

**ZWARTKOP GOLF ESTATE
ARCHITECTURAL GUIDELINES CHECKLIST:
APPLICATION FOR BUILDING PLAN APPROVAL**

STAND NUMBER

PLEASE NOTE:
THIS DOCUMENT MUST BE COMPLETED AND SIGNED BY THE OWNER'S ARCHITECT.
OWNER TO SIGN THIS DOCUMENT AS WELL

OWNER:	
CELL No:	
EMAIL	

	NEW DWELLING	CONCEPT APPROVAL	
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	ADDITIONS AND ALTERATIONS TO EXISTING DWELLING	FINAL APPROVAL	
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√ = Comply X = Do not comply NA = Not applicable TN = Take Note CoT = City of Tshwane

1 GENERAL ITEMS			Comply	Comments
1.1	DATES:	SUBMITTED		
		APPROVED		
1.2	PLAN APPROVAL FEES	Amounts payable to HOA to be confirmed with the Estate Manager.		
1.3	REGISTERED ARCHITECT/DRAUGHTSPERSON			
1.4	<u>DOCUMENTATION TO BE SUBMITTED WITH APPLICATION FOR PLAN APPROVAL</u>			
1.4.1	<u>FOR HOA CONCEPT PLAN APPROVAL:</u> (One copy of below a - l required)			
a.	FULLY COMPLETED AND SIGNED ZGE HOA "APPLICATION FOR PLAN APPROVAL" DOCUMENT (Can be obtained from ZGE website)			
b.	COPY OF TITLE DEED			
c.	CoT ZONING CERTIFICATE			
d.	COPY OF SURVEYOR GENERAL DIAGRAM OF STAND			
e.	CoT SEWERAGE DIAGRAM OF STAND			
f.	COPY OF COUNCIL FOR GEO SCIENCE TECHNICAL REPORT			
g.	SITE and/or SITE DEVELOPMENT PLAN			
h.	LAYOUT PLANS OF ALL LEVELS			
i.	3D FULL COLOUR ELEVATIONAL IMAGES			
j.	ALL ELEVATIONS, INCLUDING OBSCURED ELEVATIONS			
k.	SECTIONS (AT LEAST 2)			
l.	ROOF PLAN			
1.4.2	<u>FOR FINAL HOA and CoT PLAN APPROVAL:</u> (Three colour copies of below a - h required)			
a.	SITE and/or SITE DEVELOPMENT PLAN (Including sewerage layout and stormwater management)			
b.	CONSTRUCTION / DIMENSIONED LAYOUT PLANS OF ALL LEVELS			
c.	3D FULL COLOUR ELEVATIONAL IMAGES			
d.	ALL ELEVATIONS, INCLUDING OBSCURED ELEVATIONS			
e.	TECHNICAL SECTIONS and OTHER APPLICABLE DETAILS			
f.	WINDOW AND DOOR SCHEDULES			
g.	ROOF PLAN			
h.	ENERGY EFFICIENCY CALCULATIONS			
Note: OWNER TO SIGN DRAWINGS & ALL RELEVANT APPLICATION/APPROVAL FORMS				

2 TOWN PLANNING AND SITING CONTROLS			Comply	Comments
		Restrictions/Exclusions		
2.1	MAX. NUMBER OF DWELLINGS	1		
2.2	MAX. COVERAGE	40.00%		
2.3	MAX. NUMBER OF STOREYS	2 storeys		
2.4	MAX. BUILDING HEIGHT	8.5m Average Roof Ridge Height		
2.5	BUILDING LINES			
	* (Building lines as per Zoning Certificate of applicable stand/erf)			
	** (Building lines as per Table A: Building Restriction Areas In Respect of All Buildings, Tshwane Town Planning Scheme of 2008, Revised 2014)			
2.5.1	Street boundary	3.0m		
2.5.2	Street boundary: Garages	5.0m - Direct access from street 3.0m - If at 90° angle to street If 3.0m - No double storey allowed		
2.5.3	Side boundaries	2.0m / 3.0m		
2.5.4	Rear Boundary	2,0m / 3.0m		
2.5.5	Servitudes	If applicable, indicate nature and width		
2.5.6	Golf course interface	2,0m No retaining walls Fencing: 750mm high, painted white		
2.5.7	Electrical fences	Not Allowed		
2.5.8	Building line relaxation application: HOA, Neighbour and CoT written approval required			
	Please Note: Fully completed and signed application forms to be submitted with all applications for plan approval.			
	HOA approval	HOA Interparty Agreement Doc		
	Approval from relevant neighbours	HOA Interparty Agreement Doc		
		CoT application form		
	CoT approval required	CoT application form		

3 ARCHITECTURAL, PLANNING AND BUILDING DESIGN CONTROLS			Comply	Comments
		Restrictions/Exclusions		
GENERAL DESIGN & FINISH CRITERIA				
3.1	DESIGN / LAYOUT	Single structure No separate outbuildings Elevations articulated horizontally		
3.1.1	MIN. DWELLING SIZE (m2)	180.0m2		
3.1.2	PRIVACY OF NEIGHBOURS	No overlooking balconies and/or large window / door openings Neighbours to sign off drawings if design includes overlooking balconies and/or large window/door openings		
3.1.3	EXTERNAL WALLS	Smooth / Conventional plaster No decorative plaster No ornate mouldings No precast concrete element No Semi-face brick Red Satin face brick No fake rock cladding No dolomite rock		
3.1.4	PLINTHS	No face/Semi-face brick Red Satin face brick		
3.2	WINDOWS, DOORS, SHUTTERS	Vertical iso horizontal Timber to be natural or painted white		
3.2.1	Windows	Aluminium - Indicate colour Timber - Indicate finish No tinted/reflected glass No steel frames No precast concrete systems		
3.2.2	Doors	No steel frames Aluminium - Indicate colour Timber - Indicate finish No highly decorative doors No sleeper wood doors		
3.2.3	Shutters	Aluminium - Indicate colour Timber - Indicate finish No fake shutters Not Cottage/Cape Dutch style		

3.3	ROOFS, EAVES, GUTTERS	Comply	Comments
	General design criteria	Roofs to extend over walls to form a roof overhang	
3.3.1	Pitched Roofs	Only 30°; 35°; 45°; 55°	
	Monopitched Roofs	Only 15° pitch allowed Max 35% of roof area (m2) on plan	
	Roof covering to be: Cement Tiles	Marley Monarch/Modern Coverland Riviera/Elite Colours: Black, Dark Brown, Dark and Light Grey, Terracotta	
	Roof covering to be: Galv Steel	Chromadek S-rib, KlipLock Colours: Black, Dark & Mid Grey No 'Brookie Lace' etc	
3.3.2	Flat roofs	Slope to be concealed	
	Dwellings up to 240.0m2	40.0m2 Max	
	Dwellings 241.0m2 to 400.0m2	60.0m2 Max	
	Dwellings larger than 401.0m2	80.0m2 Max No flat metal roofs	
3.3.3	Eaves	Closed or open eaves No elaborate gables	
3.3.4	Overhang	Hipped roof: min 500mm Gable-end: min 100mm	
3.3.5	Gutters & Fascias	Compulsory Only "Chromadek" or similar, colour grey or white No PVC, painted galvinised metal or fibre cement allowed	
3.4	BURGLAR PROOFING, BALUSTRADES, GARDEN GATES, SCREEN WALLS, PERGOLAS & AWNINGS		
3.4.1	Burglar proofing	Not visible from outside No decorative wrought iron, etc No concertina type/"TrelliDor", etc	
3.4.2	Garden Gates	Slatted hardwood on steel framework Varnished / Painted timber slats Painted steel frame No creosote	
3.4.3	Balustrades	Timber, stainless steel, glass or metal Varnished timber / painted metal Colours to comply & to match overall colour scheme of dwelling No decorative wrought iron, etc Minimum height: 1.0m Required: Min 255mm brick upstand	
3.4.4	Pergolas	Max area: 36.0m2	
		Total max height: 3.06m	
		Sub structure: Natural Hardwood/Mild Steel IPE sections	
		Timber/brick/steel columns	
		Roof structure design: closely spaced natural hardwood or mild steel IPE "lattice" design battens included in design	
		Columns: min 345mm x 345mm square (only ground floor)	
		No decorative wrought iron, etc	
		Roof covering: Only allowed over entertainment areas and not over parking areas	
Only clear polycarbonate roof sheeting in single lengths may be used			
Gutters and downpipes included in design. Gutters and downpipes to match dwelling gutters and downpipes			
3.4.5	Awnings	Fixed or fold-away aluminium type Natural coloured canvas	

3.5	GARAGES & CARPORTS		Comply	Comments
3.5.1	GARAGES	Max. 2x separately placed Double Garages		
		Direct access: Min 5.0m from street boundary		
		90o access: Min 3.0m from street boundary and only single storey structures allowed		
		Material: Timber/powder coated steel/glass/polycarbonate		
		No Chromadek roll-up doors		
		No tip-up doors		
		No 2nd storey allowed closer than 5.0m from street boundary		
3.5.2	CARPORTS	Fully Incorporated into design/layout of dwelling, not freestanding		
		Sub structure: Natural Hardwood/Mild Steel IPE sections and columns to be min 345mm x 345mm square		
		Roof design/pitch to match dwelling		
		Construction, material & finish to match dwelling, if incorporated		
		If freestanding, no permanent roof covering but closely spaced natural hardwood or mild steel IPE "lattice" design battens		
	EXCLUSIONS	No prefab or temporary structures		
3.6	STAFF ACCOMMODATION	Not closer to the street boundary than main dwelling structure		
		Fully integrated into overall layout/design of dwelling		
		Staff entrance turned 90°		
3.7	KITCHEN YARDS	Enclosed by screen walls, to match boundary walls, min 1.8m high		
		No washing lines / garbage bins visible from the street		
3.8	PRIVATE GARDENS	Walls, garden gates and other structures to be approved		
3.9	BOUNDARY WALLS/FENCES			
	General design criteria	Plastered and painted brick walls / white picket fencing		
3.9.1	STREET BOUNDARY	Max height: 2.1m		
		Continuous for max 50.0% of street boundary length		
3.9.2	PRIVACY FROM STREET (Pools/patios)	For privacy purposes only		
		Max height: 2.1m		
		Motivation letter from owner		
3.9.3	SCREEN WALLS (Pools/patios/kitchenyards)	Height of 2,1m		
		Not closer than 3,0m from street / golf course boundary		
3.9.4	GOLF COURSE BOUNDARY	Terrace/retaining walls: HOA approval		
		Max height: 750mm		
		Brick columns with balustrade infill		
3.9.5	SIDE SCREEN WALLS	White picket type fencing		
		Max height: 2,1m		
		Not within 3,0m of street boundary		
3.9.6	100-YEAR FLOODLINE	Not within 2,0m of golf interface boundary line		
		1000x300mm openings in wall every 3.0m with palisade fencing infill panels		
3.9.7	EXCLUSIONS	Pre fabricated concrete panel walls		
		Barbed wire fencing		
		Diamond mesh fencing		
		Unplastered bricks/blocks		
		Face brick walls		
		Log type fences		
		Solid Walls along golf course		
		Electrical fences		

3.10	CHIMNEYS	Comply	Comments
	General design criteria	At least one chimney At least 1,0m higher than roof ridge No fibre-cement flues and/or cowls	
3.11	SWIMMING POOLS	NB: Designed by Engineer	
	Design , material and construction specifications strictly as per paragraph 3.11. 1 - 3 of ZGE HOA Aesthetic and Architectural Rules and Planning Guidelines	Filtration units hidden behind screen wall and not visible from street or golf course Safety fencing to comply with National and Municipal Building Regulations	
	EXCLUSIONS	As per para 3.11.3 of ZGE HOA Aesthetic and Architectural Rules and Planning Guidelines	
3.12	INTERIOR DESIGN	No restrictions	
3.13	PAVING MATERIAL	Only concrete or brick No halfbricks No interlocking bricks Colours: black, grey, terracotta, brown	
3.14	PAINT COLOURS		
	PLEASE NOTE: Colour swatches of all exterior wall colours must be submitted with any plan approval	Subdued earthy tones: ochre, beige, sandstone, beige, warm/green greys, earthy green and autumn shades No Bright Colours: such as red, blue, orange, yellow, purple, pink & black Timber window frames: Natural varnish or painted white only Aluminium window frames: bronze, white, light to mid grey colours or natural aluminium colour	
3.15	MISCELLANEOUS ITEMS		
3.15.1	PLUMBING	No exposed plumbing on external walls Plumbing to be installed in service ducts with removable covers	
3.15.2	TV AERIALS/DISHES/ANTENNAE	To be hidden from street view as far as possible or hidden behind structures such as chimneys and gable walls	
3.15.3	REFUSE/GAS	To be hidden from street view behind screen walls	
3.15.4	AIR CONDITIONING	No split units visible from the street or golf course or enclosed as per rules	
3.15.5	OUTSIDE LIGHTING	Max 1,0m above natural ground level	
3.15.6	STREET ACCESS TO PROPERTY	Are there any structures or utility / services installations hindering access to the property	

4	GENERAL COMMENTS

5	SIGNATURES
OWNER:	ARCHITECT / DESIGNER:
DATE:	DATE:

6	SIGNATURES: ZGE HOA AESTHETIC's COMMITTEE	
ARCHITECT:	COMMITTEE MEMBER:	ESTATE MANAGER:
DATE :	DATE :	DATE: