

**APPLICATION FOR PLAN APPROVAL:**

**BANKENVELD EXTENSION 14**

I, the undersigned \_\_\_\_\_ the registered owner of the land described herein, or duly authorized architect do hereby apply for the H.O.A. approval of the attached building plans on Stand number \_\_\_\_\_ Bankenveld Extension 14 and submit the following particulars:

Architect: _____	Contact Detail: _____
SACP Reg No: _____	(Also indicated on drawings) _____

**A. CONCEPTUAL PLANS**

	<b>For Office use</b>
<b>1. General</b>	
1.1 One set of rendered plans, to be handed in for evaluation by the HOA's Architectural Review Committee	<input type="checkbox"/>
1.2 Plan approval fee of R570-00 (Including VAT)	<input type="checkbox"/>
<b>2. Site Plan</b>	
2.1 Setting out of building.	<input type="checkbox"/>
2.2 Area of the building footprint (min. 150m <sup>2</sup> )	<input type="checkbox"/>
2.3 Adjacent buildings, if applicable	<input type="checkbox"/>
2.4 Contours (0.5m)/Average street height at top of kerb closest to stand.	<input type="checkbox"/>

## 2.5 Height and Coverage

<b>Erven</b>	<b>Number of Storeys</b>	<b>Maximum Height</b> (measured from the average street level)	<b>Maximum Coverage</b>
478 to 492.	One (1) storey as seen from De Salze Street	5m	50%
476, 477, 493 to 496, 508 to 515 and 517 to 528	Two (2) storeys (ground plus first floor)	8m	35%
475, 497 to 507 and 516	Three (3) storeys (ground plus two floors)	No maximum	35%

Height

Coverage

## 2.6 Building Lines

<b>Boundary</b>		<b>Distance from the boundary</b>
Street	50% (max) of the frontage	0,0 m
	Remainder of the frontage	3,0 m
	Garage doors facing the street	5,0 m
Side	Single storey from any <u>one</u> side	2,0 m
	Multi storey from <u>any</u> side	2,0 m
Rear		2,0 m








## 2.7 Boundary Walls

<b>Applicable Position</b>		<b>Height of Walls (m)</b>
<b>Street:</b>	• Maximum of 50% of Street frontage (solid wall or palisade between brick piers)	Maximum 1,5
	• Remainder of Street frontage (including garden walls and fencing)	Maximum 1,8
<b>Side Boundaries:</b>	• Side boundaries	Maximum 1,8
	• Drying yards screen walls (minimum height)	Maximum 2,4
• Walls on open space/trails	Maximum	1,8 solid 1,5 palisade

- Exclude -Precast walling
- Timber fence
- Wire fence

2.8 Swimming Pools: (Exclude: Porta pools above ground)

Privacy issues regarding pools to be addressed

2.9 Paving and Driveways: Half Bricks not allowed

### 3. Aesthetics

3.1 All floor plans

3.2 All elevations

3.3 Colour scheme (complete) indicated on drawings. Rendering required

3.4 External wall finishes:

- Street and golf course elevation, 5% (min.): Natural stone
- Exclude
  - Semi-face or stock brick
  - Timber faced construction
  - Metal cladding

Erven	Exterior walls	Window frames	<input type="checkbox"/>
475 to 528	<ul style="list-style-type: none"> <li>• Any combination of the following colours to be matched with Dulux colour scheme namely:               <ul style="list-style-type: none"> <li>• Quartz Flint 3</li> <li>• Clouded Slate 3</li> <li>• Clouded Slate 2</li> <li>• Niagra Blue 2</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Dark grey powder coated aluminium</li> <li>• Dark stained hardwood</li> <li>• Dark grey painted hardwood</li> </ul>	

3.5 Roof finishes:

- The principal roof shall be hipped with a slope according to area specification.

Erven	Design	Colour	<input type="checkbox"/>
475 to 528	<ul style="list-style-type: none"> <li>• Lafarge deep roll double roman - taunus</li> <li>• 22.5° to 30° pitch.</li> <li>• Principle roof must consist of a series of double pitched roofs connected by means of R.C. slabs.</li> <li>• Roof to finish against a detailed gable wall.</li> <li>• Where possible, square hipped roof features to be introduced e.g. over entrance, porte cochere, etc.</li> <li>• Deep roof overhangs are encouraged. The minimum roof overhang should be 450mm.</li> </ul>	Slate grey	

3.6 Windows:

- Proportions of individual windows are to be such that there is always a larger vertical dimension. Curtain walling to be excluded.
- Exclude:
  - Natural anodized aluminium
  - Fake shutters

- External burglar bars

3.7 Garage: Street-facing walls without doors/detail max 6,5 in length

3.8 Verandas, Balconies, Pergolas:

- No "Flat covering" visible from street
- External balustrading – Exclude – Steel paneling or other thin solid sheet paneling
- Awnings – exclude – Steel or aluminium

3.9 Burglar bars: Internal only in simple grid pattern only

3.10 Water tank:

- Stand-by water tank (min. 2500L) as a feature of either the street of golf course frontage.
- The tank may be manufactured from any material, except plastic (PVC)

**B. MUNICIPAL DRAWINGS**

To be submitted in PDF format before submitting for municipal approval, for record purposes.

Signed at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
**Owner/Architect**

*(If the Architect signs a power of attorney must be attached)*

