have been designed into the public areas of the estate. Structural elements may include pergolas, authentic water features, fence elements, and street furniture, and planting will be predominantly indigenous with a focus on flowering plants and trees.
- 1.2 Approximately $\frac{1}{3}$ of the site below the 1:100 year flood line north of the development and up to the stream will be retained in its indigenous natural form with a raised board walk to provide access to a proposed wooden gazebo/platform structure at the stream.
- 1.3 Owners of units on the estate will be required to design and implement garden landscapes around their houses which integrate with the estate landscape theme, in order to maintain a continuity in the overall landscape. The garden designs will need to adhere to certain conditions, specifications and restrictions.

2. LANDSCAPE CONDITIONS

- 2.1 The sidewalk between the house and the surfaced roadway will be planted in accordance with the estate layout.
- 2.2 The gardening and landscaping activities of a Registered Owner shall be confined to the physical extent of the enclosed “backyard” areas.
 - 2.2.1 No extension of an owner’s garden into public/open space will be permitted. This includes irrigation, plantings, storage, fencing, pool equipment, earth mounds or portions of embankments or cut slopes.
 - 2.2.2 No extension of an owner’s garden into an immediately adjacent area of the indigenous area mentioned under 1.2 will be permitted.
 - 2.2.3 Any requested extension of the garden onto an immediately adjacent verge, must show its extent and detail. Approval of such an extension to be strictly subject to the approval of the Seven Oaks Estate Home Owners Association (SOEHOA).
- 2.3 Existing trees may not be removed by the Registered 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. This is subject to SOEHOA approval.



- 2.4 No trees, landscaping, or other plants may be removed from the Estate by a Registered Owner.
- 2.5 Buffalo grass (*Stenotaphrum secundatum*), *Cynodon dactylon* (Fine kweek) and Kikuyu grass (*Pennisetum clandestinum*) or cultivars of it are the preferred lawn types for “back yard” areas.
- 2.6 All declared invasive alien plants, trees and shrubs are not permitted within the estate and may not be cultivated in “back yard” gardens.
- 2.7 Fences shall comply in height, position and construction with the Architectural Guidelines (AG).
- 2.8 Garden lighting is not permitted other than bulkhead lighting units fitted with 45° louvres attached to the building itself. Final numbers and positions to be approved by the Architectural Review Committee (ARC).
- 2.9 Portable pools are not permitted. See Architectural Guidelines.
- 2.10 No temporary structures are permitted including Wendy houses.
- 2.11 Where the intention of the Registered Owner is to cultivate a hedge, the final height shall be a maximum of 1200mm high.
- 2.12 Invasive alien vegetation clearance of new plants that germinate on any underdeveloped or developed portions of the Estate, remains the responsibility of the owner and must be undertaken on a quarterly basis, failing which the Home Owner’s Association (HOA) will undertake the clearance at the Registered Owner’s cost.
- 2.13 Verges

This is the area between the house boundary line and the road edge. Landscaping in this area, requires plans to be submitted to the SOEHOA for approval.

The submission plans are to indicate the following:

- 2.13.1 All street furniture to be indicated ie street lights and electrical kiosks.
- 2.13.2 All services to be indicated and dimensions given in relation to plant species ie trees.
- 2.13.3 The trees listed below under 3.15 are permitted to be planted along the verge.
- 2.13.4 Registered Owners are to maintain “back yard” areas at their own cost, ie regular trimming.
- 2.13.5 If damage is done to eg. any services and infrastructure, by the plant species the Registered Owner is to repair the damage and if required, remove the plant species, at their own cost.
- 2.13.6 Extreme care to be taken in the positioning of the plant species ie a tree. Ensuring that they are a suitable distance away from walls, street lights services and the road.
- 2.13.7 Trees that have a root system that goes down into the ground are permitted and trees that have a root system that spreads laterally are NOT permitted.



3 PLANT SPECIES NOT PERMITTED

The following plants may NOT be planted:

- 3.1 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.
- 3.2 Palm trees (except *Phoenix reclinata*)
- 3.3 Any species of *Eucalyptus*
- 3.4 Any species of *Bottlebrush*
- 3.5 Any species of *Agave* or exotic *Cactus* species.

4 HARD LANDSCAPING

Hard landscaping surfaces, i.e. brick paving and tiling around the houses and in “back yard” areas will not be permitted without the consent of the SOEHOA and the ARC.

5 PERMITTED PLANT SPECIES

5.1 Groundcovers & Perennials

Arctotis acaulis – Cream trailing arctotis
Asustasia gangetica – Creeping foxglove.
Carpobrotus sp – Sour fig.
Falkia repens – Oortjies.
Gazania rigens – vari. *Uniflora* – Coastal gazania
Geranium incanum – Carpet geranium
Helichrysum cymosum – Gold carpet
Helichrysum petiolare – Koeigoed
teretifolium – Hearth-leaf strawflower
saccifera – Konyn bossie
Lobelia acneps (*alata*) – Angled lobelia
Lobelia cunefolia – Tsitsikamma lobelia

Lobelia neglecta – Wild lobelia
Monopsis Undentata - Wild violet
Osteopermum fruticosum – Trailing African daisy
Oxalis purpurea – Grand duchess sorrel
Pelargonium botulinum – Birch leaved pelargonium
Pelargonium captiatum – Rose geranium
Pelargonium peltatum – Ivy leaved pelargonium.
Plecostachys serpyllifolia – Clipped lime
Helichrysum Solanum quadrangulare – Dronkbessie
Hermannia Stachys aethiopica – Wild sage
Sutera cordata – Bacopa
Sutera sp – Knysna Hills

5.2 Bulbs

Agapanthus – Peter Pan
Agapanthus africanus – Blue
Agapanthus africanus – White
Agapanthus inerpetus pendulus
Agapanthus inerpetus graskop
Agapanthus nana – Blue
Agapanthus nana – Tinkerbelle
Agapanthus nana – White
Albuca nelsonii

Gladiolus carinatus – Blue Afrikander
Gladiolus cameus – Painted Lady
Gladiolus tristis
Haemanthus albiflos – Paintbrush
Haemanthus coccineus – Velskoenblaar, paintbrush
Hypoxis setosa – Aardpatat
Oxalis purpurea
Scadoxys multifloris – subs *katharinaea*
Scadoxys puniceus – Paintbrush



Amaryllis belladonna – Belladonna lily
Aristea ensifolia
Brunsvigia orientalis – Candelabra flower
Chasmanthe aetheopica suuranol
Chasmanthe floribunda – var. ducketii
Crocoshmia aurea
Cyrtanthus elatus – George lily
Cyrtanthus elatus – George lily pink
Diets irrigeroideis
Freesia alba
Fergusonia

Tulbaghia fragrans
Tulbaghia violaceae – wild garlic
Veltheimia bracteata
Wachendorfia thyrsifolia
Watsonia ardernei – White watsonia
Watsonia galpinii
Watsonia sp. – Shell pink
Watsonia Tzitzikamma Shambles
Zantedeschia aethiopica – Green Goddess
Zantedeschia aethiopica – White arum lily
Freesia

5.3 Ferns, Succulents, etc.

Aloe arborescens
Aloe ferox
Aloe maculata – Bontaalwyn
Aloe thraskil hybrid – Coastal Aloe
Asparagus densiflorus – Mazeppa
Meyersii – Cat's tail
Asparagus densiflorus – Sprengii
Asparagus virgatus
Blechnum capensis
Blechnum punctulatum – Pink leaved blechnum

Carpobrotus edulis – Sour fig, goena

Colopsis paniculate
Calydon orbiculate – Pig's ears
Cyperus textillis – Mat sedge
Drosanthemum floribundum
Glottiphyllum haagei Asparagus densiflorus –
Ischyrolepsis subverticillata
Knowltonia vesicatoria – Brandblare
Lampranthus spp. – Burnt orange
Moraea spathulate
Portulacaria afra – Elephant food
Blechnum tabulare
Portulacaria afra – Prostrate
Rumohra adiantiformis – Seven week fern

5.4 Climbers

Clematis brachiata
Jasminium multipartitum – Creeping form
Jasminium multipartitum – Bush form
Rhoicissus digitata – Monkey grape

Rhoicissus tomentosa – Wild grape
Senecio quinquelobus
Senecio tamoides – Canary creeper
Vernonia mespilifolia – Swart teebossie

5.5 Shrubs & small trees (plant at 3/5 No. per m2)

Acmademia heterophylla
Acokonthera oppisitfolia – Boesmans gif
Agasthosma apiculate – knoffelboegoe
Agasthosma ovata – Igoda
Agasthosma ovata – Kluitjieskraal
Agasthosma ovata – Ooteniqua
Allophylus deciphens – Dune False Current
Anisodentea capensis
Berzeilia intermedia – Knoppiesbos
Buddleja saligna – Witolienhout
Burchellia bablina – Wild pomegranate
Carissa bispinosa
Cassine aethiopica subsp. Macrocarpum – Kooboo-ber
Chironia baccifera – Chistamas berry
Chironia melampyrifolia

Hypoestes aristata – Mauve
Leonotis leonorus – Wild dagga
Leonotis leonorus – Wild dagga White lion
Leonotis oxymifolia – Wild dagga
Leucodendron uliginosum
Linum africanum
Metalasia muricata – Blombos
Myrica cordifolia
Myrica quercifolia
Ochna serrulata – Mickey mouse bush.
Oedera imbricata
Olea exasperate
Oestoespermum fruticosus
Passerina rigida – Seekoppies gonna
Passerina vulgaris



Chrinonia tetragona	Pelargonium cordifolium – Heart leafed pelargonium
Chrysanthemoides incana	Pelargonium fruticosum
Chrysanthemoides monilifera – Bietou	Phylica axillaris
Coleonema album – Confetti bush.	Phylica spp. – Coastal
Coleonema pulchellum – Pink	Plumbago auriculata – Blue
Colpoon compressum – Cape sulmach	Plumbago auriculata – Royal cape
Cyclopia maculate – Vleitree	Plumbago auriculata – White
Cyclopia sessiflora – Honey bush tea	Podalyria buxifolia
Dodonea augustifolia – Cape sand olive.	Podalyria calyptrata – Pink Keurtjie
Erica caffra	Podalyria sericea
Erica cerinthoides	Polygata fruticose
Erica Formosa – White heath	Polygata myritifolia – Bloe kappie
Erica gracilis	Polygata virgata – Purple broom
Erica sessilifolra	Protea cynaroides
Erica versicolor	Psolalea azure
Erica versicolor – red	Relhania pungens
Eriocephalus africanus – Wild rosemary	Rhus crenata
Euryops virgineus – Honey Euryops	Rhus glabrata
Felecia echinata – Blue	Salbia Africana lutea – Beach salvia
Felecia echinata – Pink	Salvia chameleagna
Felecia echinata – White	Selago corymbose – Bitterblombos
Yellow Grewia occidentalis – Cross berry	Gnidia squarosa – Selago thunbergii
Hermannia hyssopifolia – Pokkiesblom	Stoebe plumose
Hermannia multiflora – Gannabos	Zygophyllum morgsana

5.6 Trees

Apodytes dimidiata – White pear	Ocotea bullata – Black stinkwood
Brachylaena nerifolia – Waterwitels	Olea europea subsp. Africana – Wild olive
Calodendrum capense – Cape Chestnut	Olinia Ventosa – Hard pear
Canthium inerme – Turkey Berry	Pittisporum viridiflorum – cheesewood
Cathium mundianum – Rock Elder	Podocarpus falcatus – Outeniqua yellowwood
Cssine crocea – Red Saffronwood	Podocarpus henkilii – Natal yellowwood
Cassine peragua – Bastard Saffronwood	Psoralea pinnata – Blue fountain bush
Celtis Africana – White Stinkwood	Ptercelastrus ticuspidatus – Cherrywood
Cunonia capensis – Red Elder	Rapanea melaophloes – Boekenhout
Curtisia dentata – Assegai Hout	Rhamnus brinoides – Blinkblaar
– Common Star Apple	Diospyros dicrophylla
Cape ash	Rhus chirindensis – Red current
Ficus sur – Ficus capensis	Eckebergia capensis – Rhus lucida – Blue kuni-bush
Gonomia kamassi – Kamassi	Rhus undulata
Halleria lucida – Tree fuschia	Schotia afra – Karoo boer boon
Halleria lucida – Yellow form	Sideroxylon inerme – Milkwood
Harpephyllum caffrum – Wild plum	Sparmannia Africana – Cape stock rose
Kigalaria Africana – Wild peach	Tarconanthus camphoratus – Wild camphor
Maytenus heterophylla	Trimenia grandiflora – Wildemoerbe
Myrsina Africana – Cape myrtle	Vepris lanceolate – White ironwood
elder	Vigilia divanricata – Keurtjie
	Nuxia floribunda – Forest



5.7 Restios

Calopsis paniculate (Restio Paniculatus) – Besemgoed.
(Elegia) tectorum – Cape thatching reed.
capensis – Horsetail restio

Rhodocoma foliosa – Langebergriet
Rhodocoma gigantea (restio) – Oliefantsriet
Elegia
Thamnocorus insignis (restio) – Dekriet

5.8 Grasses

Aristida junciformis – Bristlegrass

5.9 Lawns & Grasses

Cynodon dactylon
* (No Kikuyu permitted)

Stenotaphrum secundatum
Paspalum sp.

5.10 Hedges

Brachylaena nerfolia – Waterwitles
Buddleia saligna – Witoliën hout
Coleonema album – Confetti bush
Coleonema pulchellum – Pink
Dodonea augustifolia – Cape sand olive
auriculata – Blue

Plumbago auriculata – Royal cape
Plumbago auriculata – White
Rhamnus prinoides – Blinkblaar
Silvia Africana lutea – Beach salvia
Tarconanthus camphoratus – Wild camphor
Plumbago

5.11 Other non-indigenous Traditional Plants

Rosa sp – various old-fashioned Cape Roses
Day lilies (various)
Gardenia sp
Iris sp
Lavandula sp (lavender)

Rosmarinus sp (Rosemary)
Wisteria sp
Agricultural plants and trees

Garden vegetables (various)
Garden herbs (various)
Olive trees (olea europaea sp – Mission, Calamata etc.)
Lime and Lemon trees (Citrus sp)
Prunus sp (Apple, peach, almond trees etc. – fruti and nuts)
Perennials (various)
Culinary herbs (various)
Annuals (various)

This is a working document and may be subject to amendments at the discretion of the Seven Oaks Home Owners Association.