



GUIDELINES CHECKLIST FOR BUILDING APPROVAL

Note: This checklist serves as a guide as to the information that the aesthetics committee requires and will assist the applicant and the aesthetics committee in the speedy approval of plans. Please ensure that all information listed below is provided with phase 1 and 2 submissions.

Date		HOA Evaluator	
Stand No		Estate	
Owner		Pr Arch Reg Nr	
Architect Name		Architect E-Mail	

1. The Site Development Plan

✓ = Yes x = No

P1: C1 - Concept Design
P2: WD - Working Drawings

	C1	WD	Notes
• North Point			_____
• Contours			_____
• Stepping house with contours (provide cut and fill diagrammatic section perpendicular to site slope.) FFL max 1200mm above NGL.			_____
• Datum heights on floor plan.			_____
• FF area max 60% of GF area (Incl. D/volume & stairs)			_____
• Large roofs to be fragmented			_____
• Access: 1 point max for BHCE, 2 points max for BHEE			_____
• Driveway max 5 m wide.			_____

• Building lines

○ **Blue Hills Country Estate (5000 SQM)**

- Street 10 m
- Side 10m (can be relaxed to 6m)
- Midblock 10m (can be relaxed to 6m)

○ **Blue Hills Equestrian Estate (10 000 SQM)**

- Street 15 m
- Side 10m (can be relaxed to 6m)
- Midblock 10m (can be relaxed to 6m)

• **Building within building lines**

- Direction of storm water flow
- Bomas, pergolas, gazebos (in estate building lines)
- Max 2 garages to face roadway

2. Land use and Coverage (provide schedules)

- Blue Hills Country Estate Max 25 % coverage
- Blue Hills Equestrian Estate Max 8 % coverage
- Blue Hills Country Estate Max 1 dwelling
- Blue Hills Equestrian Estate Max 2 dwellings
- Blue Hills Country Estate FAR: 0.25
- Blue Hills Equestrian Estate FAR: 0.16

3. Landscaping

All landscaping to be done in accordance with the Indigenous Landscaping policy as described in architectural guidelines.

- Landscaping Note on SDP.
- Driveway paving description as per guidelines

4. Boundary walls

- Street boundary wall detail 30 % enclosed, 1.5m max
- Side boundary wall detail 2.1m max.
- Street boundary wall on boulevard detail

5. Building form (Elevations to scale/Perspectives)

- Basic rectangular forms
- Articulation of the building mass
- Max height restriction 12m from NGL & max 2 storeys
- **Levels (clearly show FFL, NGL and distance between them on elevation. (FFL max. 1.2 m above NGL)**
- Annotate distance between NGL and FFL
- Articulation of building mass
- Window form and placement (predominantly vertical)
- Columns as per design guidelines
- Large window openings recessed
- Chimney to compliment structure (as per part v of NBR)
- Gable width Max: 7m for double storey
- Gable width Max: 8m for single storey
- Balustrades (Not overly decorative)

6. Privacy toward Neighbouring Properties

(Balconies, only North allowed without neighbour's consent)

- Neighbour's consent on balconies on west
- Neighbour's consent on balconies on south
- Neighbour's consent on balconies on east
- Noise issues have been considered

7. Colours and finishes

- Sample colour swatches as per Earth tone palette (**No printed swatches**)
- Colour key on elevations (Paint A, Paint B, etc).
- Natural stone cladding sample image and specifications
- Face brick spec (40% max per elevation, red brick only)

8. Construction and materials

- Roofs (provide roof plan)
 - Roofing type and colour (no concrete roof tiles)
 - 17,5° - 45° pitch
 - Flat roofs max. 30 % (provide calculation)
 - Add stone pebble note on flat concrete roofs
- Fenestration, doors and shutters
 - Window frames
 - Door frames
 - Garage doors
 - Glazing type (Non reflective)

9. Services

- Ducts internal with min. 300 x 300 access panels
- Position of solar water heaters
- Position of PV panels (Not visible from street)
- Position of air conditioning units
- Position of pool pump (inside building lines)
- Position of Water treatment plant.
- House number and lettering not larger than 300mm.
- Washing lines not visible from street or parks
- Rain water Tanks

10. Passive design

- **Northern exposure (Living areas and bedrooms)**
- Natural light

Please take the following into consideration

11. Materials use

- Materials used have low environmental impact and/or embodied energy.
- Recycled materials or materials with recycled content have been included.
- Local materials and suppliers have been included.
- Building materials and appliances are durable and low maintenance.
- Materials are designed efficiently to minimize waste and are designed for recycling, re-use and for disassembly.
- Materials have been included that moderate indoor temperatures – thermal mass and improve indoor air quality
- Light and dark coloured materials have been included to reflect and absorb heat as appropriate.

12. Energy use

- Draughts and air leaks have been adequately sealed.
- Heating and cooling systems are energy efficient and appropriately sized.
- The amount of lighting has been minimized and is energy efficient.
- Appliances (White goods, TV's, DVD's, computers, etc) are energy efficient.
- Solar hot water has been included.
- The hot water system has been sized appropriately for the number of occupations and is a split system.
- Renewable energy sources (such as PV) have been included.

13. Water use

- Taps, hot water system and other appliances are water efficient.
- Hot water pipes are insulated and lengths of pipes kept to a minimum.
- Outdoor areas with water retaining finishes and vegetation are being appropriately considered to ensure no detrimental impacts from construction i.e. Compacted grass areas.
- Grey water recycling systems have been considered.
- Low water use toilets have been considered.

C1 NOTES: ✓ = Yes x = No

	SIGNATURE C1	SIGNATURE C2
EVALUATOR		
PLAN APPROVAL	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> App Conditionally, Yes	<input type="checkbox"/> App Conditionally, Yes
	Date:	Date:
	Demerit Points:	Demerit Points:

	SIGNATURE WD1	SIGNATURE WD2
EVALUATOR		
PLAN APPROVAL	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> App Conditionally, Yes	<input type="checkbox"/> App Conditionally, Yes
	Date:	Date:
	Demerit Points:	Demerit Points: