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

STAND	PLEASE NOTE:			
		THIS DOCUMENT MUST BE COMPLETED SIGNED BY THE OWNER'S ARCHITECT.		
		OWNER TO SIGN THIS DOCUMENT AS V		4
		OWNER TO SIGN THIS DOCUMENT AS V	VELL	
WNER:				7
ELL No:				
MAIL				-
		CONCEPT	1	7
	NEW DWELLING	APPROVAL		
		•		
	ADDITIONS AND ALTERATIONS TO	FINAL		
	EXISTING DWELLING	APPROVAL		
= Comply	X = Do not comply NA = Not applie	cable TN = Take Note CoT = City of	Tshwane	
1				
	AL ITEMS		Comply	Comments
1.1 D	DATES:	SUBMITTED		
		APPROVED		
1.2 P	PLAN APPROVAL FEES	Amounts payable to HOA to be confirmed with the Estate Manager.		
1.3 F	REGISTERED ARCHITECT/DRAUGH	TSPERSON		
1.4 D				
1.4.1 F	OR HOA CONCEPT PLAN APPROV	AL:		
	One copy of below a - I required)			
a. F	ULLY COMPLETED AND SIGNED Z	GE HOA "APPLICATION FOR PLAN		
А	APPROVAL" DOCUMENT (Can be obtained from ZGE website)			
b. C	OPY OF TITLE DEED			
c. C	OT ZONING CERTIFICATE			
d. C	COPY OF SURVEYOR GENERAL DIA	GRAM OF STAND		
e. C	OT SEWERAGE DIAGRAM OF STAN	1D		
	COPY OF COUNCIL FOR GEO SCIEN			
	SITE and/or SITE DEVELOPMENT PL	AN		
	AYOUT PLANS OF ALL LEVELS			
	D FULL COLOUR ELEVATIONAL IM	-		
	LL ELEVATIONS, INCLUDING OBSC	CURED ELEVATIONS		
	SECTIONS (AT LEAST 2)			_
	ROOF PLAN			
	OR FINAL HOA and CoT PLAN APP			
	(Three colour copies of below a - h required)			
	SITE and/or SITE DEVELOPMENT PLAN			
· · ·	(Including severage layout and stormwater management)			
	CONSTRUCTION / DIMENSIONED LAYOUT PLANS OF ALL LEVELS			
	3D FULL COLOUR ELEVATIONAL IMAGES			
	ALL ELEVATIONS, INCLUDING OBSCURED ELEVATIONS			
	TECHNICAL SECTIONS and OTHER APPLICABLE DETAILS			
	WINDOW AND DOOR SCHEDULES			
h. E	ENERGY EFFICIENCY CALCULATIONS OWNER TO SIGN DRAWINGS & ALL RELEVANT APPLICATION/APPROVAL FORMS			

Ack. NUMBER OF DVELLINS Image: Constraint of the image:	2 TOWN	PLANNING AND SITING CONTRO	LS	Comply	Comments	
2.2 MAX. COVERAGE 40.0% Image: Control of C			Restrictions/Exclusions			
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Niet Oette ve IOeve Dit is the						
Not Cottage/Cape Dutch style			No fake shutters			

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		
	Roof covering to be: Galv Steel	Light Grey, Terracotta Chromadek S-rib, KlipLock		
	Roof covering to be. Carv oteer	Colours: Black, Dark & Mid Grey		
222	2 Flat roofs	No 'Brookie Lace' etc Slope to be concealed		
3.3.Z	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		RADES, GARDEN GATES, SCREEN	WALLS, P	ERGOLAS & 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		
5.4.5	Dalustraties	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		
		natural hardwood or mild steel IPE		
		"lattice" design battens included in		
		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 lenghts may be used		
		Gutters and downpipes included in		
		design. Gutters and downpipes to		
		match dwelling gutters and downpipes		
		Fixed or fold-away aluminium type		
3.4.5	Awnings	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		
		90o access: Min 3.0m from street		
1		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		
	Or, if freestanding: Design,	Roof design/pitch to match dwelling		
	construction and materials as per	Construction, material & finish to match		
	pergola requirements	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	I	1	1
	General design criteria	Plastered and painted brick walls /		
0.0.4		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	For privacy purposes only		
0.0.2	(Pools/patios)	Max height: 2.1m		
	· · · · · · · · · · · · · · · · · · ·	Motivation letter from owner		
3.9.3		Height of 2,1m		
0.0.0	SCREEN WALLS			
0.0.0	SCREEN WALLS (Pools/patios/kitchenyards)	Not closer than 3,0m from street / golf		
	(Pools/patios/kitchenyards)	Not closer than 3,0m from street / golf course boundary		
3.9.4		Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval		
	(Pools/patios/kitchenyards)	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm		
	(Pools/patios/kitchenyards)	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill		
3.9.4	(Pools/patios/kitchenyards) GOLF COURSE BOUNDARY	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill White picket type fencing		
	(Pools/patios/kitchenyards)	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill		
3.9.4	(Pools/patios/kitchenyards) GOLF COURSE BOUNDARY	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill White picket type fencing Max height: 2,1m		
3.9.4	(Pools/patios/kitchenyards) GOLF COURSE BOUNDARY	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill White picket type fencing Max height: 2,1m Not within 3,0m of street boundary Not within 2,0m of golf interface boundary line		
3.9.4 3.9.5	(Pools/patios/kitchenyards) GOLF COURSE BOUNDARY SIDE SCREEN WALLS	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill White picket type fencing Max height: 2,1m Not within 3,0m of street boundary Not within 2,0m of golf interface boundary line 1000x300mm openings in wall every		
3.9.4 3.9.5 3.9.6	(Pools/patios/kitchenyards) GOLF COURSE BOUNDARY SIDE SCREEN WALLS 100-YEAR FLOODLINE	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill White picket type fencing Max height: 2,1m Not within 3,0m of street boundary Not within 2,0m of golf interface boundary line 1000x300mm openings in wall every 3.0m with palisade fencing infill panels		
3.9.4 3.9.5	(Pools/patios/kitchenyards) GOLF COURSE BOUNDARY SIDE SCREEN WALLS	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill White picket type fencing Max height: 2,1m Not within 3,0m of street boundary Not within 2,0m of golf interface boundary line 1000x300mm openings in wall every 3.0m with palisade fencing infill panels Pre fabricated concrete panel walls		
3.9.4 3.9.5 3.9.6	(Pools/patios/kitchenyards) GOLF COURSE BOUNDARY SIDE SCREEN WALLS 100-YEAR FLOODLINE	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill White picket type fencing Max height: 2,1m Not within 3,0m of street boundary Not within 2,0m of golf interface boundary line 1000x300mm openings in wall every 3.0m with palisade fencing infill panels Pre fabricated concrete panel walls Barbed wire fencing		
3.9.4 3.9.5 3.9.6	(Pools/patios/kitchenyards) GOLF COURSE BOUNDARY SIDE SCREEN WALLS 100-YEAR FLOODLINE	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill White picket type fencing Max height: 2,1m Not within 3,0m of street boundary Not within 2,0m of golf interface boundary line 1000x300mm openings in wall every 3.0m with palisade fencing infill panels Pre fabricated concrete panel walls Barbed wire fencing Diamond mesh fencing		
3.9.4 3.9.5 3.9.6	(Pools/patios/kitchenyards) GOLF COURSE BOUNDARY SIDE SCREEN WALLS 100-YEAR FLOODLINE	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill White picket type fencing Max height: 2,1m Not within 2,0m of street boundary Not within 2,0m of golf interface boundary line 1000x300mm openings in wall every 3.0m with palisade fencing infill panels Pre fabricated concrete panel walls Barbed wire fencing Diamond mesh fencing Unplastered bricks/blocks		
3.9.4 3.9.5 3.9.6	(Pools/patios/kitchenyards) GOLF COURSE BOUNDARY SIDE SCREEN WALLS 100-YEAR FLOODLINE	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill White picket type fencing Max height: 2,1m Not within 3,0m of street boundary Not within 2,0m of golf interface boundary line 1000x300mm openings in wall every 3.0m with palisade fencing infill panels Pre fabricated concrete panel walls Barbed wire fencing Diamond mesh fencing Unplastered bricks/blocks Face brick walls		
3.9.4 3.9.5 3.9.6	(Pools/patios/kitchenyards) GOLF COURSE BOUNDARY SIDE SCREEN WALLS 100-YEAR FLOODLINE	Not closer than 3,0m from street / golf course boundary Terrace/retaining walls: HOA approval Max height: 750mm Brick columns with balustrade infill White picket type fencing Max height: 2,1m Not within 2,0m of street boundary Not within 2,0m of golf interface boundary line 1000x300mm openings in wall every 3.0m with palisade fencing infill panels Pre fabricated concrete panel walls Barbed wire fencing Diamond mesh fencing Unplastered bricks/blocks		

3.10		CHIMNEYS		Comply	Comments		
			At least one chimney				
		General design criteria	At least 1,0m higher than roof ridge				
			No fibre-cement flues and/or cowls				
	3.11	SWIMMING POOLS		NB: Des	igned by Engineer		
		Design, material and construction					
		specifications strictly as per paragraph 3.11. 1 - 3 of ZGE HOA	wall and not visible from street or golf course				
		Aesthetic and Architectural Rules	Safety fencing to comply with National				
		and Planning Guidelines	and Municipal Building Regulations				
			As per para 3.11.3 of ZGE HOA				
		EXCLUSIONS	Aesthetic and Architectural Rules and				
	0.40		Planning Guidelines				
			No restrictions				
	3.13	PAVING MATERIAL	Only concrete or brick				
			No halfbricks No interlocking bricks				
			Colours: black, grey, terracotta, brown				
	3.14	PAINT COLOURS	Concaror slaon, grof, torracona, sronn				
	0.14		Subdued earthy tones: ochre, beige,				
			sandstone, beige, warm/green greys,				
			earthy green and autumn shades				
		PLEASE NOTE: Colour swatches	No Bright Colours: such as red, blue,				
		of all exterior wall colours must	orange, yellow, purple, pink & black Timber window frames: Natural varnich				
		be submitted with any plan approval	or painted white only				
		approvar	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				
	3.15.2	TV AERIALS/DISHES/ANTENNAE	ducts with removable covers To be hidden from street view as far as				
	5.15.2	TV ALKIALS/DISTILS/ANTLINAL	possible or hidden behind structures				
			such as chimneys and gable walls				
	3.15.3	REFUSE/GAS	To be hidden from street view behind				
	0.45.4		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				
	3.15.5	STREET ACCESS TO PROPERTY	Are there any structures or utility /				
	0.10.0		services installtions hindering access				
			to the property				
4	CENE	RAL COMMENTS					
ļ "	GENEI						
5	SIGNA	TURES					
	OWNER	ER: ARCHITECT / DESIGNER:					
DATE: DATE:							
-							
	ARCHIT	IECT:	COMMITTEE MEMBER:	ESTATE N	IANAGER:		
	DATE :		DATE :	DATE:			