

TWIN RIVERS HOMEOWNER'S ASSOCIATION
ENVIRONMENTAL GUIDELINES

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1. Introduction

These Environmental Guidelines are, together with the Architectural Guidelines and the Builders Code of Conduct an integral part of the Memorandum and Articles of Association of the Twin Rivers Homeowners Association. All prospective homeowners are, by agreement, compelled to adhere to the conditions set forth therein. The purpose of the Guidelines is to protect owners' investment by establishing rules that will ensure that improvements to properties are (a) of a high standard and (b) of such nature that it will not harm the collective character and ambience of Twin Rivers Estate.

The Guidelines classifies three natural areas and described rules applicable to each area. The rules place restrictions on the removal of plants, erection of structures, and fences, agricultural activities and give advice for planting.

These Environmental Guidelines must be read together with the Architectural Guidelines and the Builders Code of Conduct.

2. Classification of natural areas

The property can be divided into three distinct natural areas namely the Riverine Thicket, the Flood Plain and the Upper Grassland and area.

These areas can be described as follows:

Riverine Thicket

The Riverine Thicket included all-natural growth along both rivers. It consists of dense stand of a variety of trees, shrubs, wild herbs, forbs, and grasses. The width of the area varies considerably, and it is at it's widest at The Delta.

Flood Plain

The Flood Plain is the area directly adjacent to the Riverine Thicket. It is mainly treeless, and its vegetation consists of grasses, herbs, and forbs. It is distinguished from the rest of the landscape by its topography. A cross section perpendicular to the river is flat to slightly climbing or even descending to a shallow flood-time water course. For official purposes the inland boundary of the flood plain area is defines by the "Fencing Line". This line is on the river side of the 1 in 50-year (50% build-up) flood line as determines by the Consulting Engineers. See also Architectural Guidelines.

Upper Grassland

The balance of all land to the East of the Flood Plain is Upper Grassland. It is vegetated with grasses, isolated clumps of indigenous trees and a preference of exotic trees in places.

3. Environmental Rules

Owners are obliged to comply with these rules in terms of their Purchase Agreements. Relaxation of rules can only be considered upon written application to the Homeowners Association.

Removal of Trees

No indigenous tree may be removed or damaged for any purpose whatsoever. Oak Trees, Plane Trees, Ash Trees may not be removed.

Exotic trees that may be removed with due consideration of the following aspects are:

Eucalyptus (Blue Gum): These large trees provide nesting sites for raptorial birds, as well as foraging opportunity for rarer species of bird such as Red-throated Wrynecks. The trees attract bees when flowering and a continuous visitation by bee-eater species. Removal of these trees should be done with discretion.

Any tree of whatever species that grow on or against a riverbank should not be removed without the written consent of the Homeowners Association, which will take into consideration the effect of such removal on the stability of the riverbank.

Owners are encouraging to remove the following trees except when they play an important role in riverbank stability:

- Mulberry (Morus alba, nigra)
- Syringa (Melia azedarach)
- Grey Poplar (Populus canescens)
- Peach and other domestic fruit trees

Removal of other Vegetation

Removal of Riverine Thicket undergrowth and vegetation from the Flood Plane is not allowed unless replaced with approved (in writing) other species. This vegetation plays an important part in the flooding regime. Undergrowth stems the impact of flooding and dampens the water velocity as well as acting as an energy dissipater.

Minimal clearing or cutting of undergrowth and grass will be allowed so that the riverbank areas may be enjoyed by owners, but only on condition that sufficient plants and root systems are kept vigorously alive so that these areas will remain effectively protected against erosion damage.

Sweeping of the ground is not allowed.

Declared weeds and aggressive invasive plants must be removed.

Horticulture and Agriculture

Tillage of soil for Agricultural purposes is not allowed in the Riverine Thicket and Flood Plane areas. Usage of pesticides and herbicides must be done with discretion, not to allow such toxins passage to the river, whether it be along the surface or through ground water.

Fertilisers should be of natural organic mix and composition. Chemical fertilizers should be avoided.

No concentrated rainwater runoff outlets, whether emanating for agricultural activity or disturbance of land or from built structures, will be allowed into the river. Rainwater from collection points such as gutters must be effectively and evenly spread to resume as closely as possible their natural runoff route to the river.

Buildings, Structures and Paving

Buildings and structures may only be erected in the upper grassland areas, above the 1:50 year (50% built-up) flood line.

No permanent or temporary structures higher than 1 m above ground may be erected in the Riverine Thicket and Flood Plane areas. Existing structures are exempted from this requirement. Hard paving may be laid in the Riverine Thicket and Flood Plane areas if the areas of such paving in square metres do not exceed 5% of the surface area of the Riverine Thicket and 3% of the surface area of the Flood Plain.

See also Architectural Guidelines and Builders Code of Conduct.

Fences

Dividing fences between properties, internal fences, roadside fences and riverside fences are to be in accordance with clause 3.9 of the Architectural Guidelines i.e., approved low picket type. No fences, whether dividing, boundary, or internal types, may be erected within the Riverine Thicket. To demarcate site boundaries up to the river edge, approved precast concrete or wooden bollards as per diagram no May be used at not less than 5m centres.

Owners are made aware of the risk of flood damage to fences and structures, erected below the flood line.

Landscaping

- Planting of indigenous species are encouraged. River Bushwillow (*Combretum erythrophyllum*) is a particularly suitable tree as it is fast growing, frost hardy and attractive.
- Planting of declared weed or aggressive invasive species is prohibited.
- Only indigenous tree species may be planted in the Riverine Thicket and Flood Plane areas.
- Alteration of topography to create landscape forms are not allowed in the Flood Plane and Riverine Thicket Areas.

4. See also Architectural Guidelines and Builders Code of Conduct