



**HELDERFONTEIN**  
ESTATE

**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 - Concept Design
- P2 - Working Drawings

	C1	WD	Notes
• North Point			
• Contours			
• Stepping house with contours. <b>(Provide cut and fill diagrammatic section perpendicular to site slope.)</b> FFL max 1000 mm above NGL.			
• Datum heights on floor plan.			
• First floor 70% of Ground floor (Including d/v and stairs)			
• Coverage Max 50%			
• One dwelling per stand area			
• Large roofs to be fragmented			

• **Building lines**

Please take note, the City of Johannesburg building lines will always apply. The estate building lines is a relaxation of the COJ building lines and an intensive building line relaxation process will still have to be conducted for council approval. (Although this is not required for Aesthetic Approval phase.)

○ <b>Estate Building Lines</b>			
• Street                    3m to garage 5m to house			
• Side aggregate of 6m, min. of 2m			
• Midblock                 3m single storey 4m double storey			
○ <b>Extension 35 and 85 Building Lines</b>			
• Street                    2m to garage 3m to house			
• Side aggregate of 4m, min. of 1.5m			
• Midblock                 2m single storey 3m double storey			
• <b>Building within building lines</b>			
• Direction of storm water flow shown			
• Bomas, pergolas, gazebos (in estate building lines)			

## 2. Landscaping

All landscaping to be done in accordance with the indigenous landscaping policy as described in Estate Guidelines.

- Landscaping Note on SDP.
- Driveway paving description as per guidelines
- Add sleeve note: provide 2 x 150mm sleeve under driveway, 2m from street boundary line towards street, 800 mm deep.


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## 3. Boundary walls

- Street boundary wall detail 30 % enclosed, 1,4m max
- Side boundary wall detail 2.1m max.
- Green Belt Boundary Wall Detail


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## 4. Building form (Elevations to scale and Perspectives)

- Basic rectangular forms
- Articulation of building mass
- Max height restriction 10.5m and max **2 storeys**
- **Levels (clearly show FFL, NGL and distance between them on elevation. (FFL max. 1000mm above NGL)**
- Window form and placement (predominantly vertical)
- Columns as per design guidelines
- Chimney to compliment structure (as per part V of NBR)
- Balustrades (Not overly decorative)
- Gable width Max: 7m for double storey
- Gable width Max: 8m for single storey


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## 5. Privacy toward Neighbouring Properties

(Balconies, only North allowed without neighbours 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


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## 6. 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)


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## 7. 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)


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**8. Services**

- Ducts internal with max. 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
- House number and lettering not less than 100mm and not larger than 300mm.
- Washing lines not visible from street or parks or greenbelts or common areas.


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**9. Passive design**

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


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**Please take the following into consideration**

**10. 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.

**11. 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.

**12. 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 / DATE <b>C1</b>	SIGNATURE / DATE <b>C2</b>
EVALUATOR		
PLAN APPROVAL	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> App Conditionally	<input type="checkbox"/> App Conditionally
	Date:	Date:
	Demerit Points:	Demerit Points:

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