



ARCHITECTURAL AND DESIGN GUIDELINES FOR AAN DE WIJNLANDEN (FEBRUARY 2021)

The guidelines contained in this manual should be read in conjunction with the Constitution of the Aan de Wijnlanden Home Owners' Association. In the event of any discrepancy between the two documents, the Constitution shall take precedence.

This guideline applies only to phases of Aan de Wijnlanden which have been cleared by the City Council for construction (section 137 clearance).

Every phase may require amendment to these guidelines to accommodate phase specific features (e.g. conservation area, stormwater dams).

1.0 DEFINITIONS (FOR THE PURPOSES OF THIS DOCUMENT ONLY):

“ **Architect**” means the architect/s for the development to be appointed by the Developer from time to time;

“**Landscape Architect**” means the landscape architect/s for the development to be appointed by the Developer from time to time;

“**Outbuilding**” means a subsidiary structure used or intended to be used mainly for garaging motor vehicles, ordinarily and reasonably required in conjunction with the main structure or any other uses subservient and related to the main use as permitted by zoning of the property;

“**Coverage**” means the total percentage area of site that may be covered by building, measured over the outside walls and covered by a roof and shall include outbuildings.

“**ADWHOA**” refers to the Aan De Wijnlanden Home Owners' Association constituted in terms of Section 29 of the Land Use Planning Ordinance No 15 of 1985;

“**The Constitution**” refers to the ADWHOA Constitution and regulations and by-laws of the Association;

“**The development**” means and subject to the consent from the relevant authorities, the proposed construction of the phased residential estate consisting of single residential, group houses and sectional title units with the necessary services, road and infrastructure amenities on the parent property Erf 6851 and Erf 643 Eerste River, to be consolidated and to be known as Aan de Wijnlanden;

“**the Developer**” means Purple Plum Properties Pty Ltd trading as Greenfield Developments or its successors or assigns;

“**ARC** -” means the Architectural Review Committee of the Home Owners' Association that generally advises on the aesthetics, landscaping, amenities and building plans submitted to the ADWHOA for scrutiny in terms of these Guidelines prior to the submission for Municipal approval. The Architects decision shall be final and binding on the ARC.

2.1 INFORMATION TO BE PROVIDED ON DRAWINGS / PLANS SUBMITTED FOR HOME OWNERS' ASSOCIATION APPROVAL:

All plans shall be in accordance with the Developer's range of pre-approved plans. Any variation requests must be approved and incorporated by the Developer's appointed architect. Plans may only be submitted to the local authority, once they have been approved by the ARC and final approval and incorporation of amendments, by the Architect.

In addition to the requirements of the Local Authority, the following must also be shown on the drawings / plans:

- ❖ Total floor area of dwelling
- ❖ Total floor area of outbuildings
- ❖ Total areas of open areas (driveways, gardens, laundry yards, etc.)
- ❖ Proposed floor levels
- ❖ Storm-water management
- ❖ Proposed elevations of both dwelling and outbuildings – the elevations shall give a clear indication of the exterior treatment of such, the materials to be used and the colours of roofs, exterior walls and the perimeter walling/fencing.
- ❖ Dimensions between the garage door and street kerb-line.

3.1 GENERAL ARCHITECTURAL REQUIREMENTS

These requirements are to be adhered to in addition to the Local Authority's building regulations:

The architectural theme for this development is a modernized Cape Vernacular country style.

This is epitomized by all houses and group housing having the following joint characteristics:

- painted in earthy colours
- similar outside lighting, numbering, fencing and picket style gates
- colomet roof sheeting (charcoal)
- rectangular aluminium louvered vents to gable ends
- pergolas.
- uninterrupted ochre crushed stone linear feature with a standardised repetitive street tree on the sidewalk of every plot.(where applicable)

The feel of the development strives towards an understated rural elegance, through simplistic styling along traditional lines with the focus on natural materials and tones.

The "one room" architectural design philosophy is applied to give variety to the form and composition of the houses. As per 2.1 Purchasers will be guided by a selection of the architects pre-designed homes, which can be varied to suit the needs of the purchaser. Variety will also be achieved through the use of different colour tones.

This development does not encourage a variety of individual architectural styles and all buildings, additions, alterations and personal stylistic choices are to conform to the development's common architectural character and style.

The following design guidelines will apply:

3.2 Height Restrictions

The maximum height of any building is limited to 8.5m from mean finished ground level to the mid-pitch of the roof. No buildings may exceed two storeys.

3.3 Roofs

No hipped roofs shall be permitted. Only Colomet metal roof sheeting (or similar approved) in charcoal tones to be approved by the Aesthetic Committee. No reflective roofing material may be used. The main roof pitch of the dwelling must be 35 degrees. Roofing to the main structure must be predominantly pitched with gable ends, in combination with "flat" roof areas.

3.4 External Colours and Finishes

Wall colours shall be limited to earthy shades and off-whites approved by the ARC (See colour specifications in Annexure A1). Front doors shall be painted in one of the ADWFOA approved colors (Only White or Charcoal). All timber gates shall be painted in the approved ADWFOA charcoal colors with design dimensions as indicated in Annexure A4. The top height of timber gates must be the same as the adjacent fence or wall height.

Windows and doors (including garage doors) to be epoxy coated aluminium. Only matt stone grey or other architect approved charcoal colours and natural anodized aluminium shall be allowed.

Windows and doors shall have vertical proportions.

Pergolas and shade structures are to be of a simple design and columns of pergolas should match the original design and style of the buildings as well as the colour painting thereof.

Aluminium gutters to be the same colour as the roof; the downpipes are to be the same colour as the walls. All outside lighting visible from the street must match the existing design style that is rectangular in shape and includes the two/three horizontal black stripe element (See Annexure A).

Residents are obliged to display the house number in a clearly visible position from the street (number only – no names, decorative elements, mosaic or pottery images) as per the original design and placement guidelines (matt black on any of the garage pillars, directly below the light fitting) for the purpose of security and visitors (See Annexure A2).

No signage, advertisements, decorative elements or any visual representation of a word, name, figure, illustration, object, mark or symbol may be displayed or attached on outside walls, gates, fences or facades of the houses directly visible from the street.

Only clear burglar bars are allowed on the inside of windows (See Annexure A3(a)). Any security gate additions on front doors need to match the approved colour of the door and need to comply with the approved design specification for security gate features (See Annexure A3(b)). All security gates in front of sliding doors visible from the street need to be the same colour as the aluminium window frames.

No face brick shall be permitted.

No timber buildings will be permitted.

All houses, walls and fixtures need to be regularly maintained to ensure that the built structures remain neat and structurally safe. All visible cracks as well as paintwork showing visible peeling-off, fading or water damage need to be immediately fixed in addition to the normal repainting when the general appearance begins to look untidy or rundown. All gutters, gulley's or drains need to be regularly cleaned and be kept clean from weeds or sand deposits.

3.5 Boundary Walls and Fences

Yard walls and screen walls shall be plastered masonry painted to the same colour as the house. Yard walls should be a minimum of 1 800mm high in order to hide washing. No washing lines are to be visible from the street.

The boundary walls should be plastered and painted block / masonry walls, with or without plinths. The height shall be as determined by the architect and / or ARC. No modifications or additions to any external boundary walls / fences around the Property shall be permitted unless

it is for the purpose of improving security and approval has been obtained from the ARC in writing. No precast concrete or "vibracrete" walls shall be permitted. Black plastic-coated diamond mesh wire fences are permitted if it is not visible from any street elevation and with certain conditions, such as that suitable hedge material along the fence is indicated on the building plans and it be planted immediately after the erection of the fence. Where side fencing becomes visible due to a latter house being set back from the former house, the latter house owner is responsible for removing the exposed fencing and erecting a block wall to estate standards in its place. Any front garden/yard area shall be open to the street or enclosed by a block wall of maximum 1200mm height and may only be increased to 1800mm to screen unsightly areas or enhance privacy of an outside patio or living area, subject to the ARC approval.

Subject to ARC approval, Nutec wooden grained horizontal slated extender planking may be added to the top of perimeter walls up to 1800mm in height and painted the same as the wall colour. The design style should be in keeping with the architectural style of the estate and consistent with the examples and guideline design shown in Annexure A4. Nutec vertical slated planking painted in the contrast ADW charcoal colour may be used as alternative material to the current timber gates. The same design and visual gap spec will still apply.

No bamboo, wooden pole/plank fences, metal fences or any other composite material fences are permissible in the Estate.

3.6 House Forms

Plan forms shall be either predominantly rectangular and / or composite rectangular. No curved walls shall be permitted. Nothing in the above shall be construed as permitting the contravention of the Conditions of Title of any erf or By-Laws of the Local Authority.

3.7 Landscaping, Gardening, Visible Outside Spaces and Rainwater Storage

Every stand should have the same street tree planted on the sidewalk area to complement the street tree theme, as defined by the Landscape Architect and endorsed by the ARC for each street. Any additional trees planted in an open area or front gardens along streets should be chosen from the list identified in Annexure A7 and suitability of tree choice shall be at the sole discretion of the Landscape Architect.

Crushed Worcester stone or similar, shall be used between the property boundaries and road edges wherever possible. Residents are further encouraged to use the blue grey salt bush as repetitive element on the sidewalks as focus plants as an overall unifying theme throughout the estate. The Salt bushes can also be planted as a screening / softening element for fences along open space areas.

All homeowners will be responsible for watering any established street tree in front of their home, pruning of trees and shrubs where necessary, and for keeping the crushed rock borders features neat and clear of weeds.

Owners are encouraged to plant indigenous plant species suitable to this area as indicated in the Landscaping Guidelines. The use of 'tropical' plants such as palms, banana trees, phormiums, yuccas or strelitzia nicolai is not permitted. Invasive alien plants as listed in the Landscaping Guidelines will not be permitted anywhere on the Estate. No fruit trees are also permissible in the open garden areas visible from the streets.

Shade trees and screening plants are encouraged. The planting of hedges are generally encouraged to screen the black fencing as well as along lateral walls in order to reduce the overall impact of the built element. All visible fences should be screened by suitable hedging plants. Any garden built feature or water feature visible from the street is subject to approval by ARC. Garden furniture visible from the street shall be chosen to reflect the character and architecture of the Estate. These furniture items must blend with the natural landscape, generally with simple lines and in neutral colours (No single use plastic furniture is appropriate for the Estate). Cement pots or other pots in tones of grey and charcoal with rectangular proportions may be placed in open garden areas visible from the street.

Plastic or asbestos pots are not permitted on the estate if visible from street elevations. Ornamental elements are limited to private garden areas not visible from the street.

Rain water harvesting tanks may only be placed in back yard areas if the resident has walled in his / her back yard with 1800mm high plastered and painted block walling. Tanks must be JoJo type or similar, and may not be taller than 1800mm, with a maximum waiver up to 2060mm if the walling is of a similar height and the tank is visible from the street. Tank colours should preferably be of a grey tone but could be beige or tan if not visible at all. Green tanks are not acceptable. Maximum storage tanks of 2500 liters each may be allowed, and no more than 3 per property with a maximum total storage capacity of 5000 liters / plot will be allowed. Prior to the installation of such tanks, the ARC must give its written approval.

Back yard vegetable gardening may only be permitted if the resident has walled in his / her back yard with a 1800mm plastered and painted block walling. Any built vegetable enclosures or greenhouse structures must be lower than 2000mm. The written approval of the ARC is required prior to installation. Any such structure may be used only for plant production or ornamental plants.

3.8 General

- ❖ TV aerials, satellite dishes, antennas, etc. may not be attached to any chimney or mast. Preferably, these should not be visible from the road. Solar heating panels and/or heat pumps, should be incorporated into the buildings to form part of the basic structure. These are to be clearly shown and annotated, and should not extend above the roof profile.
- ❖ Outbuildings and additions should match the original design and style, both in elevations and material usage. Where additions are required, such addition sketches shall be prepared by the Architect. All patio enclosures should be the same as the existing design style and adhere to the colour of the aluminium window frames indicated in Annexure A6. Prior consent for such additions / enclosures is required from the ARC.
- ❖ Temporary carports will not be allowed.
- ❖ Washing lines must be fully screened from the street elevation or other visible elevations.
- ❖ Cover strips to gable ends are to be of the same material and colour as the roof.
- ❖ No winblocks shall be permitted.

- ❖ No alternative energy devices such solar energy PV panels for energy augmentation may be attached to any building without the prior consent of the ARC.
- ❖ No aluminium or fiberglass awnings shall be permitted.
- ❖ All parasols and awnings visible from the street used or added to the houses for shading must be plain, generally grey or charcoal color tones.
- ❖ All plumbing to be concealed.
- ❖ Driveways must be constructed over carriageway crossings. Driveways and parking areas visible from the road must be paved either with interlocking pavers in approved ADWHOA colours, or be cobbled, or have stone aggregate laid in concrete.
- ❖ Only steel balustrades in a charcoal colour similar to window frames with design proportions as indicated in Annexure A5 are permissible. No glass balustrades or balustrades consisting predominantly of horizontal wires/cables shall be permitted.
- ❖ A minimum setback of 4500mm (preferably 5000mm) between the garage door and the street kerb-line should be provided.
- ❖ All back yards / kitchen yards will be designed to enable sufficient space for a practical washing line structure to be installed (No washing line may be visible from the street or side elevation of the property).
- ❖ Permanent gazebos, tents and/or lapas are not permitted on the Estate. Trailers, caravans and boats may only be parked / stored in the outside designated areas.

4.0 TOWN PLANNING SCHEME CONTROLS

Apart from the Design Guidelines, all plans shall comply with the conditions stipulated on the Approved Precinct Plan, copies of which are obtainable from the Council as applicable to the property. Building lines and coverage shall be as per Council requirements.

5.0 ENVIRONMENTAL MANAGEMENT AND SITE DEVELOPMENT GUIDELINES

The objective is to ensure that the proposed construction of a house takes into account the surrounding environment and allowing for construction to take place in an appropriate manner.

The owner of each erf will be responsible for any development on the erf, including any damages caused by such activities. The owner shall ensure that his/her contractor, subcontractors, employees, suppliers, agents and/or servants are fully aware of the requirements detailed in these Guidelines. The owners and their contractor shall be required, as part of the ARC approval, to enter into the Builders' Conduct and Building Site Development Rules Agreement.

Any building material, imported material, etc. shall be stored within the erf boundaries with proper protection against wind and water erosion. All construction activities, as well as the placing of cabins, chemical toilets, stores, etc., shall take place within the erf boundaries. Any vehicles and other engine-operated equipment and machinery must be maintained in good condition in order not to contaminate the soil, stormwater system, roads, road reserves, etc. with fuels, oils, hydraulic fluids etc. Fuels and oils must be stored in leak-proof, sealed containers, so as to protect them from the elements. Trees to be retained on an erf shall be properly protected against any damage during construction. No sand, cement, oil, fuel, paint, etc. shall be allowed to be washed into the stormwater system, roads, dams, etc. The contractor shall provide adequate sanitary facilities for all his employees, subcontractors, etc. These facilities shall be well maintained and always kept in a clean and hygienic condition.

Refuse and building rubble (including food waste, cable pieces, tree stumps, building materials, oils, etc.) shall be properly managed and controlled, and shall be removed off site to a site approved by the Local Authority at least once a week. Refuse bins shall be provided on each erf and shall be windproof and animal proof.

6.1 MAINTENANCE OF ROAD VERGES, VISIBLE PRIVATE GARDENS AND UNDEVELOPED ERVEN

- ❖ The maintenance of the road verge adjacent to each erf will be the responsibility of that owner.
- ❖ All private garden areas, driveways and paved areas visible from the street need to be regularly maintained by frequently cutting the lawns, removing weeds and keeping the garden neat.
- ❖ Undeveloped erven shall be kept neat and tidy at all times by the relevant landowner.
- ❖ Where owners fail to adhere to the above-mentioned items within 7 days of written notice by the ADWHOA, the ADWHOA may instruct its agents or an outside contractor to carry out the necessary work at the owner's expense.

7.0 SECURITY

All owners shall comply with the security systems set up, implemented and amended from time to time by the ADWHOA. During construction, the contractor, with written permission from the owner, may permit one night guard to overnight on the site.

8.0 DEVELOPMENT AREAS OTHER THAN GROUP HOUSING (SECTIONAL TITLE AND OTHER)

These guidelines are not applicable to any sectional title scheme, clubhouses or other amenities situated and to be developed within the Development. Sectional Title Scheme Guidelines will be determined by a specific Site Development Plan for that scheme, but any addition to the completed scheme is subject to the ARC approval.

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Annexures

Nominated Supplier: Sabre (021 931 7132/021 931 7234)
(Address: 55 Tredoux St, Parow, Cape Town, 7500)

Outside walls: Flexiguard Main

Feature Walls: Flexiguard Accent

Front Doors: White
Charcoal

Gates: Roof Charcoal



PAINT WITH CONFIDENCE



AAN DE WIJNLANDEN - Phase 2

COLOUR AND PRODUCT PORTFOLIO

Inside:

Walls:	Luxury Matt Sabre Birch White
Ceilings:	S888 Acrylic White
Doors and frames:	Satin Non-drip Acrylic White

Outside:

Walls:	Flexiguard Wijnlanden Main Flexiguard Wijnlanden Accent
Outside ceilings:	S888 Acrylic White

FOR PAINT INFORMATION, ORDERS AND DELIVERY: Sabre Paints – 021 931 7231 or

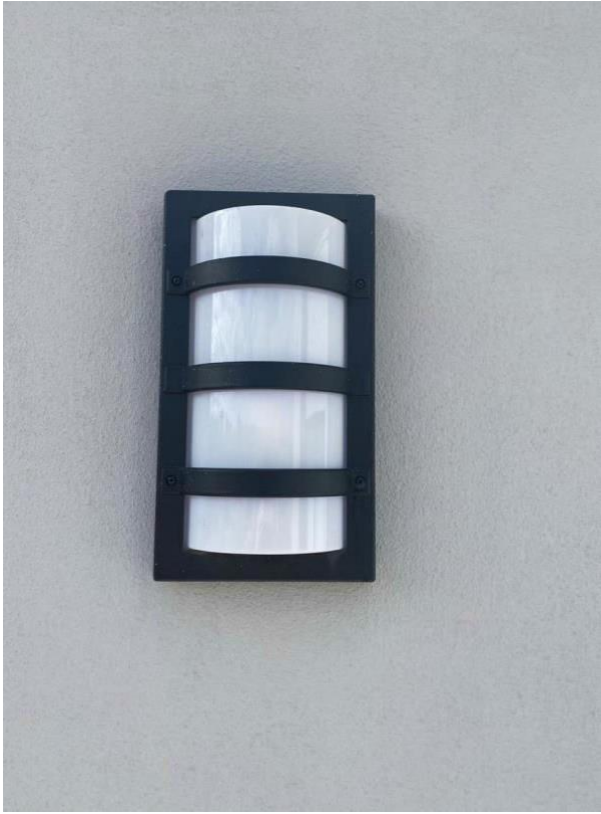
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DIRECTORS: C.G. STRYDOM A.J. POOL | REG.NO. 1979/006655/07



A2: External Lighting & numbering



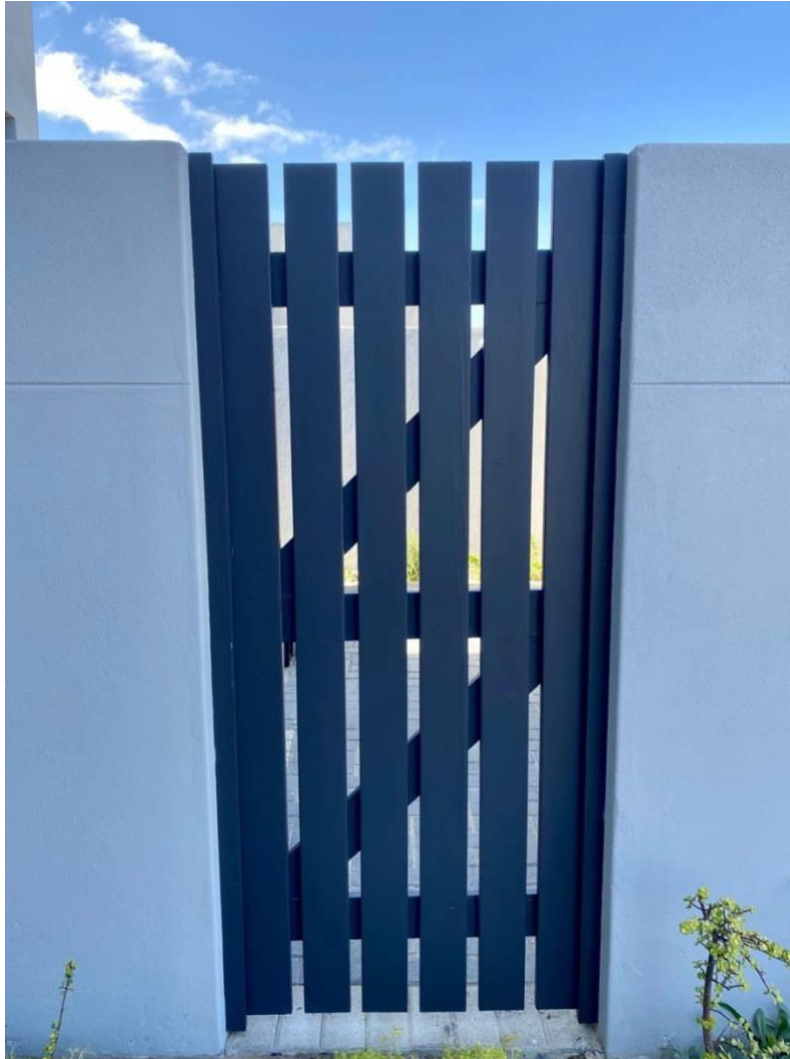
A3(a): Clearview Security burglar bars





Specifications: Security gates should be made of steel with powder coated paint of same colour as the door as illustrated above. Gate to be secured to wall with proportions similar to door opening or width of entrance porch. Additional vertical bars at the bottom section is permissible but not preferable. No patterns or decorative inserts are allowed.

A4 (a): Timber gates



Required dimensions/specifications: Vertical timber planks should be the standard width of 105mm and the gaps between the planks should not be less than 25mm or more than 50mm.

Top of the gates to align with the adjoining wall / fence

All gates to be painted in the contrast charcoal colour

Nutec wood grained planking 150mm in width may be used as alternative material subject to the same gaps and contrast colour specification as indicated above

A4 (b) Wall extenders



Note: Photo is only illustrative of design option of wall extender (material and colour specification should be as outlined below) (All Pergola color finishes to follow the guidelines under paragraph 3.4).

Required design style and specifications: Only Nutec horizontal slated planking 150mm in width (no timber, wooden , PVC or composite materials) may be used as alternative building material on top of existing walls as a wall extender and privacy screen.

Along street frontages visual gaps should be maintained between the planks. The gaps between the planks should not be less than 5mm or more than 20mm.

The wall extenders should be painted the same colour as the walls.

A5: Balustrades



A6: Patio enclosures



A7: Tree list for open garden areas along streets

Fever Tree – *Acacia Xanthophloea*

Water Pear – *Syzigium Guineense*

Coral Tree – *Eryhrina Lysistemon*

Wild Plum - *Harpephylum Caffrum*

Wild Plum – *Olea Europaea*

Waterberry – *Syzigium Cordatum*