



Supplementary Aesthetic Guidelines

Architectural Review Committee

2023 August

Introduction: Fostering Harmony through Comprehensive Aesthetic Guidelines

In our shared pursuit of creating a vibrant and harmonious living environment, we are pleased to present a series of supplementary guidelines that underscore our shared commitment to aesthetics, sustainability, and community well-being. These guidelines serve as a roadmap to align our individual choices with the collective vision that defines our architectural style and character.

Central to our ethos is the preservation and enhancement of the Contemporary Cape vernacular style. We believe that safeguarding this architectural style is not just a duty, but a celebration of our unique identity. Each set of guidelines is meticulously crafted to empower homeowners and residents with the insights and standards necessary to ensure our shared spaces and properties reflect the values we hold dear.

As stewards of this exceptional estate, the Architectural Review Committee recognise the significance of harmonising architectural coherence, environmental consciousness, and neighbourly consideration. Our commitment to a unified aesthetic objective means not encouraging a variety of individual architectural styles. Instead, we prioritise the need to ensure that all stylistic choices conform to the development's common architectural character and style.

From architectural aesthetics to renewable energy integration, from landscaping best practices to boundary considerations, these guidelines encapsulate the principles that elevate our estate into a anchorage of beauty, sustainability, and unity. Embracing these guidelines means embracing our collective responsibility to uphold the standards that make our Estate an inspiring place to live.

With each decision we make, we contribute to both the protection of our character and the creation of an enduring legacy. We invite you to explore these guidelines with a sense of shared purpose and enthusiasm. By adhering to these principles, we not only enhance our surroundings but also contribute to the vestige we leave for future generations. Together, we shape an Estate that thrives on principles of respect, collaboration, and mindful growth.

Thank you for your dedication to preserving the essence of our community and for joining us in this journey of continuous thoughtful improvement.

Warm regards,

Architectural Review Committee of the Aan De Wijnlanden HOA

Guidelines for Air Conditioners:

All air-conditioning installations are subject to prior approval from the Architectural Review Committee. To maintain the aesthetic harmony and peaceful ambiance of our community, the following guidelines for air conditioner installations have been established:

- **Placement Restrictions:** External air conditioners are permitted only when installed against the wall façades at ground level. Placements at the first-storey level are prohibited as per the Estate Rules.
- **Height Limitation:** The height of external air conditioners should not exceed 1200mm from the ground level.
- **Alternative Placements:** In exceptional cases where no viable alternative is feasible, installations at non-ground levels may be considered. However, this is subject to specific conditions. The air conditioner units must be appropriately screened using a customized box crafted from horizontal nutec planking. This box should be painted in a colour that matches the walls, ensuring a seamless integration with the surroundings.
- **Neighbour Consideration:** The placement of air conditioner units should be thoughtfully considered in relation to neighbouring properties. Special attention should be given to living areas and bedrooms of adjacent homes, in order to minimize any potential disturbances.
- **Noise Levels:** To ensure a peaceful environment, the maximum noise level output of external air conditioner units must not exceed 50dB. This regulation is crucial to uphold the tranquillity that our community values.

We believe that adhering to these guidelines will contribute to the overall quality of life for all residents, maintaining both the visual appeal and serene atmosphere that define our estate.

Black Plastic-Coated Diamond Mesh Wire Fences

Black plastic-coated diamond mesh wire fences serve as a practical solution for temporary and cost-effective perimeter fencing. However, their use is subject to specific considerations and limitations to maintain the aesthetic integrity of our estate.

- **Applicability and Visibility:** These fences are suitable primarily for non-visible areas, such as spaces between neighbouring properties. It's important to note that their installation is generally not allowed along streets, and they are discouraged within open spaces to maintain a consistent visual appeal.
- **Alternative for Transparency:** In cases where transparency is a crucial factor, the use of Clearview fencing is recommended. This type of fencing ensures visibility while contributing to the overall aesthetic of the estate.
- **Enhancing Aesthetic Integration:** Any visible fences, including black plastic-coated diamond mesh wire fences, should be thoughtfully integrated into the environment. To minimise their visual impact, it is required that these fences be covered with hedge planting. Among the recommended options for hedging, salt bushes or granadillas are suggested. Should you have alternative suggestions, discussions with the Estate Landscaper are encouraged.

Adhering to these guidelines will help us preserve the cohesive appearance of our estate while allowing for practical perimeter solutions where needed.

Increasing of Wall Heights

When considering alterations to existing built walls or the addition of new perimeter walls within the Aan De Wijnlanden Estate, the following guidelines must be followed:

- **Approval Process:** Any modifications to existing walls or the introduction of new perimeter walls require prior approval from the Architectural Review Committee. Additionally, formal submission and building approval from the City of Cape Town is required.
- **Preserving Community Interaction:** The essence of the Aan De Wijnlanden Estate lies in fostering a welcoming and communal environment that encourages interaction among residents. To maintain this character, it's imperative that street interfaces remain open and engaging, avoiding an overbearing sense of enclosure.
- **Front Garden/Yard Openness:** The front garden of a property should ideally remain open to the street. In cases where some enclosure is required, a block wall of a maximum height of 1200mm is permitted. This height may be increased to 1800mm, subject to approval by the Architectural Review Committee, to screen unsightly areas or enhance the privacy of an outdoor patio or living space. Such adjustments should demonstrate a genuine need for privacy enhancement both for outdoor and indoor living areas.
- **Balancing Privacy and Aesthetics:** When considering an extension of wall height from 1200mm to 1800mm, it's essential to strike a balance between privacy needs and aesthetic harmony. Justification for the increase should clearly indicate the desire to enhance the privacy of living spaces, indoors and outdoors.
- **Mitigating Visual Impact:** For cases where lengthy walls are required, it's advisable to counterbalance the visual impact by incorporating additional tree planting. Alternatively, exploring design alternatives that introduce transparency through the use of horizontal nutec planking can soften the overall appearance.
- **Strengthening Street Character:** Embracing a thoughtful approach to wall heights contributes to the maintenance of the estate's unique street character. Homeowners are encouraged to consider solutions that enhance positive and inviting street interfaces.

By adhering to these guidelines, we collectively contribute to preserving the welcoming and harmonious atmosphere that defines our community.

Roof-Top PV Panels for Solar Energy Augmentation

The integration of roof-top or freestanding alternative energy devices, such as solar energy PV panels, is welcomed within our community as part of our commitment to sustainability and energy-efficient living.

To ensure a harmonious and well-coordinated aesthetic, the installation of these devices is governed by the following guidelines:

- **Architectural Review Committee Approval:** Prior approval from the Architectural Review Committee is required for all installations of external solar energy devices, ensuring that they complement the overall design ethos of the estate.
- **Panel Colour and Placement:** Solar panels placed flat on pitched roofs must be of black or charcoal colour. Panels should not infringe upon the top-line or sides of the roof, maintaining a well-balanced appearance.
- **Cabling and Ducts:** All electrical cabling should be discreetly concealed or routed within ducts. These ducts should be painted to match the receiving surface area, ensuring a cohesive look.
- **Flat Garage Surfaces:** In instances where PV solar panels are installed on flat garage surfaces, the angle of installation should not exceed the height of the garage parapet walls. This ensures that the panels remain hidden from view when observed from the street.
- **Structural Integrity:** For installations on flat roof surfaces, such as garages, an engineering certificate is mandatory. This certificate confirms that the weight and wind loads of the installation do not compromise the structural integrity of the flat roof area.

By adhering to these guidelines, we collectively contribute to an aesthetically pleasing and environmentally conscious living environment.