



JACANA ECO ESTATE

LANDSCAPING & PLANTING GUIDELINES

Overview:

This set of guidelines is not meant to be restrictive but to provide a synergy between the architectures, the properties and their occupants.

Planting of indigenous plant material will be encouraged with a minimum recommendation that 60% of your planting palette being indigenous.

Over time planting of trees in inappropriate locations can cause problems for buildings and other infrastructure as well as friction between neighbours. Position and types of trees & large shrubs intended to be planted will be scrutinized more carefully than other planting.

Process:

Before starting your garden, a plan/ rough sketch will be required to be submitted. The following considerations will be assessed so it's worth bearing them in mind when planning your garden.

- The effect of drainage/ run off from any paved areas and...
- The extent of these paved areas and how they affect the aesthetic of the estate as whole.
- Type and size of trees
- Location of trees so they will not affect:
 - Built structures and services.
 - Shading out neighbours' properties unduly.
 - Blocking of views.
- Position and proximity of large shrubs and hedging so as not to unduly shade or block views.
- No Alien invasive species are included.
- That the design and plant material will compliment the look and feel of the architecture and the estate.

Landscaping considerations:

Topsoil on most of the site is very shallow resulting in large shrubs and trees struggling to reach their indicated sizes. While the sub soil has been noted to not be particularly clayey, supplementary organic material (compost) and fertilizers are essentials additions at planting time and in the future.

Provision needs to be made, when cutting soil levels/ terracing during the garden installation, to re-introduce at least a 20-30cm layer of topsoil to support smaller shrubs, perennials and lawns.

Tree holes that do contact sub soil should be dug larger than normal and backfilled with topsoil.

Plant choices:

Planting palettes can be broken down into the following sections; General gardens, Retaining walls, Screening plants/ hedges, Trees and Lawns.

IND = Indigenous.

EXO = Exotic.

GENERAL GARDENS:

Planting palettes for general garden areas should be considered using the assessment criteria as listed under "Process" above.

RETAINING WALLS:

It is recommended, particularly from a maintenance point of view, that retaining walls are planted up with one type of plant in preference to many different species.

This allows for even coverage and detracts from the retaining wall itself rather than making it a feature.

Planting suggestions:

Ground covers for shaded or semi shaded walls (or South facing)

- *Asystasia gangetica* (Creeping Foxglove) – for shade walls IND
- *Plectranthus ciliatus* (White Spurflower) IND
- *Crassula multicaeva* (Fairy Crassula) IND

Grasses/ Grass like plants:

- *Anthericum saundersii* (Weeping Anthericum) IND
- *Ophiopogon jaburan* /O. jab. *Vitattus* (Large green or Variegated Mondo grass) EXO

Ground covers for sunny walls:

- *Plectranthus neochilis* (Lobster flower) IND
- *Barleria obtusa* (Bush Violet) IND
- *Portulacaria afra nana* (Creeping Porkbush/Spekboom) IND
- *Ruschia linoleata* (Beesvygie)IND

Grasses:

- *Aristida junciformis* (Ngongoni grass) IND
- *Melenis nerviglumis* (Bristle leaved Red Top) IND
- *Eragrostis curvula* (Weeping love grass) IND

SCREENING PLANTS & HEDGES:

Given the terraced nature of many of the sites within the estate, the use of hedging and screening plants needs careful consideration. Tall hedges planted at the top of a bank shared with your neighbour can cause excessive shade over their property unnecessarily. You may only need a shrub or even perennial plant to grow to one meter to create the privacy required without causing shading.

Larger growing hedging/ screening shrubs should be considered carefully and will be closely monitored.

...

Planting suggestions:

Low growing screen plants (up to 1m)

- Nandina Pygmaea (Dwarf Heavenly Bamboo) - DOES NOT REQUIRE TRIMMING. EXO
- Buxus Faulkner (Box Hedging) EXO
- Portulacaria afra - compact form (Pork bush/ Spekboom) IND
- Abelia grandiflora Francis Mason (Golden Abelia) EXO
- Dietes bicolor (Yellow Wild Iris) – DOES NOT REQUIRE TRIMMING. IND
- Dietes grandiflora (Wild Iris)- DOES NOT REQUIRE TRIMMING. IND

Medium to large screen plants & hedging (1-3m)

It is worth noting that all of these “traditional” hedging plants could be trimmed to any height as required.

- Freylinea tropica (Honeybell bush) EXO
- Duranta Sheenas Gold. EXO
- Nandina domestica (Heavenly Bamboo) – DOES NOT REQUIRE TRIMMING, EXO
- Sisygium paniculatum (Brush cherry). EXO
- Dyschoriste thunbegifolia (purple bells) IND
- Mackaya bella (Forest bell bush) – FOR SHADE. IND

TREES

Given the size of each garden being relatively small, this list will be restricted to small and medium growing trees. Tree placement is the most important and consequential decision when planning a garden as trees can, as much as provide huge benefit to your garden, can become a large and expensive problem to rectify as they mature, if their position was not chosen wisely.

Small trees (up to 6m) All IND

- Dais (Pom Pom tree)
- Diopyros whyteana (Bladder nut)
- Dodonea angutifolia (Sand Olive)
- Dombeya rotundifolia (White Pear)
- Grewia occidentalis (Cross berry)
- Halleria lucida (Tree fuchsia)
- Heteropyxis natalensis (Natal Lavender tree)
- Indigofera jucunda (River Indigo)
- Rothmannia globosa (September Bells)
- Vepris lanceolate (Ironwood)

Medium trees (up to 10m) All IND

- Combretum krausii (Forest Bushwillow)
- Croton gratissimus (Lavender Fever Berry)
- Erythrina lysistemon (Common coral tree)
- Miletia grandis (Umzinbeet)
- Oles europea subsp. Africana (Wild Olive)

- Ptaeroxylon obliquum (Sneezewood)
- Acacia karoo (Sweet thorn)

...

LAWNS

There are 3 lawn types suited to this area:

Kikuyu (EXO – East Africa)

Can be invasive into flower beds and requires very regular cutting in summer, but is drought tolerant and stay mostly green in winter. Only grows in Full sun

Berea (IND)

Lovely soft grass that does not require too much cutting. Frost sensitive, but will grow in the shade.

Cynodon hybrids (IND)

Fine grass that is stunning if watered well and maintained correctly. Has a tendency to allow broadleaf weeds to grow through it more so than the first 2. Tolerates frost but will go quite brown through winter.