****

 **T.5 February 2023**

**BUILDING PLAN APPROVAL**

**New dwelling and small building works**

|  |  |  |
| --- | --- | --- |
| **References** | **Property Details** |  |
| Constitution | Owner / Builder |  |
| Annexure B: Architectural Code | Street |  |
| Annexure C: Storeys and Contours | Erf No |  |
| Annexure D: Building Code | Developer Stand No |  |
| Building Contract | Date of Inspection |  |
| Code of Conduct | Contour |  |
| Fines System | Footprint |  |
| **Project Duration** | **Date** |  |
| Date Building Site Establish |  |  |
| Date Building Completed |  |  |
|  | **Check List** |  |  |
| **Clause** | **Architectural Development Code** | **√ or X** | **Comments** |
| **2** | **Development Code** |  |  |
| 2.4 | **Placing of houses** at rear of erven |  |  |
|  | Erven 1–12; 28–31; 42–49: side borders perimeter fence  |  |  |
|  | Erven 13–26; 36–41: side borders Renosterbos Avenue |  |  |
|  | Erf 27: northern boundary |  |  |
|  | Erven 32 – 35: side that borders Gwarrie Close |  |  |
|  | Erven 50 – 54: side that borders Carissa Close |  |  |
|  | Erven 55 – 59: North Western boundary |  |  |
|  | Erven 60 – 71: side that borders Matopi Avenue |  |  |
| 2.5 | **Building Lines** - Street 5m, others 2.0m. |  |  |
|  | No building in building lines – keep undisturbed |  |  |
|  | Height: 7.5m-single, 8.5m-double storey- show on drawing |  |  |
|  | Storeys: As per Annexure C |  |  |
|  | Indicate contour – follow natural slope of erf |  |  |
|  | Coverage: buildings - not exceed 70% of designated footprint |  |  |
|  | Minimum Building area 160m2 including garages |  |  |
|  | Footprint shown on plan |  |  |
|  | Building fence shown on plan – 1.8m high |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
|  |  |  |  |
| 2.6 | **Landscape** – Cut & Fill not more than 1.5m |  |  |
| 2.7 | **Building Structures** |  |  |
|  | Large & bare external walls to be avoided |  |  |
|  | Plaster area < 75%, Cladding 25 – 50% |  |  |
|  | Stone Types: As per photo samples |  |  |
|  | Colour of plastered surfaces to be “Natural Earth” - indicated |  |  |
|  | Only two buildings per erf: prime building and garage |  |  |
| 2.7.1 | **Windows**–Wood varnish, Alum anodised (not white) |  |  |
|  | Burglar bars – rectangular pattern-line with mullions |  |  |
| 2.7.2 | **Doors**-Yard toilet, Kitchen, Store doors to be screened |  |  |
|  | Wood varnish, Alum anodised (colour outside wall) |  |  |
|  | Garage doors in aluminum, wood or chromadek |  |  |
| 2.7.3 | **Flat Concrete Roofs,** balconies and terraces (verandas included) not to exceed 30% of total construction ground floor surface of the dwelling |  |  |
|  | not exceed 30% of footprint, 3m high |  |  |
|  | **Roof covering** Zink Alum not allowed  |  |  |
|  | **Verandas-** Charcoal chromadek allowed |  |  |
|  | **Glass roofs-** for sunrooms allowed |  |  |
|  | **Balustrades** wood, aluminium , glass or stainless steel |  |  |
| 2.7.4 | **Roofs** Type & Colour: |  |  |
|  | Eagle: Slate & Slate Grey, Lafarge: Elite & Slate Grey |  |  |
|  | Coverland: Elite & Slate Grey |  |  |
|  | Roof Pitch 27° to 35° |  |  |
| 2.7.5 | **Facias, Barge Boards & Gutters** |  |  |
|  | Colour to match Roof & Wall |  |  |
|  | Facias max 225mm wide |  |  |
|  | Rainwater tanks shown - conceal-courtyard/approved screens |  |  |
| 2.7.6 | **Yards** at rear may be enclosed– finish as outer wall or with other material approved by the Trustees. Limited size |  |  |
|  | Width not exceed outer line of building |  |  |
|  | Washing lines, dustbins, gas heaters not visible from road |  |  |
| 2.7.7 | **Aerials, Satellite Dish, Solar Panels, Gas Geysers, Heat Pumps -** Discreetly positioned, geyser only in roof space |  |  |
|  | Chimneys on outside walls must be boxed in and painted the same colour as the outside walls |  |  |
| 2.7.8 | **Services & Sewage** |  |  |
|  | S&V pipes concealed within walls or screened |  |  |
|  | Indicate Sewage pipes min 450mm deep |  |  |
|  | Vent stack to be avoided |  |  |
|  | Specified Septic Tank – Outlet to connect to both main pipes |  |  |
| 2.7.9 | **Paving & Driveways** – Not striped or Multi-coloured |  |  |
|  | Clay brick, Cobbles, Cement pavers (Neutral) |  |  |
| 2.7.10 | **Fencing & Walls** Only as in 2.7.6 – no other allowed |  |  |
| 2.7.11 | Planting - Erosion control measures on steep slopes |  |  |
| 2.7.12 | Consultants Board – One per building site (no agents boards) |  |  |
| 2.7.13 | Carports-Only Charcoal chromadek allowed |  |  |
| 3.9 | Complete Colour Scheme available with plans |  |  |
|  | **Other** |  |  |
|  | Indicate Retaining blocks – type & colour |  |  |
|  | House Number. +- 20cm high, silver/gold, visible from road |  |  |
|  |  |  |  |
|  |  |  |  |

**STATUS**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Aesthetics Committee** | **Name** | **Signature** | **Approved** | **Not Approved** |
| Chairman  |  |  |  |  |
| Member |  |  |  |  |
| Member |  |  |  |  |
| Member |  |  |  |  |
| Num-Num Architect |  |  |  |  |

DATE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_