

**ZWARTKOP GOLF ESTATE
HOMEOWNERS ASSOCIATION**
(ASSOCIATION INCORPORATED UNDER SECTION 21)
Reg no 2004/002619/08



Po Box 14636
Lyttelton Email:
0140

Tel: 012 654 7062
Email: lorraine@zwartkopgolfestate.co.za

APPLICATION FOR APPROVAL OF BUILDING PLANS
(To be completed and signed by OWNER and appointed Architect / Draughtsperson)

CONCEPT PLAN APPROVAL:

FINAL PLAN APPROVAL:

Date Received: _____

Date Approved / Rejected: _____

DESCRIPTION OF PROPERTY:

Stand no: _____ Extension no: _____

OWNER DETAILS:

Initials and Surname: _____

Name of Company/ Trust: _____

ID No: _____ Trust/Comp Reg No: _____

Home Ph No: _____ Cell No: _____

Work Ph No: _____ E-mail Addr: _____

Postal Addr: _____

APPOINTED ARCHITECT/ARCHITECTURAL TECHNOLOGIST:

Name of Company: _____

Designated Employee: _____

Office Ph No: _____ Cell No: _____

E-mail Addr: _____

Postal Addr: _____

PROJECT PARTICULARS:

NEW DWELLING	<input type="text"/>	ADDITIONS & ALTERATIONS	<input type="text"/>
SINGLE STOREY:	<input type="text"/>	DOUBLE STOREY:	<input type="text"/>
NEW SWIMMING POOL:	<input type="text"/>	PARTIALLY DOUBLE STOREY:	<input type="text"/>

GEOLOGICAL CLASSIFICATION OF STAND:

FLOOR AREAS (m2):

Ground Floor:	_____ m ²	First Floor:	_____ m ²
Covered Verandas:	_____ m ²	Garages & Store Rooms:	_____ m ²
Servants Quarters:	_____ m ²	Open / Enclosed Balconies	_____ m ²
TOTAL FLOOR AREA:	_____ m²		

COVERAGE:

Area of Stand:	_____ m ²	Total Coverage:	_____ m ²
Actual % Coverage:	_____ %	F.A.R.:	_____

Note:
Maximum of 40.0% Coverage Allowed Or "As Per SDP" if so indicated on Zoning Certificate.

BUILDING LINES:

	Allowed	Actual
Street:	_____ m	_____ m
Side 1:	_____ m	_____ m
Side 2:	_____ m	_____ m
Back/Rear:	_____ m	_____ m

TABLE A: BUILDING RESTRICTION AREAS IN RESPECT OF ALL BUILDINGS				
			SOUTHERN BOUNDARIES	
USE ZONING		Rear & side boundary excluding where municipal services are installed	Ground Floor Storey	Double volume single storey or storeys above Ground Floor Storey
Res 1	Erf Size of 201.0m2 to 500.0m2	1.0m	2.0m	3.0m
Res 1	Erf Size of 501.0m2 to 700.0m2	2.0m	2.0m	4.0m
Res 1	Erf Size larger than 700.0m2	2.0m	3.0m	4.0m
TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014) (PROMULGATED 17 SEPTEMBER 2014)				

NOTE:

- 5.0m Street Building Line to be maintained with direct access from street to garages.
- 3.0m Street Building Line if garages are turned a minimum of 45° to the inside.
- No double storey structures allowed between 3.0m and 5.0m Street Building Lines.
- **REFERENCE:**
(Building lines as per Table A: Building Restriction Areas In Respect of All Buildings, Tshwane Town Planning Scheme of 2008, Revised 2014)

BUILDING HEIGHT:

Average Truss Height: _____ m

Average Roof Ridge Height: _____ m

Chimney Height: _____ m

PRIVACY OF ADJOINING PROPERTIES:

OVERLOOKING FEATURES: (Comments)

INTERPARTY AGREEMENT: Balconies: Windows: Other:

Note:

- Balconies overlooking adjacent properties must be approved and signed off by the relevant neighbour.
- Balconies must be clearly indicated on the relevant first floor plan layout.
- Neighbours must sign on the site plan and first floor layout drawing, indicating name, surname and stand number.

Approval required from Neighbours of Stand No('s):

_____, _____, _____, _____,

BUILDING FINISHES AND MATERIAL SPECIFICATIONS:

Note:

Building Finishes and Material Specifications must adhere to the ZGE Aesthetic Rules and Architectural Guidelines.

A. External Walls:

Finish: _____

Paint Colour(s): _____

Cladding: _____

B. Windows:

Type/Spec: _____

Finish/Colour: _____

C. External Doors:

Type / Spec: _____

Finish/Colour: _____

D. Shutters:

Type / Spec: _____

Finish: _____

E. Gutters and Down Pipes:

Spec: _____

Colour: _____

F. Roof Covering:

Spec: _____

Profile: _____

Colour: _____

G. Roof Pitch:

Pitch: _____ Deg

Double Pitch - % of Total Roof Area: _____%

Mono Pitch - % of Total Roof Area: _____%

Note:

- Double Pitch Roof Angle: Minimum 30° and maximum 45°
- Mono Pitch Roof Angle: ONLY 15° allowed
- Max % of Mono Pitch roofs: 35% of total roof area

H. Flat Concrete Roofs:

ACTUAL

Dwellings up to 240.0m2 max 40.0m2 allowed _____ m2

Dwellings between 241.0m2 and 400.0m2 max 60.0m2 allowed _____ m2

Dwellings larger than 401.0m2 max 80.0m2 allowed _____ m2

I. Garden Gates:

Spec: _____

Finish: _____

J. Balustrades:

Type / Spec: _____

Finish: _____

K. Garage Doors:

Type / Spec: _____

Finish: _____

Colour: _____

L. Driveway and Concrete Paving Surround:

Paving Spec: _____

Colour: _____

Width of Concrete / Paved Surround:

Min 1.50 m as per National Dolomite Management Program and NHBRC Rules and Regulations pertaining to Construction of residential structures on dolomite geology.

M. Boundary Walls & Fencing:

Street Boundary:

Side Boundary:

Height: _____

Height: _____

Material: _____

Material: _____

Finish: _____

Finish: _____

Colour: _____

Colour: _____

Fairway/Golf Course Interface:

Height: _____

Material: _____

Finish: _____

Colour: _____

DOCUMENTATION TO BE SUBMITTED WITH THIS APPLICATION

CONCEPT APPROVAL OF BUILDING PLANS: DOCUMENTATION REQUIRED

- **Architectural Guideline Checklist**, fully completed, dated and signed
- **Title Deed** of the Stand (Copy)
- **Zoning Certificate** applicable to the stand (Copy)
- **Surveyor General Diagram** (S.G. Diagram) of the stand (Copy)
- **Sewerage Diagram** of the stand (Copy)
- **Geo-Technical Report** pertaining to the stand (Copy)
(Only applicable to new dwellings.)

Note:

The above documentation will be retained by ZGE HOA and will be placed on record against the relevant stand number.

Drawings Required:

- **Site Development Plan**
- **Layout Plans** of all levels
- **All Elevations**, rendered in colour
- **3 Dimensional Images**, at least 4
- **Detail Sections**, at least 2

Note:

- Please Submit **one copy** of each of the above drawings.
- The above drawings will be retained by ZGE HOA and will be placed on record against the relevant stand number.
- Owners will be informed of the approval/rejection of the concept plans via email.

FINAL APPROVAL OF BUILDING PLANS: DRAWINGS REQUIRED:

- **Site Plan**
- **Sewerage Layout and Storm Water Management**
- **Construction / Building Layout Plans**
- **Elevations**
- **Detail Sections**
- **Roof Plan**
- **Electrical Layout**
- **Window and Door Schedules**
- **3 Dimensional Images**
- **Energy Efficiency Calculations and Rational Design**

Note:

- Please Submit **three copies** of each of the above drawings.
- One set of the above drawings will be kept by ZGE HOA and be placed on record against the relevant stand number.
- Owners will be informed of the approval/rejection of the concept plans via email.

I, the abovementioned OWNER of Stand No _____ hereby confirm the following:

- **That the required documentation submitted herewith are true and accurate,**
- **That I fully understand the contents thereof,**
- **That the Building Plans submitted for the purpose of this construction project are a true representation of the development envisaged on the mentioned stand,**
- **That all aspects fully adhere to the ZGE Aesthetic Rules and Architectural Guidelines and all other rules and regulations pertaining to the construction process.**

I further confirm that I have studied and fully understand the contents of the following ZGE Documents:

- **“Aesthetic Rules and Architectural Guidelines” and the implementation thereof,**
- **“Building Process”,**
- **“Building Clearance Certificate”, including**
 - **“Health and Safety Requirements”,**
 - **“Building Rules and Regulations”.**

I further confirm that I fully understand that:

- **No changes to any ZGE and/or Tshwane Town Council approved design detail(s) or specifications will be made without prior notice given to the ZGE Homeowners Association, or their designated representatives, of such changes to be made,**
- **Amended drawings must be submitted to the ZGE HOA Aesthetic Committee for re-approval of such proposed changes PRIOR to such changes being implemented.**

I further agree to:

- **Resubmit “As Built” building plans if so required by the ZGE HOA, indicating all proposed design changes as re-approved by ZGE HOA,**
- **Grant the ZGE HOA the right to withhold approval of the completed structure for occupation if there have been any substantial non-approved changes to the originally submitted and ZGE HOA and Tshwane Town Council approved Building Plans and Specifications, until such time as the “As Built” drawings have been approved by the ZGE HOA and Tshwane Town Council.**

Signed:

OWNER

Date

Print Name and Surname