



ARCHITECTURAL AND DESIGN GUIDELINES FOR AAN DE WIJNLANDEN JANUARY 2017

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. Prior to the election of the Trustees in terms of the Constitution, the Developer shall fulfill the functions of the trustee committee.

1. DEFINITIONS (ONLY FOR THE PURPOSES OF THIS DOCUMENT):

- 1.1. "Architect" means the architect/s for the development to be appointed by the Developer from time to time.
- 1.2. "Outbuilding" means a subsidiary and single storied structure used or intended to be used mainly for garaging of motor vehicles, ordinarily and reasonably required in conjunction with the main structure.
- 1.3. "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.
- 1.4. "ADWHOA" means the Aan De Wijnlanden Home Owners Association constituted in terms of Section 29 of the Land Use Planning Ordinance No 15 of 1985.
- 1.5. "The Constitution" means the ADWHOA Constitution and regulations and by-laws of the Association. "The development" means subject to the consent from the relevant authorities, the proposed construction of a 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;"
- 1.6. "the Developer" means Purple Plum Properties Pty Ltd trading as Greenfield Developments or its successors or assigns.
- 1.7. "SDP" shall mean the revised Site Development Plan for Aan de Wijnlanden plan number TP.AdeW02/(August) Revised 16 December 2016

2. INFORMATION TO BE PROVIDED ON DRAWINGS / PLANS SUBMITTED FOR HOME OWNERS ASSOCIATION APPROVAL:

- 2.1. All plans shall be in accordance with the developer's range of pre-approved plans and any variation requests must be approved and incorporated by the developer's appointed architect. Plans may only be submitted to the local authority, once it has been approved by the appointed architect and the ADWHOA, if formed.
- 2.2. Apart from the requirements of the Local Authority, the following must also be shown on the drawings/plans:
 - Total floor area of dwelling
 - Total floor areas 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, walls and the perimeter waling/fencing.

3. GENERAL ARCHITECTURAL REQUIREMENTS

(These requirements are 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 houses being painted in earthy colours, colomet roof sheeting (black, tones of grey), rectangular aluminium louvered vents to gable ends, and pergolas. The feel of the development strives towards an understated rural elegance by means of simplistic styling along traditional lines, with the focus on natural materials and tones. The "one room" architectural design philosophy is encouraged to give variety to the form and composition of the houses. 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 etc are to conform to the development's common architectural character and style.

3.1 HEIGHT RESTRICTIONS

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

3.2 ROOFS

No hipped roofs shall be permitted. Only Colomet metal roof sheeting (or equal approved) in dark colours approved by the Architect ie, black, tones of grey shall be permitted (refer to samples). No reflective roofing material may be used. Roof pitches shall be to the architect's specification. Roofing to the main structure to be predominantly pitched with gable ends, in combination with "flat" roof areas.

3.3 EXTERNAL COLOURS AND FINISHES

Wall colours shall be limited to earthy shades and off-whites approved by the architect.

Front door and gates shall be natural timber or painted in one of the ADWFOA approved colours. Windows and doors (including garage doors) to be epoxy coated aluminium. Only matt stone grey or other architect approved colors and natural anodized aluminium shall be allowed.

Windows and doors shall have vertical proportions. In the event that sliding doors are required, resulting in openings of horizontal proportions, the visual impact of these shall be minimized by means of covered terraces or balconies.

Pergolas are to be of a simple design. Planting of creepers is encouraged to cover pergolas.

Aluminium gutters to be the same colour as the roof, the downpipes to be the same colour as the walls.

No face brick shall be permitted.

No timber buildings will be permitted.

3.4 BOUNDARY WALLS AND FENCES

General

Yard walls and screen walls should complement the basic materials of the buildings. Plastered and painted block / masonry walls with or without plinths, in combination with palisade panels are preferred. The height shall be as determined by the architect. No modifications or additions to any external boundary walls / fences around the Estate shall be permitted unless it is for the purpose of improving security and approval has been obtained from the ADWFOA in writing. No precast concrete or "vibracrete" walls shall be permitted. Black plastic-coated diamond mesh wire fences are permitted as determined by the architect with certain conditions such as that suitable hedge material is planted immediately after the erection of the fence.

Open space / erf boundary treatment

- Where erven back directly on to open space areas (typically erven that have a South or South West aspect): A maximum linear length of 6m of the open space / erf boundary may be walled in, for purposes of privacy / yard area. The balance of the open space / erf boundary may be fenced in.
- Where erven front directly on to open space (typically erven that have a North / North Eastern aspect): Fencing only will be permitted. Planting of hedges or other vegetation is encouraged for purposes of privacy.

Aan de Wijnlanden / De Wijnlanden & De Werf boundary treatment

- A security access corridor of compacted gravel or similar hard surface shall be constructed along this boundary, as per the SDP. This corridor shall be of minimum width 1m, measured from the Aan de

Wijnlanden cadastral boundary. A 1.5m high barrier fence shall be constructed between the corridor and the Aan de Wijnlanden erven.

3.5 HOUSE FORMS

Plan forms shall be predominantly rectangular and composite rectangular. No curved walls shall be permitted. Examples of Aan de Wijnlanden houses are appended, indicating street and rear boundary elevations. Notwithstanding the fact that the building plans may comply with the above, the endorsement of such plans shall be at the sole discretion of the ADWHOA, once formed with final approval by the Local Authority. Nothing in the above shall be construed as permitting the contravention of the Conditions of Title of any erf of By-Laws of the Local Authority.

3.6 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 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.
- Temporary carports will not be allowed.
- Washing lines shall be fully screened from the street elevation or other visible elevations.
- Cover strips to gable ends to be of the same material and colour as the roof.
- No winblocks shall be permitted.
- No alternative energy devices such as wind generators shall be constructed
- No aluminium or fiberglass awnings shall be permitted.
- 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 to have stone aggregate laid in cement with concobble edging.
- No glass balustrades or balustrades consisting predominantly of horizontal wires/cables shall be permitted.

4. 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. SITE ENVIRONMENTAL ISSUES

The objective is to ensure that the proposed construction of a house on an Erf takes into account the surrounding environment, and that the construction takes 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 or servants are fully aware of the requirements detailed in these Guidelines.

6. ENVIRONMENTAL GUIDELINES

Any building material, imported material, etc. shall be stored within the erf boundaries with proper protection against wind and water erosion. All construction activities and 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 and sealed containers, 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, 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 / Building rubble (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.

7. MAINTENANCE OF ROAD VERGES AND UNDEVELOPED ERVEN

- The maintenance of the road verge adjacent to each erf will be the responsibility of that owner.
- 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.

8. 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.

9. 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. A sectional title scheme Guidelines will be determined by its specific Site development Plan for that scheme.

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