

**PARKLANDS BUILDING LINE RESTRICTIONS AND BUILDING REQUIREMENTS FOR PHASE 11B VILLAGE STYLE RESIDENTIAL**

ERVEN: 3262 - 3294

**1.1 Building line restrictions**

**1.1.1 Street Boundaries**

- 1.5m from street boundary for both house and garage provided that two parking opportunities (including garage) are available on site.

**1.1.2 Rear Boundaries**

- 1.5m from rear boundary for house;
- nil from rear boundary for garage;

**1.1.3 Lateral Building Lines**

- nil for both parapet gable end and parapet side walls for house and garage, otherwise 1m in all instances.

**1.2 Building requirements**

- All outer walls to be plastered with plaster bands around windows.
- Plastered walls to be painted with colours chosen from the following list of standard colours taken from the Plascon range or matching colours from another range.

<ul style="list-style-type: none"> <li>• White</li> <li>• B14 series</li> <li>• B14-2 Fresh Cream</li> <li>• B14-3 Crème Caramel</li> <li>• B14-4 Peanut Cream</li> <li>• B14-5 Dijon</li> </ul>	<ul style="list-style-type: none"> <li>• C 13 series</li> <li>• C13-1 Water Cracker</li> <li>• C13-2 Arrow Root</li> <li>• C13-3 Biscuit</li> <li>• C13-4 Light Toast</li> <li>• C13-5 Cookie</li> </ul>
<ul style="list-style-type: none"> <li>• C 15 series</li> <li>• C15-3 French Fry</li> <li>• C15-4 Frites</li> </ul>	<ul style="list-style-type: none"> <li>• C 16 series</li> <li>• C16-2 Capellini</li> <li>• C16-3 Cream of Potato</li> <li>• C16-4 Gold</li> </ul>
<ul style="list-style-type: none"> <li>• D 14 series</li> <li>• D14-1 Alpaca</li> <li>• D14-2 Bleached Sand</li> <li>• D14-3 Golden Pop</li> <li>• D14-4 Camel Hair</li> </ul>	<ul style="list-style-type: none"> <li>• D15 series</li> <li>• D15-1 Falafel</li> <li>• D15-2 Gallery</li> <li>• D15-3 Cream of Mushroom</li> <li>• D14-4 Sasquatch</li> </ul>
<ul style="list-style-type: none"> <li>• E 15 series</li> <li>• E15-1 Dockside</li> <li>• E15-2 Landing</li> <li>• E15-3 Dundas</li> </ul>	<ul style="list-style-type: none"> <li>• E18 series</li> <li>• E18-1 Seurat</li> <li>• E18-2 Steen</li> <li>• E18-3 Picasso</li> </ul>

- No face brick construction to be allowed;
- Boundary walls on street boundary to be plastered and painted white or same colour as house walls;
- No pre-cast fencing on street boundary, or garage units constructed from pre-cast materials, will be allowed;
- Wooden boundary fences which are visible from the street not permitted;
- Screening of palisade fencing, except by means of natural vegetation, not permitted;
- Construction of double-storey units is allowed;
- All ground floor walls to be vertical for a minimum of 2.5m above finished floor level before commencement of roof structure;
- No mixing of gable end and hip end or other roofs on the same dwelling;
- Consistent use of roofing materials on combined house and garage unit except where garage has a flat roof;
- No flat roof material to be visible from street level for garages constructed with flat or low inclined roof pitches.
- Appropriate roof materials for bay windows are acceptable.
- Two parking opportunities provided on site.
- Parking bays to be positioned parallel to each other.

**LEGEND**

- Village Style Residential SDP Boundary
- No Access
- 1,5m Street Building Line for House & Garage

11b

**Note**

This drawing should be read with drawings 2001531A.P.01-02 Rev. 0 Phase 10D 11A & B subdivision application dated July 2007

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**MILNERTON ESTATES** **aska**

**PARKLANDS FIFTH DEVELOPMENT FRAMEWORK**

**PHASE 11B DEVELOPMENT GUIDELINES VILLAGE STYLE SINGLE RESIDENTIAL**

Drawn: MNI/AG

Date: JANUARY 2005

Scale: 1:2000

Project Number: 2001 531 Drawing Number: SDP 11B/01 Plot Number: A

CAD File Name: SDP 11B.dwg Plot Size:

DWG File Name: