

**ZWARTKOP GOLF ESTATE HOMEOWNERS ASSOCIATION (ZHOA)**  
(NPC) Reg no 2004/002619/08



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**APPLICATION FOR APPROVAL OF BUILDING PLANS** (To be completed by OWNER)

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/Company Reg. No: \_\_\_\_\_

Home Phone No: \_\_\_\_\_ Cell No: \_\_\_\_\_

Work Phone No: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Postal Address: \_\_\_\_\_  
\_\_\_\_\_

**APPOINTED ARCHITECT/ARCHITECTURAL TECHNOLOGIST:**

Name of Company: \_\_\_\_\_

Designated employee: \_\_\_\_\_

Office phone no: \_\_\_\_\_ Cell no: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Postal Address: \_\_\_\_\_  
\_\_\_\_\_

**PROJECT PARTICULARS:**

SINGLE STORY:  DOUBLE STORY:

NEW SWIMMING POOL:

GEOLOGICAL CLASSIFICATION OF STAND:

**FLOOR AREAS (m2):**

Ground Floor: \_\_\_\_\_ m<sup>2</sup> First Floor: \_\_\_\_\_ m<sup>2</sup>

Covered Verandas: \_\_\_\_\_ m<sup>2</sup> Garages & Store Rooms: \_\_\_\_\_ m<sup>2</sup>

Servants Quarters: \_\_\_\_\_ m<sup>2</sup>

**Total Floor Area:** \_\_\_\_\_ m<sup>2</sup>

**COVERAGE:**

Area of Stand: \_\_\_\_\_ m<sup>2</sup> Total Coverage: \_\_\_\_\_ m<sup>2</sup>

Actual %: \_\_\_\_\_ % F.A.R.: \_\_\_\_\_

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

**BUILDING LINES:**

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

**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.

**BUILDING HEIGHT:**

Average Truss Height: \_\_\_\_\_ m

Average Roof Ridge Height: \_\_\_\_\_ m

Chimney Height: \_\_\_\_\_ m

**PRIVACY OF ADJOINING PROPERTIES:**

**OVERLOOKING FEATURES:** (comments)

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**INTERPARTY AGREEMENT:**    **Balconies:**                       **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 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:**

Angle of Double Pitch Roofs minimum 30° and maximum 45° and angle of Mono Pitch Roofs to be 15°,  
Maximum % of Mono Pitch roofs: 35% of total roof area

**H. Flat Concrete Roofs:**

Total Area): \_\_\_\_\_ m<sup>2</sup>  
(Max 40.0m<sup>2</sup> Allowed)

**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 Surround: **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:**

Height: \_\_\_\_\_  
Material: \_\_\_\_\_  
Finish: \_\_\_\_\_  
Colour: \_\_\_\_\_

**Side Boundary:**

Height: \_\_\_\_\_  
Material: \_\_\_\_\_  
Finish: \_\_\_\_\_  
Colour: \_\_\_\_\_

**Fairway/Golf Course Interface:**

Height: \_\_\_\_\_  
Material: \_\_\_\_\_  
Finish: \_\_\_\_\_  
Colour: \_\_\_\_\_

**DOCUMENTATION TO BE SUBMITTED WITH THIS APPLICATION:**

**CONCEPT PLANS**

- **This application**
- **Architectural Guideline Checklist**, completed, dated and signed
- **Title Deed** of the stand (Copy)
- **Surveyor General Diagram** (S.G. Diagram) of the stand (Copy)
- **Sewerage Diagram** of the stand (Copy)
- **Geo-Technical Report** and **Footprint** pertaining to the stand (Copy) (Only applicable to new buildings)

**Note:**

The above documentation will be kept by ZGE HOA and 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 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.

**FINAL 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.

**CONFIRMATION BY OWNER**

I, the abovementioned owner of stand no \_\_\_\_\_ hereby confirm the following:

That the required documentation submitted herewith are true and accurate and that I fully understand the contents thereof and that the plans submitted for the purpose of this construction project are a true representation of the development envisaged on the mentioned stand and fully adhere to the ZHOA 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 ZHOA 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 no changes to any approved design details or specifications will be made without prior notice given to the ZHOA of such changes to be made and for ZHOA re-approval of such changes prior to such changes being implemented. I further agree to resubmit "As Built" building plans, indicating all proposed design changes for re-approval by ZHOA.

I herewith grant the ZHOA the right to withhold approval of the completed structure for occupation if there have been any substantial non-approved changes to the originally submitted plans and specifications, until such time as the "As Built" drawings have been approved by the ZHOA and CoT.

Signed:

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Surname

**APPENDIX E**

**PRECAUTIONARY MEASURES**

**(Also refer to SANS 1936-3:2012)**

## NHBRC GENERAL REQUIREMENTS FOR HOUSING DEVELOPMENT ON DOLOMITIC LAND

The minimum requirements and mandatory precautionary measures, which are required in areas designated as being D2 and D3, are as follows:

### General

1. The site and surrounding area shall be shaped to permit the ready drainage of surface water and to prevent ponding.

*Drainage ports should be incorporated in boundary walls to permit the passage of surface water runoff).*

2. Natural ponds and water courses located within 10 m of any structure shall be rendered impervious.
3. Sanitation systems shall not incorporate soak aways.
4. Backwash and other water from swimming pools, shall be discharged into either the stormwater or drainage systems as required by the local authority.

### Township Services

5. Underground services shall be designed and constructed so as to minimise maintenance requirements and any potential leakage points in wet services and shall, as far as possible, be designed to avoid possible disturbance of the underground environment.
6. The relevant provision of SABS 1200 DB, L, LB, LC, LD and LE shall be observed in the installation of all underground services.
7. The backfilling to services trenches and other excavations shall, except in rock, should not be more permeable than the surrounding material.
8. The stormwater drainage and sewerage system shall incorporate measures to ensure water tightness of conduits and other compartments. Whenever possible, stormwater should be channelled in lined, surface canals.

*Concrete non-pressure pipes should be of the spigot and socket type with rubber ring seals. Joints in box culverts, channels etc. should be sealed.*

9. Stormwater drainage conduits shall be constructed at gradients which will not permit the deposition of silt, or sand, of the type present in the catchment area.
10. Water mains shall be laid only in road reserves.
11. Water piping materials shall be one or more of the following :  
Pipes of 75mm and larger diameter:  
\* High impact a PVC pipes with vitualic joints.



- \* Steel pipes with internal and external corrosion protection and other flexible (as defined in SABS 0102 part 1) water pipes with flexible, self-anchoring connections.

Pipes having a diameter of less than 75mm:

- \* HDPE type IV piping.
- \* Polypropylene piping.

*The piping used in mains and communication pipes should be flexible, joints should be minimal in number and be of the flexible, self-anchoring type, i.e. not reliant on thrust blocks or friction for their anchorage.*

12. Provision for future connections shall be made in order to minimise the cutting into pipes to provide such connections.
13. Road surfaces shall be located sufficiently low as to permit the drainage or even onto them where possible.
14. Roadways which have a gradient of less than 1:80 shall be surfaced/sealed.
15. The minimum nominal diameter of water borne sewer mains shall not be less than 150mm.

#### **Plumbing**

16. Water pipe entries into the building shall be above ground level.
17. All sewer and water pipes and fittings shall be provided with flexible, watertight joints.
18. No plumbing and drainage pipes shall be placed under floor slabs, as far as is practicable.
19. The fall of the trenches shall be away from the buildings.
20. The selection of piping materials shall take cognisance of corrosion (both external and internal).
21. Water pipes shall have a minimum cover of 500mm.
22. Wherever practical, service trenches shall not be excavated along the length of housing units within the first 3.0m beyond the perimeter of such units.

#### **Site precautions**

23. Down pipes, if provided, shall discharge into concrete lined drainage channels or onto an apron slab, which discharge the water at least 1,0 m away from buildings.
24. Where guttering is not provided, a 1,0 m wide apron slab shall be provided.
25. The ground immediately against the buildings shall be shaped to fall in excess of 75 mm over the first 1,0 m beyond the perimeter of the building, from where it shall drain freely away from housing units. Apron slabs, where provided shall have the same fall.