



AVALON  
GOLF ESTATE

# ARCHITECTURAL & LANDSCAPE DESIGN MANUAL



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GOLF ESTATE

## TABLE OF CONTENTS

1 INTRODUCTION	4
2 DEVELOPMENT CONCEPT	4
3 GENERAL SPECIFICATIONS	5
4 BUILDING LINES & PLOT COVERAGE	6
5 BUILDING HEIGHT & WIDTHS	6
6 VERANDAHS	7
7 OUTBUILDINGS	7
8 PARKING / ACCESS TO SITE	7
9 ROOFS / AWNINGS	8
10 COLOURS AND EXTERNAL WALL FINISHES	8
11 WINDOWS, SHUTTERS & DOORS	9
12 HEDGE LINE, NEIGHBOUR BOUNDARY	9
13 RETAINING STRUCTURES / DECKS	9
14 SERVICES	10
15 LANDSCAPING GUIDELINES	11
16 APPROVAL OF PLANS	30
17 APPROVAL OF FOOTPRINT	31
18 FINAL CONFORMITY CHECK	31



## ANNEXURES

ANNEXURE 1 | LIST OF APPROVED ARCHITECTS

ANNEXURE 2 | COLOUR PALETTES

ANNEXURE 3 | DEFINITION OF « MAISON PRINCIPALE D’HABITATION »

ANNEXURE 4 | EXAMPLE OF CONSTRUCTIBLE ZONE

ANNEXURE 5 | EXAMPLE OF CONSTRUCTIBLE ZONE

ANNEXURE 6 | EXAMPLE OF CONSTRUCTIBLE ZONE

ANNEXURE 7 | EXAMPLE OF CONSTRUCTIBLE ZONE

ANNEXURE 8 | EXAMPLE OF CONSTRUCTIBLE ZONE

ANNEXURE 9 | TYPICAL VILLA LAYOUT – 4 BEDROOM-ALBATROSS VILLA

ANNEXURE 10 | TYPICAL VILLA LAYOUT – 3 BEDROOM-EAGLE VILLA-TYPE 1

ANNEXURE 11 | TYPICAL VILLA LAYOUT – 3 BEDROOM-EAGLE VILLA-TYPE 2

ANNEXURE 12 | TYPICAL VILLA LAYOUT – 2 BEDROOM-BIRDIE VILLA

ANNEXURE 13 | TYPICAL VILLA LAYOUT – 4 BEDROOM-LANCELOT VILLA

ANNEXURE 14 | TYPICAL VILLA LAYOUT – 3 BEDROOM-MERLIN VILLA

ANNEXURE 15 | TYPICAL VILLA LAYOUT – 3 BEDROOM-GALAHAD VILLA

ANNEXURE 16 | TYPICAL VILLA LAYOUT – 2 BEDROOM-GALAHAD VILLA

ANNEXURE 17 | TYPICAL VILLA LAYOUT – 1 BEDROOM-GUEST HOUSE

ANNEXURE 18 | TYPICAL VILLA LAYOUT – 1 BEDROOM-GUEST HOUSE

ANNEXURE 19 | TYPICAL LAYOUT OF PLOT NO, LETTER BOX, CEB CABIN & GARBAGE BIN AREA

ANNEXURE 19.0 | FROM 6 MT ROAD

ANNEXURE 19.1 | FROM 7 MT ROAD

ANNEXURE 19.2 | TYPICAL SECTION

ANNEXURE 19.3 | TYPICAL DETAIL A

ANNEXURE 19.4 | TYPICAL DETAIL B

ANNEXURE 20 | BOUNDARY PROFILE BETWEEN NEIGHBOURS

ANNEXURE 21 | HEDGE LINE BETWEEN PLOT OWNER AND ROAD EDGE

ANNEXURE 22 | MASTERPLAN OF COLOUR SPECIFIC ZONE

ANNEXURE 23 | BOUNDARY PROFILE BETWEEN PLOT OWNER AND GOLF COURSE

## 1. INTRODUCTION

The architectural and landscape design manual advises prospective homebuilders of the design requirements and criteria for the development of residential dwellings at Avalon Golf Estate.

This document provides architectural inspiration and guidance for the exciting and creative process of home design within the setting of Avalon Golf Estate. It also sets out the procedure for submitting plans that have to be approved by the Association Syndicale des Copropriétaires de Avalon Golf Estate (hereafter referred to as the "Association").

In order to keep a harmonious look for all the houses/ villas on the estate and to ensure that the houses are designed by informed professionals, the developers have earmarked **eight (8)** different types of houses/villas and **two (2)** different type of Guest Houses proposed by the two Approved Architect firms. The typical layout plans of the proposed houses/villas are given in **Annexures 9 to 18**. The use of these plans are optional, however, all owners **shall** use any of the Approved Architects for their house plans. The list of Approved Architects is given in **Annexure 1**.

## 2. DEVELOPMENT CONCEPT

The houses/villas have been designed taking into consideration the following aspects:

- A contemporary style combining the Mauritian way of life with a constant effort to bring nature in and to blur the boundary between indoors and outdoors.
- The visual aspect of each villa will combine clean lines with flat and overhanging slightly sloping roofs in harmony with the natural surroundings.
- The sloping roofs convey a sense of lightness, floating in the air and defying gravity. By keeping the villas one storey high, these will blend easily with the environment.
- Large glass expanses provide natural light inside the villas and permit views towards the gardens and the surrounding spaces. When the doors and shutters are fully open the ambiguity between inside and outside can be fully appreciated.
- Stonewalls, stone cladding, timber decking and pergola provide warmth and soften the overall impression whilst keeping and projecting a coherent modern living style.
- Colours used will blend harmoniously with the environment through the choice of a limited colour palette.
- Extensive landscaping will be carried out on each plot to preserve the intimacy of each villa from its neighbour and to enhance the architecture of the villas. Endemic plants and trees, will be used in an effort to preserve the original Mauritian flora and encourage rare species of birds to settle in the estate.
- Where necessary stone and timber structures will be allowed, otherwise it is proposed to have natural barriers in the form of bushes and trees.

### 3. GENERAL SPECIFICATIONS

- 3.1. All building plans have to be approved by the Association. The procedures and a list of the documents required are given in **Section 16**.
- 3.2. Where materials and forms are specified no variation from these will be permitted.
- 3.3. Any walls built by the developer should not in any way be modified without prior permission from the Association.
- 3.4. At the moment of transfer, no physical boundary will be present between the plot and common green areas. The plot owner will affect the planting of a hedge along the side(s) of his / her property facing a green space. A specification and plant list is included in **Section 15**. The Association will maintain the common green areas and the plot owner his property. Should the latter fail to do so the association will take remedial action.
- 3.5. It is the responsibility of the individual owners, including any reserves that form part of their lots, from the date of taking ownership of their properties, are kept in a neat and tidy state.
- 3.6. Plot Number, Letter Box, CEB cabin, refuse/garbage area has to be constructed by the owner of each Lot. The collection of normal household refuse will be organized by the Association. The typical layout and design of this area is given in **Annexure 19**.
- 3.7. Planting / maintenance along road reserves will be carried out by the Association.
- 3.8. No consolidation or further subdivision ("parceling") of lots will be allowed save for specific cases provided for in the cahier des charges.
- 3.9. Prior to commencing construction of a house on a plot it is the responsibility of the owner to ensure that his plot is kept clean and neat in appearance at all times by the owner, alternatively the Association will organise the cleaning and planting of trees and charge the owner accordingly.
- 3.10. Natural site levels along boundaries (within a 4m width band) should not be disturbed except at entrance area where terracing is acceptable for access and parking.
- 3.11. More than one residential unit can be allowed on each plot so long as the "Coefficient d'Occupation du Sol-COS" (plot coverage) of a maximum of 30 % is respected.
- 3.12. Adjacent plots may not be consolidated for the purposes of building across building lines.
- 3.13. All reserves near Rivers, Rivulets, Feeders must be kept in a natural state.

## 4. BUILDING LINES & “COEFFICIENT D'OCCUPATION DU SOL”/ PLOT COVERAGE

### 4.1. Building lines (Annexures 4 to 8).

Buildings shall be placed on lots within the designated limits - “Constructible Zone”:

4.1.1. 4 metres from boundary with neighbour.

4.1.2. 8 metres from road.

4.1.3. Water Course  
20 metres from any river  
10 metres from rivulet  
6 metres from feeder

4.1.4. 10 metres from golf course.

4.1.5. 10 metres from any ravine.

### 4.2. “Coefficient D’occupation Du Sol”/ Plot Coverage

4.2.1. “Coefficient d’Occupation du Sol-COS” (plot coverage) = the **overall covered area** of the building(s) including wall thickness expressed as a percentage of lot size. It can be visualised as the footprint occupied by the house on the site. It includes but not limited to: garage, carport, kiosk, gazebo, cabanas, equipment enclosures, garbage bin, barbecue. The maximum COS for any lot is **30%**.

4.2.2. Swimming pools shall be built within the “constructible zone” and shall not occupy more than 5% of the plot area.

## 5. BUILDING HEIGHT & WIDTHS

5.1. Buildings shall generally comprise of a ground floor only of maximum height of 6.0 m measured from finished floor level (ffl) to the apex of the roof. To allow some flexibility for internal levels, and to maximize potential views, this floor level may be raised on a plinth of up to 1.0 m from the natural ground level.

5.2. The drawings submitted shall clearly indicate the ground floor level of the building relative to the road level and to the existing ground level.

5.3. Chimneys (if applicable) are exempt from this restriction. Electrically heated Chimneys are preferred for ecological reason.

5.4. An attic space is permitted. It should represent a maximum of 20 % of ground floor area. An attic is for the purpose of this document specifically defined as the space directly found below the pitched roof part of a residential unit.



- 5.5. A minimum floor to ceiling ht. of 2.5 m is required to all areas of the buildings, except for the attic.
- 5.6. The maximum admissible height at eaves at the front of the building relative to ground floor level is 6.0 m.
- 5.7. Sloping roofs. Slightly sloping roofs with 5° to 9° are mandatory. The roof shall be laid with waterproofing of an approved colour and shall be laid with joints horizontal. A minimum of 40% of the roofs shall be sloping.

## 6. VERANDAHS

- 6.1. An open verandah is preferred. The verandah must be a covered space of at least 2.5 m deep.

## 7. OUTBUILDINGS

- 7.1. Set back from the roads / boundary and detailed design to conform to that of the primary structure.
- 7.2. Outbuildings not connected to the main buildings cannot represent more than 50% of the overall built area.
- 7.3. The following outbuildings are permitted and included in the plot coverage calculation:
  - 7.3.1. Garage/carport
  - 7.3.2. Garden pavilions, Kiosks, gazebos
  - 7.3.3. Cabanas and equipment enclosures
  - 7.3.4. Barbecues
  - 7.3.5. Enclosures for Dogs

## 8. PARKING / ACCESS TO SITE

- 8.1. No street parking is admissible except in designated areas.
- 8.2. Each plot must in addition to the garages make provision for at least 3 parking spaces on the plot.
- 8.3. Only 1 access to each plot is permitted except where there is more than one main residence as defined in **Annexure 3**.



## 9. ROOFS / AWNINGS

The following are permitted:

- 9.1. Inclined roofs are mandatory to at least 40 % of the building footprint as measured on the roof plan.
- 9.2. A flat roof is permissible to a maximum of 60 % of the building footprint as measured on the roof plan.
- 9.3. The inclination of the inclined roofs should vary between 5° to 9°.
- 9.4. Inclined roof overhangs shall be a minimum of 1000 mm measured between the outer edge of the wall and the bottom of the overhang.
- 9.5. Gutters will be optional but when used will be simple pre-painted white or to match roof colour.
- 9.6. Colours to be as per approved colour palettes (**Annexure 2**).
- 9.7. Materials: Roofs to major plan elements must be consistent throughout.
- 9.8. Inclined and flat slabs water proofing membrane to be green in colour.

## 10. COLOURS AND EXTERNAL WALL FINISHES

- 10.1. The materials shall be consistent throughout and subject to review by the Association.
- 10.2. Colours to be as colour palettes (**Annexure 2**).
  - 10.2.1. Each villa shall be painted using colours from only one Gamme. Colours from one Gamme cannot be mixed with colours from another Gamme.
- 10.3. Materials: the following are permitted:
  - 10.3.1. Block wall rendered and painted
  - 10.3.2. Basalt stones
  - 10.3.3. Wood cladding
  - 10.3.4. Rendered block wall clad with stone tiles





## 11. WINDOWS, SHUTTERS & DOORS

- 11.1. Windows and doors should be simple and consistent throughout a particular building. As far as possible, windows and doors should have a consistency of material, height and alignment on facades.
- 11.2. Shutters between verandah columns are permitted to be in Aluminium or Timber.
- 11.3. No curved windows will be permitted.
- 11.4. Colours to be as per colour palette (**Annexure 2**).
- 11.5. Materials: the following are permitted: timber, UPVC, aluminium, galvanised mild steel.

## 12. HEDGE LINE, NEIGHBOUR BOUNDARY

### 12.1. Hedge Line

The hedge line is defined as the **4.00 metre line from the road edge** on which plot owners:

- should build the Garbage Bin Area as per specifications in **Annexure 19**
- may plant a hedge to demarcate its plot as per specifications in **Annexure 21**. This hedge shall be maintained by the plot owner.

### 12.2. Neighbour Boundary

No boundary brickwalls are permitted between neighbours. Instead hedges from the approved plant list as per **Section 15** are to be used for demarcation of boundaries. A typical Boundary Profile between Neighbours is given in **Annexure 20**.

## 13. RETAINING STRUCTURES / DECKS

- 13.1. It is imperative that the existing topography be carefully considered when sitting buildings, terraces and gardens. To this end, low retaining structures are to be used which are sympathetic to the natural contours of each site.
- 13.2. Provided that retaining structures do not exceed 1.5 m high the following are acceptable: stone retaining walls dry jointed, banked earth at 45 degrees.
- 13.3. If used as a combination of stepped retaining walls, such consecutive walls will be set back by at least 1.5m on plan.
- 13.4. Decks on timber or masonry piers are acceptable if the height does not exceed 1.5 m height and outside edge with ground level.

## 14. SERVICES

- 14.1. Each owner will have to build a service hub for electricity and water metering as per specification given in **Appendix 19**.
- 14.2. Storm water drainage from plots: For lots which cannot drain into roads or green spaces, the purchaser will be required to build a catch pit at a position to be specified by the developer, and the lot down slope will be required to build a drain at his own cost for discharge into green spaces or roads.
- 14.3. Plumbing.
  - 14.3.1. No pipe work should be visible on external walls – plans should clearly show internal ducts as necessary.
  - 14.3.2. Drainage: Collection of all black and grey water shall be disposed of into individual septic tank and leaching fields.
  - 14.3.3. Water tanks should be hidden.
- 14.4. Solar Water Heaters.
  - 14.4.1. Owners should use split type Solar Water Heaters. Only Solar Panels are allowed on roof. Water tanks for the Solar Water Heater equipment should be installed in a technical zone on the ground.
- 14.5. Air Conditioning Units.
  - 14.5.1. Window units are not allowed.
  - 14.5.2. For Split units – compressors must be fixed at ground level and hidden by a screen (hedges or louvers in timber/aluminium to match external openings).
- 14.6. Electricity & Telephone: all reticulation to be underground.
- 14.7. Television: aerial and dishes to be discreet and unobtrusive. The specifications and locations are at all times subject to the written approval of the Association and must be indicated on all drawings submitted to the Association.
- 14.8. Clothes lines must be screened or concealed within a service court.
- 14.9. Gas bottles must not be visible – they must be either concealed within a service court or an enclosed cupboard.

## 15. LANDSCAPING GUIDELINES

The overall landscape character of Avalon is based essentially on its exquisite golf surrounded by lush, green tea plantation, river reserve and primary forest. The landscaping intent is to provide today's life style within an environment that breathes fresh air, soothing green sceneries with sometimes a mystical twist.

### 15.1. Specific Coloured Zones

The whole development has been categorized in Specific Coloured Zones. This will enable easy identification of areas in such a large complex. The residential plots have been zoned into seven (7) colours namely, red, blue, white, yellow, pink, green and purple. This will create a visual and formal identity that will enhance the neighbourhood, while still forming part of a whole larger estate. Each zone is colour specific and each resident is encouraged to contribute to its enhancement and upkeep. A masterplan of the Specific Coloured Zone is given in **Annexure 22**.

### 15.2. Tree Alignment Along Road

Alignment trees will be planted every 8m apart and 4m from road edge. These trees will have specific bloom corresponding to their respective colour coded zone. These trees should never be damaged, cut or disposed of without prior consent from syndic.

### 15.3. Specific Guidelines For Residential Plots

#### 15.3.1. Reserve & Lawn Buffer Zone

The 4 metres area from road edge to Hedge Line will be maintained by the Syndic. Beyond that buffer zone, each resident is free to have their own landscaped garden that will be viewed on both road and house side.

#### 15.3.2. Neighbour And Neighbour Boundary Line

A typical Boundary Profile between Neighbours is given in **Annexure 20**. This boundary line will be colour specific and will need to follow the zone colour code. No separation wall will be allowed at this boundary line. Instead the homeowners must use a Hot Dipped Galvanised (HDG) Powder Coated Panel Fencing of maximum height of 1m80 from natural level. A colour specific hedge will align the Hot Dipped Galvanised (HDG) Powder Coated Panel Fencing on each resident plot. Therefore, one boundary line will be sandwiched between two hedges on respective plot of land. In case that a homeowner do not find the colour suiting his need, a green hedge of "buis" (*Murrayapaniculata* / *exotica*) or "Bois pommeReneitte" (*Dodoneaviscosa*) will be allowed.

The boundary hedge should be consistent and cannot have mix varieties within same boundary line. A formal clipped hedge is preferred. Beyond the imposed boundary hedge, each home owner is free to plant any species that suit his needs best from the list of recommended plants given in sections **15.3 to 15.5**



Hedging material is to be planted at no less than 600mm apart, and plant material should be no less than 600mm in height when first planted.

Hedges are recommended to be maintained to a height of not greater than 1.8m and in general not lower than 800mm from ground level.

Hedges are to be maintained on a regular basis by the homeowner, and the overall width should not exceed 700mm, and should not encroach onto the adjoining private land.

Good arboriculture practices should be followed when establishing the hedge, i.e pruning, shaping to maximise light penetration to the base of the hedge to avoid dying-back at ground level.

Should the maintenance of any hedge not be done on a regular basis, the syndic may undertake such maintenance to the cost of the homeowner.

### 15.3.3. Recommended Plants To Be Used For Specific Coloured Zones

#### Red bloom

1. Clerodendronspeciosissimum
2. Hibiscus sinensis red bloom
3. Russeliaequisetiformis
4. Ixoracoccinea, red bloom
5. Holmskioldiasanguinea
6. Megaskepasmaerythrochlamys

#### Blue bloom

1. Plumbagoauriculatablue bloom
2. Clerodendronugaudense
3. Barleriaobservatrix
4. Brunfelsiauniflora
5. Thunbergiaerecta blue bloom
6. Hortensiamacrophylla

#### White bloom

1. Plumbagoauriculatawhite bloom
2. Durantarepenswhite bloom
3. Cestrum
4. Hibiscus sinensis white bloom
5. Trachelospermumjasminoides 'jasminetoile'
6. Gardeniaaugusta
7. Tabernaemontana sp.

#### Yellow bloom

1. Tecomariacapensis
2. Pachystachyslutea
3. Cassia corymbosa
4. Galphimiaglauca



5. Ixoroccinea yellow bloom
6. Holmskioldiacitrine

Pink bloom

1. Hibiscus sinensis pink bloom
2. Dombeyaacutangula
3. Ixoroccinea, pink bloom
4. Mussaenda sp pink
5. Azalea rhododendum sp
6. Pseudoranthemumcarruthersii

Purple bloom

1. Durantarepens purple bloom
2. Holmskiodia sp mauve
3. Hibiscus sinesis purple bloom
4. Graptophyllumpictum
5. Thunbergiaerecta purple bloom
6. Bougainvillea purple bloom

Green foliage

1. "Buis" Muraya exotica
2. "Bois reinette".Dodonaeaviscosa
3. Eranthemum
4. Codiaeum
5. Acalyphawilkesiana (small green leaves)
6. Justiciabetonica
7. Polyscias

15.3.4. Resident And Golf Course Boundary Line

The boundary profile between Plot Owner and Golf Course is given in **Annexure 23**. The boundary line separating homeowners and golf course will be treated with the same colour code. Each resident is encouraged to provide a harmonious hedging that would blend visually with the golf course. Landscaping intervention including tree canopy on homeowners' side should not encroach on golf property.

15.3.5. Sensitive Areas And River Reserve

The unique biotope of river reserves should be preserved. No invasive plants should be allowed to contaminate that area. No undesirable plants should be discarded in the reserve. The river should be kept in its natural state.

15.4. Plants That Are Prohibited

As per list of invasive plants from Mauritius Wildlife Foundation MWF, the following plants should not be used:-

1. Wild lantana
2. Ravenalemadagascarensis
3. Acacia nilotica



4. Albizialebeck
5. Ardisiacrenata
6. Callistemon citrinus
7. Cinnamomumcamphora
8. Furcraeafoetida
9. Haematoxylumcampechianum
10. Hedychiumcoronarium
11. Hiptagebenghalensis
12. Homalanthuspopulifolius
13. Leucaenaleucocephala
14. Ligustrumrobustum var. walkeri
15. Listseamonopetala
16. Litseaglutinosa
17. Clidemiahirta
18. Ossaeamarginata
19. Psidiumcattleianum
20. Pongamiapinnata
21. Rubusalceifolius
22. Rubusrosifolius
23. Schinusterebinthifolius
24. Spathodeacampanulata
25. Strobilantheshamiltonianus
26. Syzygiumcumini
27. Syzygiumjambos
28. Tecomastans
29. Tamarindusindica
30. Tibouchinavimineae
31. Terminaliaarjuna
32. Wikstroemiaindica

#### 15.5. Use Of Exotic And Native Plants (Indigenous And Endemic)

Uses of native plants are highly encouraged, as these plants have long established themselves in our "milieu". Most of them are rare and sometimes unique in the world. By so promoting native plants, we are contributing in the propagation and establishment of flora that are typical locally. This will, in turn, encourage native fauna to replenish itself.

##### 15.5.1. List Of Endemic Plant Garden

With a view to contribute to the national effort to conserve biodiversity a small endemic plant corner is recommended for each resident. Native plants of upland vegetation type are recommended for Avalon Golf Estate as per the attached plant list.



S.N.	Botanical Name	Common Name	Type of plant
1	<i>Acalypha integrifolia</i>	Bois queue de rat	soil cover
2	<i>Antidesma madagascariense</i>	Bigaignon batard	Shrub
3	<i>Antirhea borbonica</i>	Bois lousteau	Shrub
4	<i>Aphloia theiformis</i>	Fandamane	Shrub
5	<i>Barleria observatrix</i>		Shrub
6	<i>Canarium paniculatum</i>	colophane	Tree
7	<i>Cassine orientalis</i>	Bois d'olive	Tree
8	<i>Coffea myrtifolia</i>	Café maron	Shrub
9	<i>Cordemoya integrifolia</i>	Bois pigeon	Tree
10	<i>Cossinia pinnata</i>	Bois de judas	Shrub
11	<i>Crinum mauritianum</i>	Fleur de lys du pays	soil cover
12	<i>Cyphostemma mappia</i>	Bois mapou	Tree
13	<i>Diospyros egrettarum</i>		Tree
14	<i>Diospyros revaughanii</i>	Bois d'ébène	Tree
15	<i>Diospyros tessellaria</i>	Bois d'ébène noir	Tree
16	<i>Distephanus populifolius</i>		Shrub
17	<i>Dodonaea viscosa</i>	Bois de reinette	Shrub
18	<i>Dombeya acutangula</i>	Dombeya	Shrub
19	<i>Dombeya acutangula var rosea</i>	Dombeya rose	Shrub
20	<i>Dombeya ferruginea</i>	Dombeya	Shrub
21	<i>Doratoxylon apetalum</i>	Bois de sagai rouge	Shrub
22	<i>Dracaena concinna</i>	Bois de chandelle	Shrub
23	<i>Dracaena reflexa</i>	Bois de chandelle	Shrub
24	<i>Erythroxylum hypercifolium</i>	Bois de ronde	Shrub
25	<i>Erythroxylum sideroxyloides</i>	Bois de ronde	Shrub
26	<i>Eugenia lucida</i>	Bois Clou	Shrub
27	<i>Fernelia buxifolia</i>	Bois buis	Shrub
28	<i>Ficus Mauritiana</i>	Figuier du pays	Tree
29	<i>Foetidia mauritiana</i>	Bois puant	Tree
30	<i>Gaertnera psychotrioides</i>	Bois banane	Shrub
31	<i>Gastonia mauritiana</i>	Bois d'éponge	Tree
32	<i>Hibiscus boryanus</i>	Mandrinette	Shrub
33	<i>Hibiscus fragilis</i>	Augerine	Shrub
34	<i>Hibiscus genevii</i>	Mandrinette Genève	Shrub
35	<i>Hyophorbe lagenicaulis</i>	Palmiste bouteille	Shrub
36	<i>Hyophorbe verschaffeltii</i>	Palmiste rodrigues	Tree
37	<i>Labourdonnaisia glauca</i>	Bois de natte gros feuille	Tree
38	<i>Leea guinensis</i>	Bois sureau	Shrub
39	<i>Ludia mauritiana</i>	Bois mozambique	Shrub
40	<i>Mimusops erythroxylon</i>	Makak	Tree
41	<i>Molinaea laevis</i>	Bois de sagai blanc	Shrub



42	<i>Myonima nitens</i>	Petit bois de pintade	Shrub
43	<i>Myonima violacea</i>	Petit bois de pintade	Shrub
44	<i>Olea lancea</i>	Bois cerf	Shrub
45	<i>Pittosporum senacia</i>	Bois carotte	Tree
46	<i>Polyscias dichroostachya</i>	Bois de boeuf	Tree
47	<i>Protium obtusifolium</i>	Colophane bâtard	Tree
48	<i>Psiadia arguta</i>	Baume de l'île Plate	Shrub
49	<i>Psiadia viscosa</i>	Baume de l'île Plate	Shrub
50	<i>Scaevola taccada</i>	Veloutier vert	Shrub
51	<i>Securinea durissima</i>	Bois dur	Tree
52	<i>Sophora tomentosa</i>	Griffre du diable	Shrub
53	<i>Stadmania oppositifolia</i>	Bois fer	Tree
54	<i>Stillingia lineata</i>	fangame	Shrub
55	<i>Syzygium glomeratum</i>	Bois pomme	Tree
56	<i>Syzygium mauritianum</i>	Bois pomme	Tree
57	<i>Tabernaemontana mauritiana</i>	Bois de lait	Shrub
58	<i>Tambourissa tau</i>	Bois tambour	Tree
59	<i>Tarenna borbonica</i>	Bois de rat	Tree
60	<i>Terminalia bentzoë</i>	Bois benzoin	Tree
61	<i>Thespesia populnea</i>	Sainte Marie	Tree
62	<i>Tournefortia argentea</i>	Veloutier blanc	Shrub
63	<i>Trochetia boutoniana</i>	Boucle d'oreille	Shrub
64	<i>Trochetia uniflora</i>	Trochetia	Shrub
65	<i>Warneckea trinervis</i>	Bois canne	Shrub
66	<i>Zanthoxylum heterophyllum</i>	Bois catafaille noire	Tree

#### 15.5.2. Trees

The list of recommended trees which is not exhaustive is given below:

- *Cassine orientalis* " Bois D'olive"
- *Hornea mauritiana* " Bois d'huile"
- *Cyphostemma mappia* " Bois mapou"
- *Diospyros eggretarum* " Bois ebene de l'ile aux aigrettes"
- *Diospyros tessellaria* "Bois d'ébène noir"
- *Eugenia elliptica*, *E. lucida*, *E. sieberi* and *E. tinifolia*.
- *Gastonia cutispongia* " Bois de boeuf "
- *Stilingia lineate* " bois fangame "
- *Cossinia pinnata* " Bois de Judas "
- *Mimusops petiolaris* "Makak"





### 15.5.3. Tall Shrubs

The list of recommended tall shrubs, which is not exhaustive, is given below:

- *Dombeya acutangula* " *Dombeya* "
- *Dracaena reflexa*; *D. floribunda* and *D. concinna*.
- *Hibiscus* spp; *H. boryanus*, *H. columnaris*,
- *H. fragilis* and *H. genevii*.
- *Trochetia boutoniana*,
- *The national flower*
- *Maytenus pyria* " *Bois a poudre* "
- *Tarenna borbonica* " *Bois de rat* "
- *Dodonea viscosa* " *Bois de reinette* "
- *Myonima nitens* " *Bois de pintade* "
- *Ludia mauritiana* " *Bois mozambique* "



### 15.5.4. Palms And Palm Like Plants

- *Latania lodigessi* " *Blue latan palm* "
- *Hyophorbe lagenicaulis* " *Bottle palm* "
- *Pandanus utilis* " *Vacoas* "
- *Pandanus vandermeeschii*"
- *Vacoas du coin de mire*.
- *Dictosperma album* " *Palmist manger* "
- *Hyophorbe verschaffeltii* " *Palmiste Rodrigues* "



### 15.5.5. Small Shrubs/Perennials

- *Lomatophyllum purpureum*
- *Lomatophyllum tormentorii*
- *Dianella ensifolia*, *Native dianella*
- *Crinum mauritianum* *Native Lilly*
- *Acalypha integrifolia*.
- *A bright and colourful acalypha*
- *Pouzolzia laevigata*
- *Erathenum* (*violet, green & yellow*)



#### 15.5.6. Other Plants

In addition to the native plants above, the following decorative and useful exotic plants are recommended.

<b>S.N</b>	<b>Species</b>
1	Acalypha
2	Acerola
3	Aegle Marmelos
4	Agave
5	Aleurites montana
6	Allamanda
7	Araucaria
8	Aubepine
9	Ayapana
10	Azalea
11	Badamier
12	Bamboo Bush
13	Bamboo Nain
14	Bamboo Orchid
15	Banana Bush
16	Begonia
19	Bois de Table
21	Bottle Palm
22	Bottle Brush
23	Bougainvillea
24	Brassia
25	Brenia
26	Cabbage palm
27	Calliandra
28	Camellia
29	Camphor
30	Canelle
31	Canna
32	Cassia aurea
33	Cedar
34	Cerise
35	Chinese Hat
36	Chocolate Bush
37	Citronelle
38	Cordyline



39	Croton
40	Cuphea
41	Delonix regia
42	Dombeya
43	Duranta
44	Eranthemum
45	Evolvulus
46	Fandia
47	Ficus Benjamina Panache
48	Ficus benjamina
49	Ficus religiosa
50	Fiddle Wood
51	Francissea
52	Frangipane
53	French Marygold
54	Gardenia
55	Garlic Vine
56	Golden Cypress
57	Goutte de Sang
58	Goyavier fleur
59	Heliconia
60	Hibiscus
61	Hortensia
62	Ibosa
63	Ixora
64	Jasmin de Nuit
65	Juniper
66	Lantana
67	Latanier
68	Latanier Bleu
69	Laurier
70	Liane Aurore
71	Lilas
72	Madar
73	Manilla Palm
74	Ms Hong Kong
75	Muguet
76	Mussaenda
77	Neckland
78	Noni
79	Novembrier



80	Oiseau de Paradis
81	Ombrelle
82	Palmiste multipliant
83	Pentas
84	Petrea
85	Peuplier
86	Phoenix roebelenii
87	Pine
88	Pitaya
89	Plantane
90	Podoca
91	Poinsettia
92	Rose
93	Royal Palm
94	Ruellia
95	Salvia
96	Saponaire
97	Saraca Indica
98	Tibouchina
99	Tulsi
100	Vacoas
101	VeineLiev
102	Yatis
103	Ylang Ylang

#### 15.5.7. Ground Covers/Perennials

- *Mentha spp.* Mint
- *Evolvulus spp.*
- *Alternanthera spp.*
- *Ajuga spp.*
- *Ophiopogon* (Green , variegated, dwarf etc.. )
- *Alpinia spp.* ( gingers )
- *Heliconia spp.*
- *Agapanthus spp*
- *Dietes spp.*
- *Russelia equisetiformis*
- *Senecio spp.*
- *Hemerocallis spp*
- *Vetiveria zizanioides*, (*Vetiver is recommended for erosion control on steep plots*).
- *Cymbopogon spp.* Citronelle / lemon grass
- *Ayapana spp.*



#### 15.5.8. Climbers And Creepers

- *Bougainvillea* varieties (low growing) " Poultonii", " Manilla Hybrid" and Rosenka
- *Jasminum* spp, they come as shrubs and climbers (fragrance)
- *Petrea volubilis*
- *Thunbergia* spp.
- *Passiflora edulis*, *Granadilla* (passion fruit)

#### 15.5.9. Shrubs And Trees

- *Pentas lanceolata* (excellent for butterflies)
- *Callistemon viminalis* (excellent for bird)
- *Brunfelsia bonodora*.yesterday today tomorrow (for fra grance)
- *Caesalpinia pulcherrima* (the dwarf flamboyant tree)
- *Hamelia patens* (for hedges)
- *Tecoma alata* (excellent for nectar)
- *Plumeria* spp. (frangipanis)
- *Pachystachys lutea*
- *Tabernaemontana divaricata* (flowering coffee)
- *Gardenia angusta* (fragrance)
- *Duranta* spp. (variegated, golden and other)
- *Hibiscus* spp.
- *Murraya exotica*
- *Bambusa soo*. Dwarf bamboo (hedge)
- *Chrysalidocarpus lutescens*, Bamboo palm
- *Allamanda cathartica*

#### 15.5.10. Trees Apart From Recommended Native Trees

- *Averrhoa carambola* (the star fruit tree)
- *Litchi chinensis*
- *Mangifera* spp. Mangoes (grafted varieties Only)
- *Averrhoa bilimbi* (Bilimbi long) the cucumber tree. Beautiful foliage and flowers, fruit attached to the trunk.
- *Bauhinia* spp.
- *Morus alba*, Mulberry
- *Eugenia brasiliensis*, Brazilian cherry locally known as Cerisier
- *Ixora coccinea*



15.5.11. Recommended Additional Plant List Appropriate To The Site

S.N	Family Name	Botanical Name	Common Name
1	Acanthaceae	<i>Barleria observatrix</i>	
2	Agavaceae	<i>Agave augustifolia</i>	
3	Agavaceae	<i>Agave sisalana</i>	Sisal
4	Agavaceae	<i>Furcraea foetida</i>	Aloes Malgache
5	Aizoaceae	<i>Sesuvium ayresii</i>	
6	Aizoaceae	<i>Trianthema portulacastrum</i>	
7	Amaranthaceae	<i>Cyathula prostrata</i>	
8	Amaryllidaceae	<i>Crinum asiaticum</i>	
9	Amaryllidaceae	<i>Crinum mauritianum</i>	
10	Anacardiaceae	<i>Mangifera indica</i>	Mangue
11	Anacardiaceae	<i>Poupartia borbonica</i>	Bois de poupart
12	Anacardiaceae	<i>Poupartia castanea</i>	Bois lubine
13	Anacardiaceae	<i>Poupartia pubescens</i>	Bois de poupart
14	Annonaceae	<i>Anona squamosa</i>	Attier
15	Apocynaceae	<i>Allamanda cathartica</i>	
16	Apocynaceae	<i>Carissa xylopicron</i>	Bois de ronde, Bois amer, Bois de soude
17	Apocynaceae	<i>Catharanthus roseus</i>	Vinca
18	Apocynaceae	<i>Nerium oleander</i>	Laurier
19	Apocynaceae	<i>Plumeria rubra</i>	Frangipanier
20	Apocynaceae	<i>Strophanthus boivinii</i>	
21	Apocynaceae	<i>Tabernaemontana persicariafolia</i>	Bois de lait
22	Araceae	<i>Alocasia macrorrhiza</i>	
23	Araceae	<i>Anthurium andreanum</i>	Anthurium
24	Araceae	<i>Colocasia esculenta</i>	Songe Maurice
25	Araceae	<i>Dieffenbachia seguine</i>	Dieffenbachia
26	Araceae	<i>Monstera deliciosa</i>	
27	Araceae	<i>Philodendron erubescens</i>	Philodendron
28	Araceae	<i>Typhonodorum leyanum</i>	Arouille St. Joseph
29	Araliaceae	<i>Gastonia mauritiana</i>	Bois Boeuf, Bois D'eponge
30	Araliaceae	<i>Polyscias dichrostachya</i>	Bois Boeuf, Bois papaye
31	Araucariaceae	<i>Araucaria cunninghamii</i>	Monkey puzzle tree
32	Asclepiadaceae	<i>Cynanchum callialata</i>	Ipeca du pays
33	Asclepiadaceae	<i>Cynanchum sp.</i>	Liane cale
34	Asclepiadaceae	<i>Gomphocarpus fruticosus</i>	Fanore
35	Asclepiadaceae	<i>Trichosandra borbonica</i>	Liane a cornes
36	Asclepiadaceae	<i>Tylophora coriacea</i>	
37	Balsaminaceae	<i>Impatiens flaccida</i>	
38	Balsaminaceae	<i>Impatiens wallerana</i>	



39	Basellaceae	<i>Anredera cordifolia</i>	
40	Begoniaceae	<i>Begonia salaziensis</i>	
41	Bignoniaceae	<i>Colea coleii</i>	Bois margoze
42	Bignoniaceae	<i>Jacaranda mimosifolia</i>	
43	Bignoniaceae	<i>Spathodea campanulata</i>	
44	Bignoniaceae	<i>Tabebuia pallida</i>	Tecoma
45	Bombaceae	<i>Adansonia digitata</i>	Baobab
46	Boraginaceae	<i>Argusia argenea</i>	Veloutier blanc
47	Boraginaceae	<i>Cordia sp.</i>	
48	Boraginaceae	<i>Ehretia petiolaris</i>	Bois de pipe
49	Bromeliaceae	<i>Ananas bractratus</i>	Ananas sauvage
50	Burseraceae	<i>Canarium paniculatum</i>	Bois colophane
51	Burseraceae	<i>Protium Obtusifolium</i>	Bois colophane batard
52	Cactaceae	<i>Opuntia cochenillifera</i>	
53	Cactaceae	<i>Opuntia vulgaris</i>	
54	Cactaceae	<i>Rhipsalis baccifera</i>	
55	Campanulaceae	<i>Laurentia longiflora</i>	Lastron blanc
56	Campanulaceae	<i>Nesocodon mauritianus</i>	
57	Cannaceae	<i>Canna indica</i>	
58	Caricaceae	<i>Carica papaya</i>	Papaye
59	Caryophyllaceae	<i>Cerastium glomeratum</i>	Oreille de souris
60	Casuarinaceae	<i>Casuarina equisetifolia</i>	Filao
61	Celastraceae	<i>Cassine orientale</i>	Bois d'olive
62	Celastraceae	<i>Maytenus pyria</i>	Bois a poudre
63	Celastraceae	<i>Pleurostyli leucocarpa</i>	Bois d'olive des Seychelles
64	Celastraceae	<i>Pleurostyli putamen</i>	Bois d'olive blanc
65	Chrysobalanaceae	<i>Grangeria borbonica</i>	Bois balais, Faux buis
66	Combretaceae	<i>Terminalia arjuna</i>	
67	Combretaceae	<i>Terminalia bellerica</i>	
68	Combretaceae	<i>Terminalia bentzoa</i>	Bois Benzoin
69	Combretaceae	<i>Terminalia catappa</i>	Badamier
70	Combretaceae	<i>Terminalia mantaly</i>	Mantaly
71	Compositae	<i>Cylindrocline commersoni</i>	
72	Compositae	<i>Cylindrocline lorencei</i>	
73	Compositae	<i>Helichrysum caespitosum</i>	Immortelle du Pouce, Petite immortelle
74	Compositae	<i>Helichrysum mauritianum</i>	Immortelle du Pouce
75	Compositae	<i>Helichrysum proteoides</i>	Immortelle du Pouce, Immortelle du pays
76	Compositae	<i>Helichrysum yuccifolium</i>	Immortelle du Pouce
77	Compositae	<i>Lunaea sarmentosa</i>	
78	Compositae	<i>Monarrhenus salicifolius</i>	Bois senil, Bois de chenille
79	Compositae	<i>Psiadia balsamica</i>	Baume de l'ile Plate



80	Compositae	<i>Psiadia canescens</i>	Baume de l'ile Plate
81	Compositae	<i>Psiadia cataractae</i>	Baume de l'ile Plate
82	Compositae	<i>Psiadia lithospermifolia</i>	Baume de l'ile Plate
83	Compositae	<i>Psiadia pollicina</i>	Baume de l'ile Plate
84	Compositae	<i>Psiadia terebinthina</i>	Baume de l'ile Plate
85	Compositae	<i>Psiadia viscosa</i>	Baume de l'ile Plate
86	Compositae	<i>Senecio lamarckianus</i>	Bois de chevre
87	Connaraceae	<i>Cnestis glabra</i>	Mort aux rats
88	Connaraceae	<i>Cnestis polyphylla</i>	Liane des rats, Liane a paniers
89	Convolvulaceae	<i>Ipomoea batatus</i>	
90	Convolvulaceae	<i>Ipomoea cairica</i>	Liane de sept ans
91	Convolvulaceae	<i>Ipomoea indica</i>	Liane bleu
92	Convolvulaceae	<i>Ipomoea macrantha</i>	
93	Cupressaceae	<i>Cryptomeria japonica</i>	Cedar
94	Cupressaceae	<i>Juniperus bermudiana</i>	Cypres
95	Cyatheaceae	<i>Cyathea borbonica</i>	
96	Cyatheaceae	<i>Cyathea excelsa</i>	
97	Cyperaceae	<i>Carex boryana</i>	
98	Cyperaceae	<i>Carex brunnea</i>	
99	Cyperaceae	<i>Carex cruciata</i>	
100	Cyperaceae	<i>Carpha argentea</i>	
101	Cyperaceae	<i>Carpha costularoides</i>	
102	Cyperaceae	<i>Cladium iridifolium</i>	
103	Cyperaceae	<i>Cladium mariscus</i>	
104	Cyperaceae	<i>Cyperus articulatus</i>	
105	Cyperaceae	<i>Cyperus compressus</i>	
106	Cyperaceae	<i>Cyperus corymbosus</i>	
107	Cyperaceae	<i>Cyperus cuspidatus</i>	
108	Cyperaceae	<i>Cyperus denudatus</i>	
109	Cyperaceae	<i>Cyperus difformis</i>	
110	Cyperaceae	<i>Cyperus distans</i>	
111	Cyperaceae	<i>Cyperus esculentus</i>	
112	Cyperaceae	<i>Cyperus intactus</i>	
113	Cyperaceae	<i>Cyperus iria</i>	
114	Cyperaceae	<i>Cyperus latifolius</i>	
115	Cyperaceae	<i>Cyperus longifolius</i>	
116	Cyperaceae	<i>Cyperus mitis</i>	
117	Cyperaceae	<i>Cyperus nutans</i>	
118	Cyperaceae	<i>Cyperus prolifer</i>	
119	Ebenaceae	<i>Diospyros tessalaria</i>	Bois d'ebene noir, Ebenier
120	Ericaceae	<i>Rhododendron sp.</i>	Rhododendron.
121	Erythroxylaceae	<i>Erythroxylum</i>	Bois a balais, Bois d'huile,





		<i>hypercifolium</i>	\Bois des dames
122	Erythroxylaceae	<i>Erythroxylum laurifolium</i>	Bois de ronde
123	Erythroxylaceae	<i>Erythroxylum macrocarpum</i>	Bois piment, Bois de ronde
124	Erythroxylaceae	<i>Erythroxylum sideroxyloides</i>	Bois de ronde
125	Euphorbiaceae	<i>Acalypha poiretii</i>	
126	Euphorbiaceae	<i>Acalypha indica</i>	Herbe chatte
127	Euphorbiaceae	<i>Acalypha integrifolia</i>	Bois queue de rat
128	Euphorbiaceae	<i>Acalypha reticulata</i>	Queue de rat
129	Euphorbiaceae	<i>Antidesma madagascariense</i>	Bois bigaignon batard, Bois bigaignon
130	Euphorbiaceae	<i>Breynia retusa</i>	Mourongue marron
131	Euphorbiaceae	<i>Claoxylon linostachys</i>	
132	Euphorbiaceae	<i>Cordemoya integrifolia</i>	Bois pigeon
133	Euphorbiaceae	<i>Croton bonplandianus</i>	
134	Euphorbiaceae	<i>Croton fothergillifolius</i>	
135	Euphorbiaceae	<i>Euphorbia pyriformis</i>	Fangame
136	Euphorbiaceae	<i>Euphorbia thymifolia</i>	
137	Euphorbiaceae	<i>Euphorbia tirucalli</i>	Calli
138	Euphorbiaceae	<i>Lautenbergia nreaudiana</i>	Bois caf-caf, KafKaf
139	Euphorbiaceae	<i>Margaritaria anomala</i>	Bois chenille
140	Euphorbiaceae	<i>Phyllanthus casticum</i>	Castique, Bois castique
141	Euphorbiaceae	<i>Phyllanthus dumetosus</i>	
142	Euphorbiaceae	<i>Phyllanthus lanceolatus</i>	
143	Euphorbiaceae	<i>Phyllanthus mauritianus</i>	
144	Euphorbiaceae	<i>Phyllanthus oppositifolius</i>	
145	Euphorbiaceae	<i>Phyllanthus phillyreifolius</i>	
146	Euphorbiaceae	<i>Phyllanthus pileostigma</i>	
147	Euphorbiaceae	<i>Phyllanthus revaughanii</i>	
148	Euphorbiaceae	<i>Phyllanthus tenellus</i>	
149	Euphorbiaceae	<i>Phyllanthus urinaria</i>	Petit tamarin rouge
150	Euphorbiaceae	<i>Ricinus communis</i>	Tantan
151	Euphorbiaceae	<i>Securinega durissima</i>	Bois dur, Bois manahe
152	Euphorbiaceae	<i>Stilingea lineata</i>	Fangame
153	Euphorbiaceae	<i>Synostemon bacciformis</i>	
154	Flacourtiaceae	<i>Aphloia theiformis</i>	Fandamane, Change ecorce
155	Flacourtiaceae	<i>Casearia coriacea</i>	Bois callant
156	Flacourtiaceae	<i>Casearia mauritiana</i>	
157	Flacourtiaceae	<i>Casearia tinifolia</i>	
158	Flacourtiaceae	<i>Erythrospermum monticolum</i>	Bois manioc a grandes feuilles
159	Flacourtiaceae	<i>Flacourtia indica</i>	Prune malgache



160	Flacourtiaceae	<i>Flacourtia jangomas</i>	Prunier
161	Flacourtiaceae	<i>Homalium integrifolium</i>	Bois de riviere
162	Flacourtiaceae	<i>Homalium paniculatum</i>	Bois de riviere, Bois a ecorce blanc
163	Flacourtiaceae	<i>Homalium sp.</i>	Bois de riviere
164	Flacourtiaceae	<i>Ludia mauritiana</i>	Bois mozambique
165	Flacourtiaceae	<i>Scolopia heterophylla</i>	Bois goyave
166	Flagellariaceae	<i>Flagellaria indica</i>	Liane rotan du pays, Flagellaire
167	Goodeniaceae	<i>Scaevola plumieri</i>	Veloutier de l'ile Plate
168	Goodeniaceae	<i>Scaevola taccada</i>	Veloutier vert
169	Graminae	<i>Cymbopogon pruinosis</i>	Citronelle sauvage
170	Graminae	<i>Cynodon dactylon</i>	Chiendent
171	Graminae	<i>Digitaria didactyla</i>	Gazon, petit gazon
172	Graminae	<i>Paspalidium geninatum</i>	Herbe siflette, Herbe de riz
173	Graminae	<i>Paspalum commersonii</i>	Herbe a epee
174	Graminae	<i>Paspalum distichum</i>	Herbe la mare
175	Graminae	<i>Paspalum polystachyum</i>	Herbe a epee
176	Graminae	<i>Paspalum vaginatum</i>	Herbe la mare
177	Graminae	<i>Phragmites mauritianus</i>	Roseau du pays
178	Graminae	<i>Stenotaphrum dimidiatum</i>	Chiendent bourrique, gros chiendent
179	Graminae	<i>zoisia tenuifolia</i>	Herbe pique derriere, herbe malgache
180	Guttiferae	<i>Calophyllum eputamen</i>	Tatamaka
181	Guttiferae	<i>Calophyllum inophyllum</i>	Tatamaka
182	Guttiferae	<i>Calophyllum parviflorum</i>	Tatamaka a petites feuilles
183	Guttiferae	<i>Calophyllum tacamahaca</i>	Tatamaka, Tatamaka rouge
184	Labiatae	<i>Plectranthus madagascariensis</i>	Baume du perou
185	Lauraceae	<i>Cassytha filiformis</i>	Liane jaune, Liane sans fin,
186	Lauraceae	<i>Cinnamomum camphora</i>	
187	Lauraceae	<i>Cinnamomum Verum</i>	Cannelier
188	Lauraceae	<i>Ocotea laevigata</i>	Bois de canelle blanc
189	Lauraceae	<i>Ocotea lancilimba</i>	
190	Lauraceae	<i>Ocotea mascarena</i>	Bois de canelle blanc
191	Lauraceae	<i>Ocotea obtusala</i>	Bois de canelle, Bois de canelle rouge
192	Lecythidaceae	<i>Foetidia mauritiana</i>	Bois puant
193	Leeaceae	<i>Leea guineensis</i>	Bois sureau, Bois boeuf
194	Leguminosae	<i>Albizia vauhanii</i>	Bois noir



195	Leguminosae	<i>Caesalpinia pulcherrima</i>	Flamboyant nain
196	Leguminosae	<i>Cajanus scarabaeoides</i>	Pistache marronne
197	Leguminosae	<i>Canavalia rosea</i>	Cocorico
198	Leguminosae	<i>Cassia fistula</i>	La Casse Medicale
199	Leguminosae	<i>Delonix regia</i>	Flamboyant nain
200	Leguminosae	<i>Desmanthus virgatus</i>	Petit Acacia
201	Leguminosae	<i>Gagnebina pterocarpa</i>	
202	Leguminosae	<i>Heamatoxylum campechianum</i>	Bois de campeche
203	Leguminosae	<i>Indigofera suffruticosa</i>	Indigotier sauvage
204	Leguminosae	<i>Pongamia pinnata</i>	Pongam, Coqueluche
205	Leguminosae	<i>Rhynchosia viscosa</i>	Liane Lastic
206	Leguminosae	<i>Senna occidentalis</i>	Casse puante, Coffee Senna
207	Liliaceae	<i>Dianella ensifolia</i>	Reine des bois
208	Liliaceae	<i>Dracaena concinna</i>	Bois de chandelle
209	Liliaceae	<i>Dracaena floribunda</i>	Bois de chandelle a grandes feuilles
210	Liliaceae	<i>Dracaena reflexa</i>	Bois de chandelle
211	Linaceae	<i>Hugonia serrata</i>	Liane a crochets
212	Linaceae	<i>Hugonia tomentosa</i>	Liane a crochets
213	Lythraceae	<i>Lagerstroemia indica</i>	Goyavier fleur
214	Lythraceae	<i>Lagerstroemia speciosa</i>	Goyavier Royal
215	Malvaceae	<i>Hibiscus liliiflorus</i>	Mandrinette, Augerine
216	Malvaceae	<i>Thespesia populnea</i>	Porcher, Mahoe, Ste. Marie
217	Melastomataceae	<i>Warneckea trinervis</i>	Bois canne
218	Meliaceae	<i>Melia azedarach</i>	Grand lilas, Lilas de l'Inde
219	Meliaceae	<i>Turraea oppositifolia</i>	Bois café, Bois café marron, Bois de quivi
220	Meliaceae	<i>Turraea ovata</i>	Bois de quivi
221	Meliaceae	<i>Turraea rigida</i>	Bois café, Bois café marron
222	Monimiaceae	<i>Monimia ovatifolia</i>	Mapou
223	Moraceae	<i>Ficus densifolia</i>	Affouche
224	Moraceae	<i>Ficus laterifolia</i>	Figuier blanc
225	Moraceae	<i>Ficus mauritiana</i>	Figuier sauvage, Figuier du pays
226	Moraceae	<i>Ficus reflexa</i>	Affouche a petites feuilles, la foughe batard
227	Moraceae	<i>Ficus rubra</i>	Affouche a grandes feuilles, la foughe
228	Myctaginaceae	<i>Mirabilis jalapa</i>	Belle de nuit
229	Myctaginaceae	<i>Pisonia grandis</i>	Bois mapou
230	Myrtaceae	<i>Callistemon citrinus</i>	



231	Myrtaceae	<i>Eugenia lucida</i>	Bois de clous
232	Myrtaceae	<i>Eugenia sp.</i>	
233	Myrtaceae	<i>Eugenia tinifolia</i>	Bois de nefles
234	Myrtaceae	<i>Syzygium commersonii</i>	Bois de pomme
235	Myrtaceae	<i>Syzygium glomeratum</i>	Bois de pomme
236	Myrtaceae	<i>Syzygium mauritianum</i>	Bois de pomme a grandes feuilles
237	Nyctaginaceae	<i>Bougainvillea glabra</i>	
238	Nyctaginaceae	<i>Bougainvillea spectabilis</i>	Bougainvillea varieties and hybrids
239	Ochnaceae	<i>Ochna mauritiana</i>	Bois bouquet banané
240	Oleaceae	<i>Chionanthus broomeana</i>	Bois sandal, Bois santal
241	Oleaceae	<i>Jasminum fluminense</i>	Jasmin du pays
242	Palmae	<i>Dictyosperma album</i>	Palmiste de l'ile Ronde
243	Palmae	<i>Hyophorbe lagenicaulis</i>	Palmiste gargoulette, Bottle palm
244	Palmae	<i>Hyophorbe vaughanii</i>	
245	Palmae	<i>Hyophorbe verschaffeltii</i>	Palmiste marron
246	Palmae	<i>Latania loddigesii</i>	Latanier bleu, Latanier de Maurice
247	Palmae	<i>Livistonia chinensis</i>	Latanier de Chine
248	Palmae	<i>Phoenix dactylifera</i>	Dattier
249	Palmae	<i>Raphis excelsa</i>	Jonc
250	Palmae	<i>Roystonea oleracea</i>	Palmier Royal
251	Pandanaceae	<i>Pandanus pyramidalis</i>	
252	Pandanaceae	<i>Pandanus utilis</i>	
253	Pandanaceae	<i>Pandanus vandermeerschii</i>	
254	Pandanaceae	<i>Pandanus macrostygma</i>	
255	Pandanaceae	<i>Pandanus icery</i>	
256	Pinaceae	<i>Pinus elliottii</i>	
257	Pittosporaceae	<i>Pittosporum ferrugineum</i>	Bois carotte
258	Pittosporaceae	<i>Pittosporum senacia</i>	Bois carotte, Bois de joli coeur
259	Rubiaceae	<i>Coffea myrtifolia</i>	
260	Rubiaceae	<i>Gaertnera psychotrioides</i>	Bois banane, Bois café, Bois de riviere
261	Rubiaceae	<i>Myonima nitens</i>	Petit bois de pintade
262	Rubiaceae	<i>Myonima obovata</i>	Bois de rat, Petit bois de pintade
263	Rubiaceae	<i>Serissa japonica</i>	Niclande
264	Rubiaceae	<i>Tarenna borbonica</i>	Bois de rat
265	Rutaceae	<i>Murraya paniculata</i>	Bois buis
266	Rutaceae	<i>Toddalia asiatica</i>	Patte poule a piquants
267	Rutaceae	<i>Vepris lanceolata</i>	Bois de Patte poule



268	Rutaceae	<i>Zantoxylum heterophyllum</i>	Bois de catafaille noir
269	Sapindaceae	<i>Cossinia pinnata</i>	Bois de judas
270	Sapindaceae	<i>Dodonaea viscosa</i>	Bois de reinette
271	Sapindaceae	<i>Doratoxylon apetalum</i>	Bois de gaulettes, Bois de sagaie rouge
272	Sapindaceae	<i>Molinaea laevis</i>	Bois de gaulettes, Bois de sagaie blanc
273	Sapindaceae	<i>Stadmania oppositifolia</i>	Bois de fer
274	Sapotaceae	<i>Labourdonnaisia calophylloides</i>	Natte a petites feuilles
275	Sapotaceae	<i>Labourdonnaisia glauca</i>	Bois de natte, Bois de natte a grandes feuilles
276	Sapotaceae	<i>Labourdonnaisia revoluta</i>	Bois de natte a petites feuilles, Natte
277	Sapotaceae	<i>Mimusops petiolaris</i>	Makak
278	Sapotaceae	<i>Sideroxylon cinereum</i>	Manglier vert
279	Sapotaceae	<i>Sideroxylon puberulum</i>	Manglier rouge
280	Sterculiaceae	<i>Dombeya acutangula</i>	
281	Sterculiaceae	<i>Dombeya ferruginea</i>	
282	Sterculiaceae	<i>Dombeya mauritiana</i>	
283	Sterculiaceae	<i>Trochetia blackburniana</i>	Boucle d'oreilles
284	Sterculiaceae	<i>Trochetia boutoniana</i>	Boucle d'oreilles
285	Sterculiaceae	<i>Trochetia Uniflora</i>	
286	Verbenaceae	<i>Lantana camara</i>	Vieille fille
287	Vitaceae	<i>Cyphostemma mappia</i>	Mapou, Bois Mapou

Please note that plants including seasonal and other ornamental depending the likeness of the residents may be introduced provided that they are not invasive and subsequently causing no harm to the neighbourhood.

#### 15.6. Other Landscaping Guidelines

##### 15.6.1. 15.6.1 Maximum Height Of Trees

It would be recommended that Garden trees may not exceed 8m in final growth height. Owners may be required by syndic, to prune or remove trees/palms that grow beyond this line due to potential interference of views.

Furthermore, tress planted in the common area shall be trimmed down each and every time they interfere with direct view of a lot.

##### 15.6.2. Irrigation System

It is recommended that home owners use water-wise native plants that once well established require little or no watering; are cyclone resistant; eco-friendly attract native birds.



Owners are encouraged to install an automatic irrigation system, either using a micro- sprinkler underground irrigation system or a drip irrigation programmed by timers.

15.6.3. Maximum % Of Pavements

Paving in the garden space (after subtraction of the house footprint cannot exceed 40% of the remainder). A minimum of 60% of garden space must be planted.

15.6.4. Imposed Trees And Shrubs

All imposed trees and shrubs are available at the nursery on-site. On top of that a wide variety of native plants, non-invasive species are stocked in-situ for sale to homeowners.

## 16. APPROVAL OF PLANS

All building plans to be submitted to the Association who will approve the plans before an application for building and land use permit can be made. Hard copies and electronic format are to be provided for clearance.

No construction shall be allowed without the building and land use permit being copied to the Association. The owner of any individual lot shall inform the Association of the contractors'/subcontractors' names contacts date of beginning/end of construction; the Builders' Code of Conduct will apply.

The owner must ensure that the construction period is of a maximum 24 months from start on site date.

16.1. The contractors / sub contractors etc. shall abide to construction regulations. Normal working hours of **0700 to 1700** will be enforced on all builders during normal weekdays and **0800 to 1300** on Saturdays.

16.2. A fee is due to the Association upon submission of plans by individual purchasers. Should amendments be required and revised plans submitted then an additional fee would be due.

16.3. Drawings that have to be provided as part of the submission:

16.4. Site plan, Survey plan issued by the promoter to be used - 1 : 250 minimum – showing:

16.4.1. Parking area shaded and m<sup>2</sup> shown.

16.4.2. Connections to septic tanks where appropriate.

16.4.3. Garbage Bin/Refuse disposal area.



16.5. Floor plan to a minimum scale of 1 to 100

16.6. Site Section(s) - 1 : 200 mm – showing :

16.6.1. Natural and new site levels

16.6.2. Ground floor level related to the road level and existing ground levels.

16.6.3. Maximum level of building related to the ground floor level vertically below it.

16.6.4. Area and depth of verandah(s) to be clearly shown.

16.6.5. Overhang of roofs to be shown dotted.

16.7. Roof Plan showing:

16.7.1. Area of flat and pitched roofs to be clearly shown and relevant square metre indicated.

16.7.2. Footprint of building(s) with relevant square metre and plot coverage calculation.

16.8. Sections - 1 : 100 (min.) showing : Roof pitches (angles).Awnings / overhangs.

16.9. Elevations - 1 : 100 (min.)

Only after approval has been obtained by the Association can the contractor commence site establishment.

## **17. APPROVAL OF FOOTPRINT**

Once the foundations have been cast and blockwalls erected up to the ground floor level, the syndic architect to be called to verify whether the footprint conforms to the approved plans. Only after obtention of the footprint approval can construction continue on site.

## **18. FINAL CONFORMITY CHECK**

Once the building and external works have been completed, the syndic architect to be called upon to check the following:

- conformity with "cahier des charges".
- conformity with approved plans.

Only after obtention of the "Final Conformity Certificate" can the building be occupied.