



DE WIJNLANDEN

DE WIJNLANDEN HOME OWNERS' ASSOCIATION

DESIGN MANUAL

(Revised – 24 August 2017)

Design Manual for De Wijnlanden Residential Estate

Home Owners' Association

The main business of the Home Owners' Association (HOA) is to carry on the promotion, advancement and protection of the interests of the communal group of members of the Association in general and the maintenance and control of the common areas, being those areas arising from the subdivision, which are not residential erven. The guidelines in this manual should be read in conjunction with the Constitution of the Home Owners' Association. In the event of any discrepancy between the two documents, the Constitution shall take precedence.

This document was revised and completed in August 2014. Although deviations were allowed by previous committees, the current document will apply for new builds and alterations/additions.

1. DEFINITIONS: (only for the purpose of this document):

- “Dwelling” means a self-contained inter-leading group of rooms used only for the living accommodation and housing of a single family.
- “Outbuilding” means a subsidiary and single storied structure used or intended to be used for garaging of motor vehicles and for storage purposes, ordinarily and reasonably required in conjunction with the main structure.
- “Coverage” means the total percentage area of site that may be covered by buildings, measured over the outside walls and covered by a roof and shall include outbuilding.
- “Lateral boundary” or
“side boundary” of an erf means a boundary other than a street boundary or a rear boundary.
- “Street boundary” means the boundary of an erf, which forms the boundary of a street/road reserve, as demarcated on the subdivision plan.
- “Rear boundary” in relation to a site, means every boundary thereof (other than a street boundary) which is parallel to, or is within 45 degrees of being parallel to every street boundary of such

site or erf; and which does not intersect a street boundary.

“Home Owners’ Association Property”

means any property as demarcated on the subdivision plan including road verges, roads, gatehouses, perimeter fences, private open spaces, etc. including any services and landscaping there-on or there-under.

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

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)
- Existing trees.
- Trees to be removed / retained.
- Proposed floor levels.
- Storm-water management to the street (not to channel to vineyards or common areas)
- Pool backwash to be discharged into the sewage line
- 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 walling/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, dark roof sheeting (tones of grey or green), small louvres to the upper gable areas, and simple balustrades 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.

The minimum floor area of the dwelling on erven 54 to 98 (excluding garages and storerooms) shall not be less than 250 square meters (two hundred and fifty square meters).

3.1 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.

3.2 Roofs:

No hipped roofs shall be permitted. Only Colomet roof sheeting (or equal approved) in dark colours i.e. shades of grey or green shall be permitted (refer to samples). No reflective roofing material may be used. Roof pitches shall be 40° or 45°, with minimal overhang i.e. no eaves. Roofing to the main structure to be predominantly pitched with gable ends in combination with “flat” roof areas (the minimum pitch for “flat” roofs being 1.5°). The area of the building under “flat” roof shall not exceed 40% of the total floor area.

3.3 External Colours and Finishes:

Wall colours shall be limited to an HOA set of approved earthy colours. Approved colours are available at the estate manager’s office.

Shutters, doors and windows shall be natural timber or painted in one of the HOA approved colours.

Shutters shall be rectangular, of vertical proportions and simple in design.

Epoxy coated aluminium windows and doors shall be permitted as long as these are similar in colour to the HOA approved colours.

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 and constructed of timber.

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, unless a feature e.g. plinths or bases to columns. The brick to be “lime-washed”.

No timber houses will be permitted.

3.4 Boundary Walls and Fences:

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. Boundary walls shall not exceed 1.8 meters above ground level. 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 HOA in writing. No precast concrete or “vibracrete” walls shall be permitted.

Black plastic-coated diamond mesh wire fences are permitted to a maximum height of 1.8 meters, provided that suitable hedge material is planted immediately after the erection of the fence and maintained at all times. Fences other than the black plastic-coated diamond mesh may be used subject to the approval of the HOA.

3.5 House Forms:

Plan forms shall be predominantly rectangular and composite rectangular.

Curves are not encouraged. 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 Home Owners’ Association 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 or By-Laws of the Local Authority.

3.6 General:

- Awnings, TV aerials, external blinds, and other items, which do not form part of the basic structure, should be clearly shown and annotated on the drawings submitted to the HOA. 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, if used, should be incorporated into the buildings to form part of the basic structure, should be clearly shown and annotated, and should not extend above the roof profile. Preferably these should not be visible from the road.
- Hot water cylinders should be in the roof and not exposed.
- Water tanks (jojo tanks) shall not be visible from the street elevation.
- Airconditioning units shall be fully screened from street elevation and preferably not be visible from the road.
- Outbuildings and additions should match the original design and style, both in elevation and material usage and must conform to a proper approval process.
- Carports are allowed provided it matches the original design and style of the house as far as roofing, guttering, paint colour and pergolas are concerned. Temporary carports and shade netting will not be allowed.
- No persons shall store any motor vehicle, caravan, boat, trailer and the like on any place on the Estate except on the owners' erf, provided that it meets the approval of the HOA.
- Washing lines, dog kennels and garden sheds shall be fully screened from the street elevation or other visible elevations. Dog kennels may not exceed 1.41m x 1.41m and garden sheds may not exceed 2m x 2m in size. The same height restriction of 1.8m applies.
- Corner strips to gable ends to be of the same material and colour as the roof.
- No winblocks shall be permitted.
- No 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 HOA colours, or be cobbled, or to have stone aggregate laid in cement with concobble edging.
- Where balustrades and security gates are visible from the road they must be simple in design with vertical lines and must match the house in both design material and colour. Balustrades are allowed in wood,

powder coated or anodized steel or should be painted the match the colours of the roof and windows.

- No external burglar bars are 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.

4.1 Building Lines:

Street boundary building line: 4 metres

Side/Lateral boundary building line: Portions 54 to 98: 3 metres to any side boundary, in order to create visual corridors onto the vineyards

All portions other than 54 to 98: 2 metres to any side boundary.

Rear boundary building line: 3 metres

4.2 Coverage:

The maximum coverage shall not exceed 50%.

5. SITE ENVIRONMENT ISSUES:

The objective is to ensure that the proposed development of the property takes into account the surrounding environment, particularly with regard to the wine farm activities within the Estate, and that the construction thereon 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 and is fully compliant with the Health and Safety Act and the Labour Relations Act.

Any approved external house alterations must be completed within six (6) months of commencement.

Environment Guide Lines:

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 wind proof and animal proof.

Blasting, drilling, hammering, or any other activity that causes noise pollution shall be strictly during working hours as per the Local Authority requirements. The use of readymix concrete is encouraged. Cement must be mixed on mixing boards, and not directly onto the ground surface (cement powder has a high PH and spillage will adversely affect the chemical properties of the soil and water).

No burial or burning of refuse will be allowed on any erf or property of the Home Owners Association. Dust should be properly controlled. No person may remove, damage or deface any tree on any part of the common property without the written consent of the Home Owners' Association.

Subcontractors will be required to comply with Environmental Legislation and by-laws, including the National Environmental Management Act (NEMA), Act No 107 of 1998 and the Environmental Conservation Act, Act No 73 of 1989. All subcontractors have a 'Duty of Care' to the environment in terms of section 28 of NEMA. 'Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or in so far as such harm to the environment is authorized by law or cannot reasonably be avoided or stopped, to minimize and rectify such

pollution or degradation of the environment.’

6. OCCUPATIONAL HEALTH & SAFETY:

Subcontractors will be required to comply in all respects with the Occupational Health & Safety Act No 85 of 1993 including the Construction Regulations 2003. No person will be permitted to work on site without the appropriate Personal Protective Equipment, the minimum base requirement being footwear, protective clothing including reflective vests and safety helmet, but adequate protective equipment appropriate to the hazards to be encountered must be available at all times to subcontract employees. Subcontractors are to ensure provision is made in their tender for the abovementioned requirements.

The subcontractor must comply with the Occupational Health & Safety Act No 85 of 1993, Aliens Control Act No 96 of 1991, Employment Equity Act No 55 of 1998, Income Tax Act No 58 of 1962 (as amended), Immigration Act No 13 of 2002, Unemployment Insurance Contributions Act No 4 of 2002, Labour Relations Act No 66 of 1995, Basic Conditions of Employment Act of 1997 and the Skills Development Levies Act No 9 of 1999.

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. This includes watering trees on verges as well as controlling the roots of these trees. No trees on verges may be removed without written consent from the trustees.

Lawns should be watered when required and weeds need to be kept under control.

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 HOA, the HOA may instruct its agents or an outside contractor to carry out the necessary work at the owner’s expense.