

FORM MG-C1

Mooikloof Glen - Plan approval application and Checklist



STAND NUMBER: _____

Registered Owner/Client

Name	_____	Date	_____
If Company, Name	_____	Registration No.	_____
Telephone	_____	Fax	_____
Mobile	_____	E-mail address	_____

Architect/Technologist

Name	_____	SACAP No.	_____
E-mail	_____	Fax	_____
Telephone	_____	Mobile	_____
Power of Attorney	_____		

Development Schedule

No. Storey's	_____	Max. Height	_____
Ground Floor Area	_____	Area of Stand	_____
First Floor Area	_____	Coverage (%)	_____
Total	_____		
Double Storey:			
GF/FF Ratio	_____		

Please note that this checklist refers to the Guidelines and is to be used as a tool and not be seen as the Guidelines. Some items may not be reflective on this list and the applicant has to adhere to the full Guidelines.

Signature: _____	The onus to determine specific restrictions & positions of services (Sewer, Water, Elect, Lampposts, Fire hydrant etc.) for an erf rests with the owner and his/her architect
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Building Plans to include:

1. Site Plan:

- 1.1 Plans are to be rotated so North point faces top of page
- 1.2 Boundary walls, heights and positions, garden gates & washing line indicated
- 1.3 Double and single storey building lines
- 1.4 Indicate footprint of building
- 1.5 Satellite dish, air-conditioning units, heat pumps, gas layout & solar panel positions, etc.
- 1.6 Indicate contours, storm water direction and storm water outlets
- 1.7 Driveway and width
- 1.8 Indicate all new and existing trees
- 1.9 Indicate basic Landscape elements
- 1.10 Indicate garbage bins
- 1.11 Indicate all steel gates, fences and burglar bars
- 1.12 Drainage connection
- 1.13 Living areas to be orientated north
- 1.14 Sidewalk and street indicated
- 1.15 All water features/pools to be enclosed as per Municipal Bylaws
- 1.16 1/1.5m paving apron
- 1.17 All vehicles, trailers, caravans, boats, canoes, bicycles etc. to be housed in garage/screened area. (indicate by means of note)

2. Floor Plans:

- 2.1 Floor plans at a minimum scale of 1:100
- 2.2 Dimensioned & Annotated to acceptable standard
- 2.3 Include kitchen appliances and plumbing layouts
- 2.4 Provide detailed Roof plan. (incl. notes of finishes, direction of fall, rain water gear, ridges, hips, valleys, etc.)
- 2.5 All ground floor and first floor plumbing/drainage concealed in ducts min. 230x460mm
- 2.6 Detailed calculations and diagrams indicating the G/floor/F/floor ratio, incl. double volumes & all roofed areas
- 2.7 All plumbing/drainage to connect into plumbing ducts internally (no pipes to be visible from the outside)
- 2.8 Non - Street/north/park/estate-boundary facing first floor windows to be top-hung and obscure.
- 2.9 Non - Street/north/park/estate-boundary facing balconies to have a 1.8m high screen wall

3. Details:

- 3.1 Stair & handrail
- 3.2 Indicate door and window specifications (type and colour specified)
- 3.3 Boundary wall details (plan, section and elevations) - to be finished off on both sides
- 3.4 Balustrade (Balcony) details
- 3.5 All steel gates, fences and burglar bars
- 3.6 Pergolas
- 3.7 Bomas and all other external features
- 3.8 Signage detail

4. Sections:

- 4.1 Fall of the site is indicated clearly, cut and fill with Natural Ground Level position
- 4.2 Indicate height from natural ground level this includes roof and chimney heights
- 4.3 Sections are to be done to acceptable detail, fully annotated and dimensioned
- 4.4 Gutters and downpipes.
- 4.5 Indicate building method to be used (e.g. traditional brick and mortar)

5. Elevations

- 5.1 Include all elevations in submission
- 5.2 Rendered elevation on an A4 depicting the colours and material specified in the sample sheet
- 5.3 Fall of site is to be reflected on elevations
- 5.4 Indicate height from natural ground level this includes roof and chimney heights
- 5.5 Plumbing indicated on elevations and concealed in ducts (including material for duct covering)
- 5.6 Air-conditioning units, satellite dish, heat pumps, gas layouts, solar panel, etc. positions
- 5.7 Elevations are to be annotated and dimensioned to acceptable detail
- 5.8 Rain water pipes must be hidden/integrated into design
- 2.8 Non - Street/north/park/estate-boundary facing first floor windows to be top-hung and obscure.
- 2.9 Non - Street/north/park/estate-boundary facing balconies to have a 1.8m high screen wall

By Owner:

I, the undersigned owner of Stand Ext understand that, I stay responsible for all omissions/ errors/misrepresentations by myself or my architect/technologist in terms of the above application. That with my signature, I warrant that I am duly authorized to deal with this application and that I am responsible for everything that happens on this site.

OWNER: Name in Print

Signature

ID/Registration Number

ARCHITECT/TECHNOLOGIST: Name in Pr

Signature

ID/Registration Number

Yes	No	Office use
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DRAWINGS AND DOCUMENTS REQUIRED

- Application form to be completed in full			
- Proof of SACAP Reg.(Prof. Architect/Practice-Architectural Professions Act 44 of 2000)			
- Concept approval			
- 1 Complete B&W set of technical drawings			
- 1 Complete coloured set of technical drawings			
- On approval 3 to 5 additional sets must be submitted to be stamped (These will be returned to the owner or his architect)			
- Proof of ownership			
- Proof of payment - Submission fee (Sapien)			
- Proof of payment - Building performance deposit (Pretor Estates)			
- Rendered 3D elevations			
- Form MG-A1 (Owners declaration)			
- Form MG-C1 (This form)			
- Form MG-F1(Finishes)			
- Certified contour diagram (500mm contours)			
- Engineers' storm water plan			
- The estate has a standard three phase 40 amps per phase (ORANGE) breaker power supply to every stand. No upgrading is allowed and the receiving DB must also have a three phase 40 amps per phase (but WHITE) breaker connection			

Comply		
Yes	No	Office use

1. SITE DEVELOPMENT CONTROLS

1.1 Allowed uses (clause 6.1)

Private residential use only

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1.2 Second Dwelling (clause 6.2)

Municipal Approval
 Max.200m²
 Less than 25% of the total coverage
 Visually forms part of the overall identity and mass of main dwelling.

1.3 Coverage (clause 6.3)

Single storey buildings - max.40% coverage
 Double storey buildings - max. 30% coverage

1.4 Maximum Height (clause 6.4)

Max. height of 14m(measured from NGL)

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1.5 Minimum Building Area (clause 6.5)

350m² excl. outbuildings and garages

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1.6 Building lines, Reserves and Servitudes (clause 6.6)

Municipal building lines indicated
 Positioned and orientated in respect of neighbours privacy

1.7 Orientation (clause 6.7)

Openings and windows to face mostly north and south, exposure to west to be limited
 Patios, verandas and social outdoor spaces to be orientated to North-Eastern side

1.8 Topography (clause 6.8)

Minimize visual impact
 Responsive to the site contours

1.9 Driveways, Parking and Paved areas (clause 6.9)

Paved roadway entrances and driveways
 Paving of high quality
 All vehicles, trailers, caravans, boats, canoes, bicycles etc. to be housed in garage/screened area

1.10 Landscaping (clause 6.10)

Integrated landscape design
 Use of indigenous trees, shrubs and plants
 Alien/exotic plants and trees, dongas and berms to be avoided

Comply		
Yes	No	Office use

1.11 Boundary wall length and height (clause 6.11)

Max. 2.2m high from NGL
 Walls to be of a durable and safe construction
 Walls to match house design and constructed from the same construction materials
 Wall design and details to be signed off by a qualified engineer.

1.12 Courtyards (clause 6.12)

Screened area/courtyard to be provided for south side living spaces

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1.13 Service Yards (clause 6.13)

Screened by solid 1.8m high screen wall
 To be inconspicuous, completely screened and positioned towards south & western side
 Paved and equipped with a drain and water point to allow for washing of yards
 Washing lines and all services not to be visible from outside the property.

1.14 Retaining wall (clause 6.14)

Retaining walls to match and compliment the house design
 Gabion walls to be constructed from natural stone
 Max. height for any retaining wall and vertical extensions thereof to be 1.8m

1.15 Swimming pools and Water features (clause 6.15)

Positioned to North or North-East of property
 Water features to be used in moderation
 All water elements to be enclosed as per municipal by-laws

1.16 Tennis Courts and other Sport Fields (clause 6.16)

To be positioned with sensitivity to neighbours

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1.17 Signage (clause 6.17)

Detail/description provided

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2. ARCHITECTURAL CONTROLS

2.1 Construction Methods (clause 7.1)

Masonry Building
 Structural Concrete
 Structural Steel
 Alternative Construction - Specifications according to the Guidelines

2.2 Styling and Design language (clause 7.2)

Low rise, horizontal lines, mostly rectilinear shapes in plan and elevation
 Windows grouped in horizontal bands
 Staggered planes/elevations and roofs
 Few vertical elements
 Large outdoor patios
 Integration with landscape
 Restraint in the use of ornament.

Comply		
Yes	No	Office use

2.3 Planning and Layout (clause 7.3)

Plan to be well laid out and logically planned
 Rectilinear plan forms to be used
 Circular or organic plan elements used in moderation

2.4 Massing, Elevation Profile and Visual Impact (clause 7.4)

Variety of spaces and volumes
 Low visual impact
 The silhouette line/ridge profile with no horizontal section larger than 75% of total width of the particular elevation
 "Ground mass" to extend past elevations (for double storey only)
 Chimneys and other similar elements not to protrude more than 2m past adjacent structures

2.5 Roofs (clause 7.5)

Roof pitch to be between 10° and 27°, all roofs to have the same pitch
 Min. 600mm overhang
 Flat concrete roofs allowed as per the guidelines
 Rain water pipes must be hidden/integrated into design
 Single roof colour to be used - no bright colours allowed
 Single roof finish for pitched roofs to be used
 Visible concrete roofs to be covered with crushed stone

2.6 Doors and Windows (clause 7.6)

Only aluminium/wooden framed windows to be used
 Aluminium/hardwood timber doors to be used
 Colour of doors, door frames and window frames to harmonize with general aesthetic (MG-F1)

2.7 Gates, Openings and Archways (clause 7.7)

Simple rectilinear design
 Design to harmonize with building design

2.8 Verandas, Balconies, Pergolas and Patios (clause 7.8)

Orientated and positioned to preserve neighbour's privacy
 Pergolas to form part of the design language and materials - detail to be provided

2.9 Pavilions (clause 7.9)

To form part of the visual identity and mass of the house - same construction materials
 Placed with sympathy to neighbours privacy
 Used as an extension of the social space of the house only

2.10 Balustrades (clause 7.10)

Simple rectilinear design and elegant in it's simplicity
 Clear glazing
 Stainless steel/painted mild steel
 Detailed design to be submitted

2.11 Privacy (clause 7.11)

All Western and Southern windows on first floor having an imposing view of neighbouring private space to be of an acceptable obscure glass/measure

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Comply		
Yes	No	Office use

2.12 Outbuildings (separated from main building) (clause 7.12)

Not to exceed 20% of the main building's coverage in total area
 Form part of the overall identity and mass of the main dwelling - same construction materials
 1.8m high wall around a private screened yard around the entrance
 Positioned with respect of neighbours privacy

2.13 Sewerage system (clause 7.13)

Three-chamber septic tank (min. volume 4500L)
 Outlet to be connected to Estate's sewerage connection point provided for each erf

3. THE SENSIBLE BUILDING

3.1 Water Harvesting (clause 8.1)

Rainwater/grey water harvesting to be discretely positioned
 All water tank pipes and periphery to be hidden
 Water tanks must be hidden where they are not an aesthetic element
 Only "Farm style" corrugated metal tanks may be used as aesthetic elements in moderation
 and must be placed on a build structure. Lightweight steel frame not be allowed

3.2 Water Heating (clause 8.2)

Solar heating systems:
 All panels and elements to be discretely placed
 Visually integrated into building design to form part of visual identity of the buildings

Heat pump system, Air-conditioning and other:
 Completely screened
 Noise reflection
 All equipment and machinery to be quiet, discretely positioned and inconspicuous in its operation

3.3 Photo Voltaic Panels (clause 8.3)

To be hidden and discretely placed/visually integrated into the building design to form part of visual identity of buildings

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3.4 Wind Turbines (clause 8.4)

According to Guidelines

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3.5 Solar Screens (clause 8.5)

According to Guidelines

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4. EXTERNAL SERVICES

4.1 Air-Conditioning and other External Services (clause 9.1)

Completely screened and discretely placed with sensitivity to neighbours
 Noise reflection

4.2 Emergency Generators (clause 9.2)

To be quiet, discretely positioned, away from neighbours and inconspicuous in it's operation

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4.3 Gas installations (clause 9.3)

According to the Guidelines

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Comply		
Yes	No	Office use

4.4 Satellite Dish and External Antennae (clause 9.4)

Discretely positioned, not visible form road servitude and inconspicuous in it's operation

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4.5 External Lighting (clause 9.5)

According to Guidelines

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4.6 External Security Measures and Elements (clause 9.6)

According to Guidelines

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4.7 Garbage Bins (clause 9.7)

Concealed within a service yard - allocated on site plan

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5. PROHIBITED BUILDING MATERIALS

Roofs:

- Shade nets and canopies
- Steel carports
- Thatch
- Metal sheet roof tiles
- Unpainted sheet metal
- Mixed colours

Fences:

- Timber fences
- Devils fork palisades
- Diamond mesh fence
- Wired fencing
- Wood panel fencing
- Picket fencing
- Precast concrete walls
- Razor wire
- Security spikes
- Electric fences
- Barbed wire

Walls:

- Simulated stone cladding (use natural stone)
- Decorative plaster styles
- Unpainted plaster
- Unplastered/bare stock bricks
- Unpainted or galvanized sheet metal

Glazing:

- Highly reflective glazing
- Bronze or coloured glazing

External Balustrades:

- Precast ornamental concrete
- Timber
- Expanded metal or welded mesh

Paving:

- In situ concrete
- Excessively large gravel areas
- Standard interlocking concrete pavers
- Broken brick
- Crazy paving
- Sand

General:

- Brightly coloured materials
- Decorative precast ornaments
- External faux painting techniques
- Trompe l'oeil
- Yard art

Alternative finishes:

- Presented for approval

Comply		
Yes	No	Office use

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