



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

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

C1	WD

Notes

• **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.)

○ **Estate Building Lines**

- Street 3m to garage
5m to house
- Side aggregate of 6m, min. of 2m
- Midblock 3m single storey
4m double storey

○ **Extension 35, 85, 97, 98, 99 Building Lines**

- Street 2m to garage
3m to house
- Side aggregate of 4m, min. of 1.5m
- Midblock 2m single storey
3m double storey

• **Building within building lines**

- 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. (Landscape planting plan to be submitted to the Estate Ecologist – See point 1 under comments).
- Heritage trees indicated on site plan (Add note if none)
- 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.

3. Boundary walls

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

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

5. 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

6. Colours and finishes

- Sample colour swatches as per Earth tone palette
- Colour key on elevations (Paint a, Paint b, etc).
- Natural stone cladding sample image and specifications
- Face brick spec (40% max per elevation, *red and black* brick range only)

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)

8. Services

- Ducts internal with max. 300 x 300 access panels
- Position of solar water heaters / heat pumps
- Position of PV panels
- Position of air conditioning units (Add note if none)
- Position of pool pump
- Position of geyser (in roof void)
- 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.

9. Passive design

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

C1 Comments:

1. Landscape Planting Plan Submission Procedure:

The Landscape/Planting Plan should comply to the minimum requirements for adjudication.

- It needs to be an A1 drawing on a sheet separate to other architectural drawings;
- Botanical names for the plants;
- Plant list on the drawing;
- The trees to be clearly annotated.
- Full details for the verge/common area planting and hard landscaping.

Please e-mail the plan to admin@helderfontein.org, Attention: Sandy

	SIGNATURE / DATE C1	SIGNATURE / DATE C2
EVALUATOR		
PLAN APPROVAL	☐ Yes ☐ No	☐ Yes ☐ No
	☐ App Conditionally	☐ App Conditionally
	Date:	Date:
	Demerit Points:	Demerit Points:

	SIGNATURE / DATE	WD1	SIGNATURE / DATE	WD2
EVALUATOR				
PLAN APPROVAL	☐ Yes ☐ No		☐ Yes ☐ No	
	☐ App Conditionally		☐ App Conditionally	
	Date:		Date:	
	Demerit Points:		Demerit Points:	