

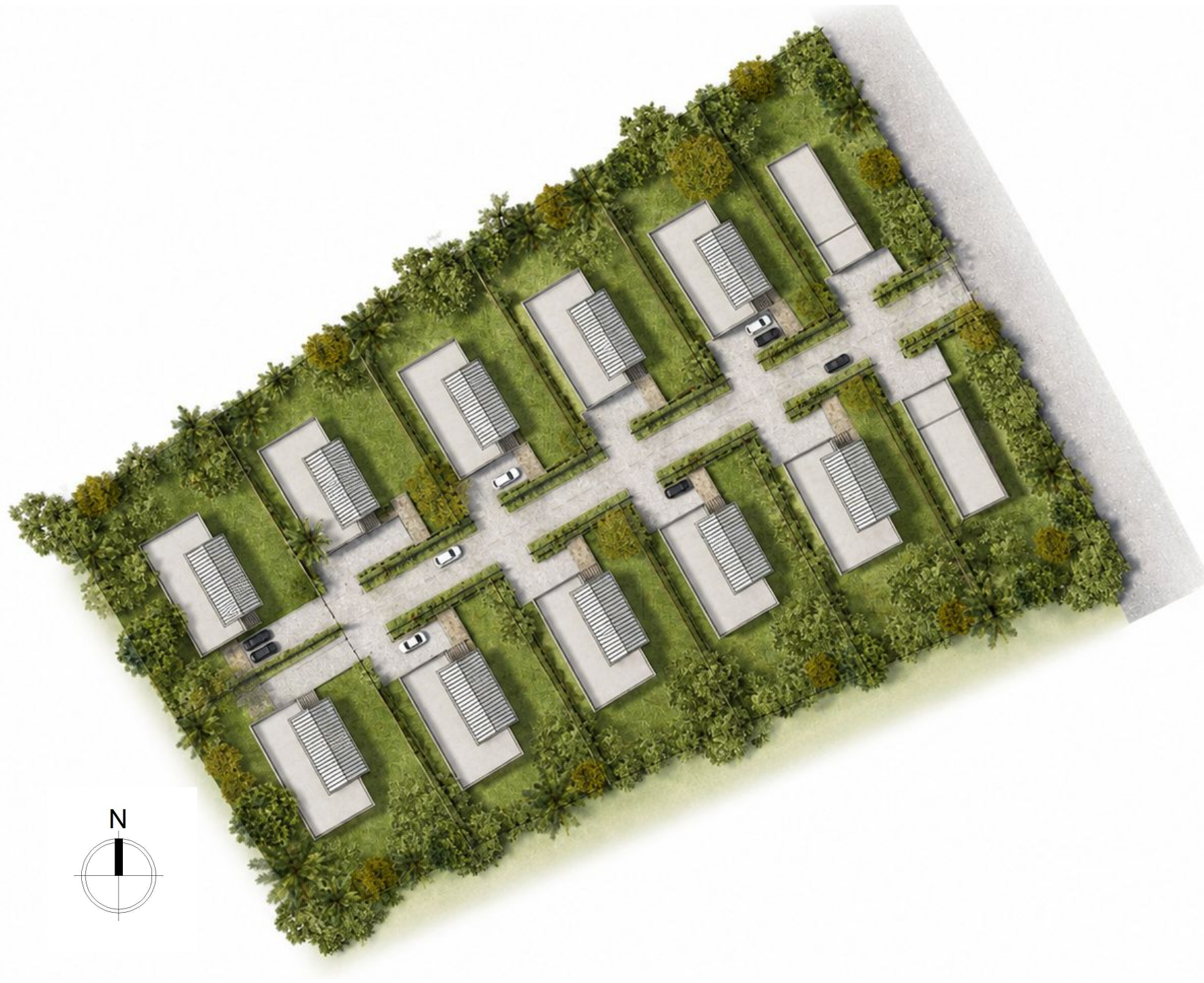


RESIDENTIAL DEVELOPMENT GUIDELINES

COMMUNITY SCALE

NEIGHBOURHOOD SPIRIT AND HARMONY

01. ZONING



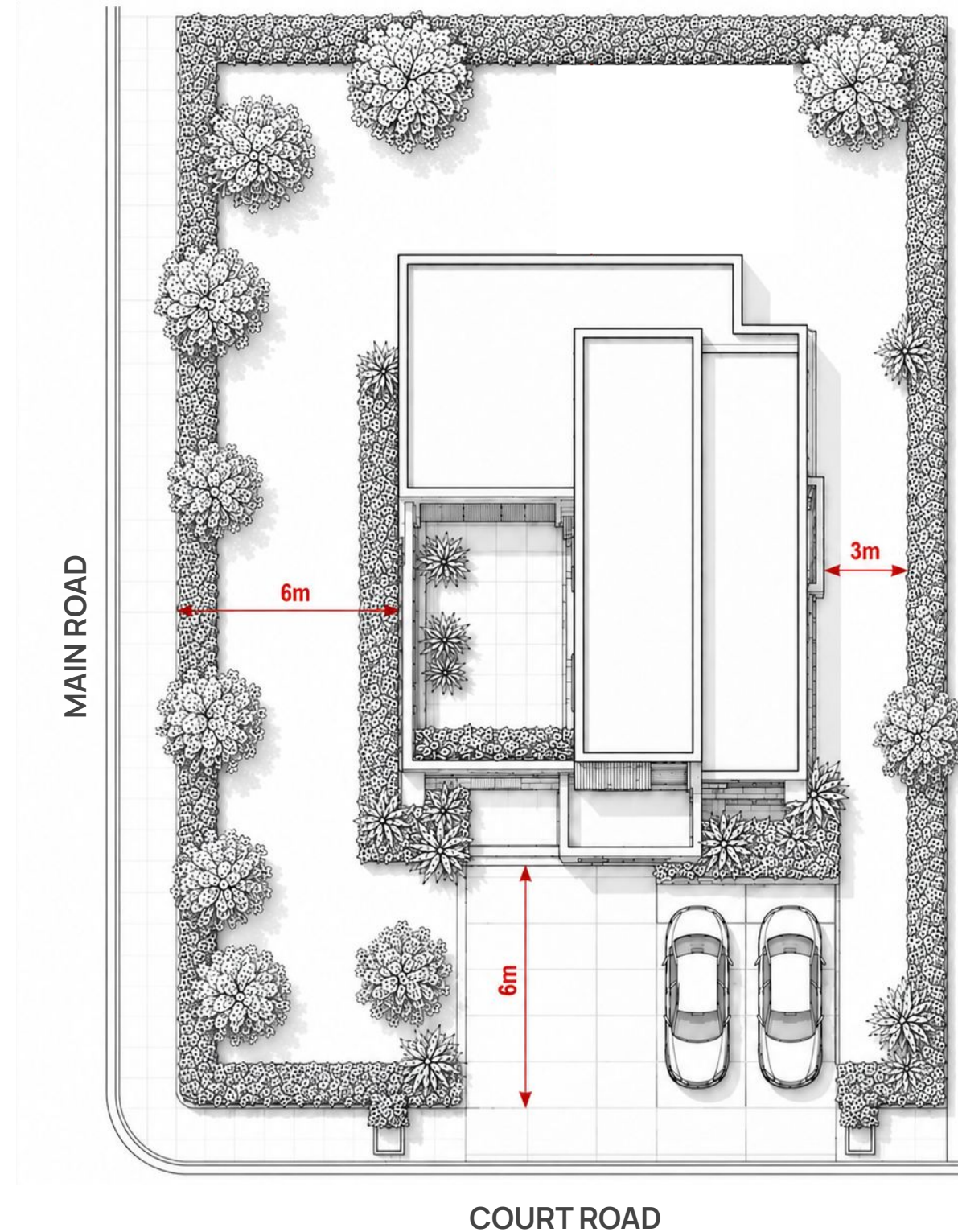
Waterberry Court is zoned for **single dwelling residential development**.

What is a single dwelling residential development?

Single dwelling residential zoning is a land classification that permits **only one self-contained dwelling unit per plot or designated area**, strictly designed for a single family. Regulated by county physical planning departments, it ensures low-density, spacious, and primarily non-commercial living environments.

02. SITE PLANNING

BUILDING SETBACKS



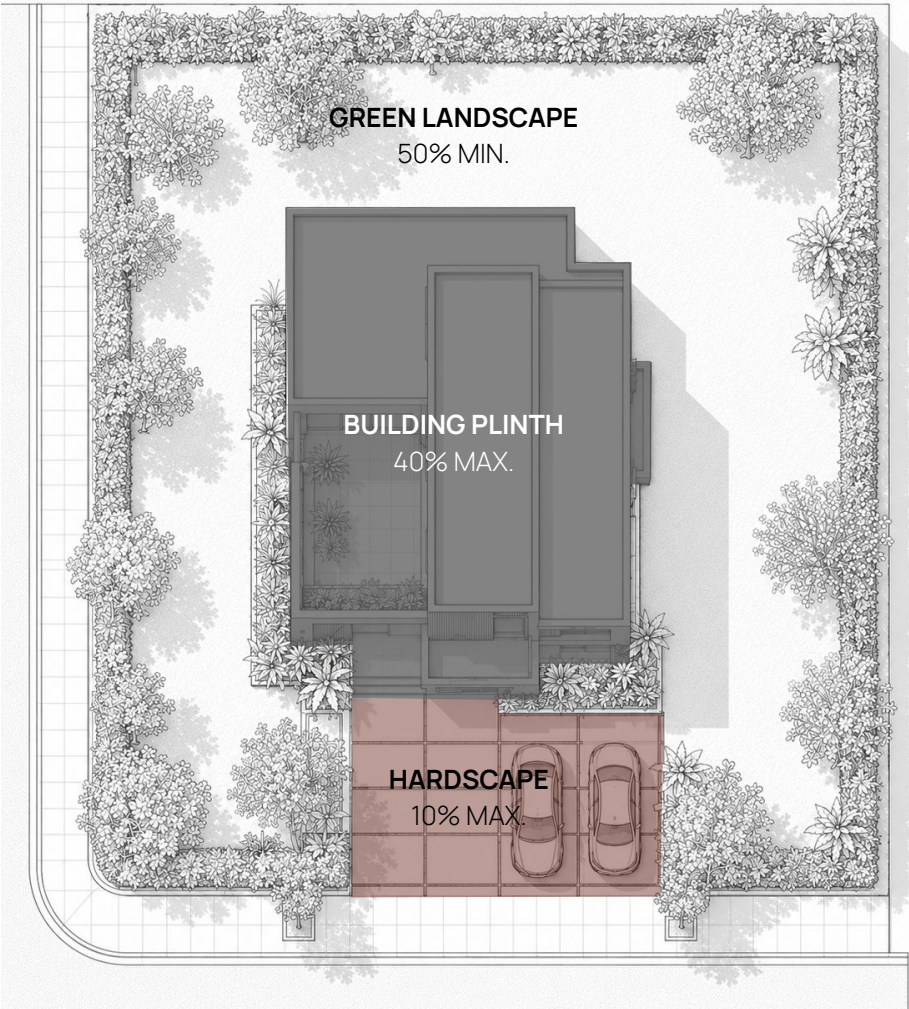
Building Setbacks from:

- **Court road** - 6m
- **Main road** - 6m
- **Neighbouring Plots**
 - **Living Space (Lounge Areas)** - 6m
 - **All other openings** - 3m

02. SITE PLANNING

SCALE, COVERAGE & VIEWS

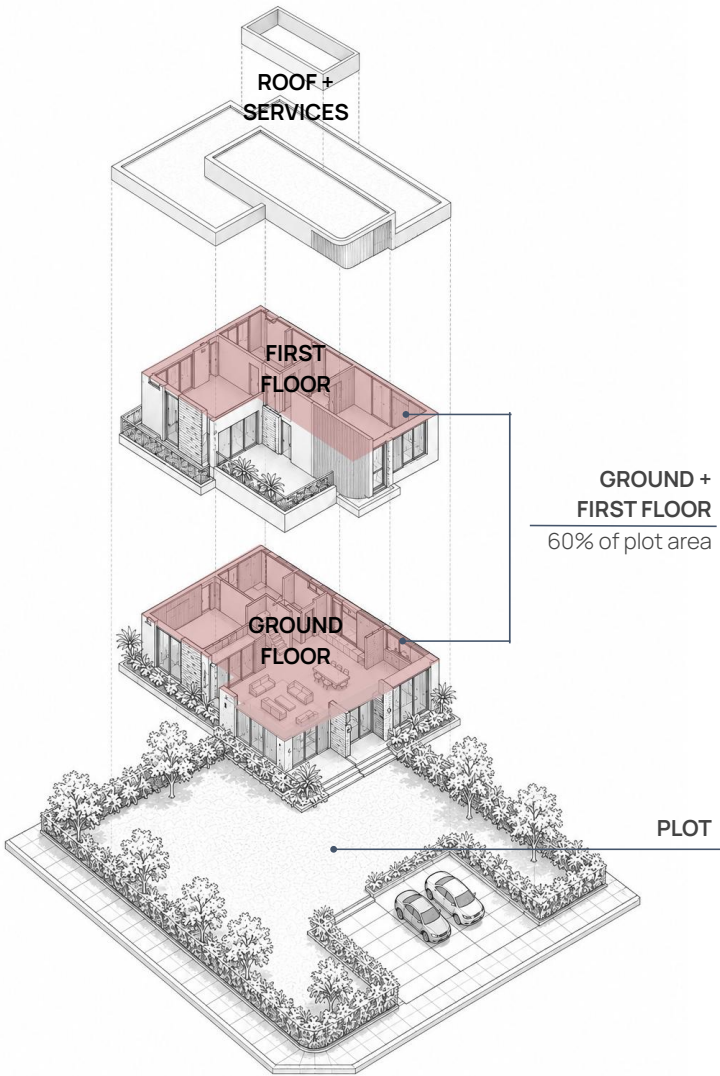
GROUND COVERAGE



- Building Plinth – 40% maximum allowable GC
- Paved outdoor area – 10% maximum allowable GC
- Green Landscape – 50% minimum allowable GC

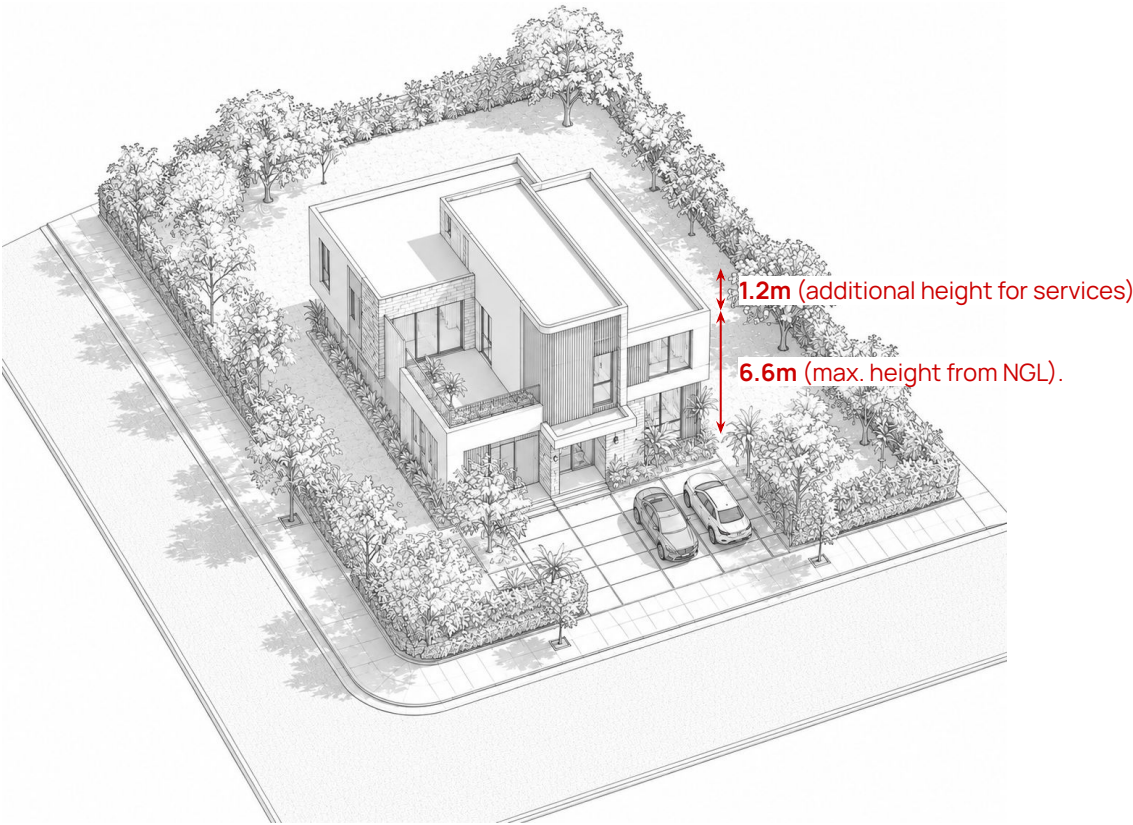
BUILDING SCALE

A) PLOT RATIO



Maximum Plot Ratio (Built Up Area) - 60% Plot Ratio.

B) BUILDING HEIGHT REQUIREMENTS



Building Height Requirements:

- Storeys – 2 Floors Maximum
- Maximum Height – 6.6m from Natural Ground Level
- Services – 1.2m Additional Height

02. SITE PLANNING

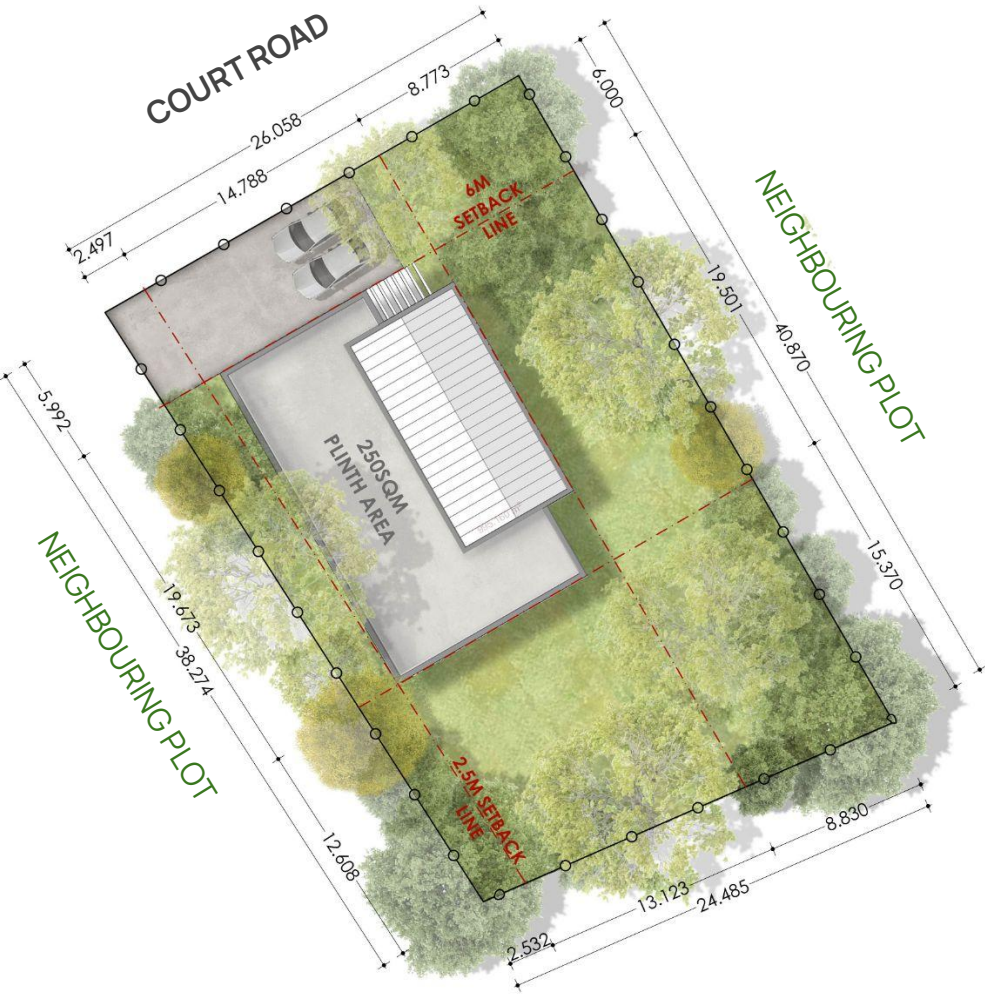
SAMPLE PLOTS-WATERBERRY COURT

PLOT NO. 1

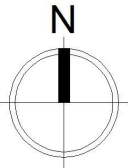
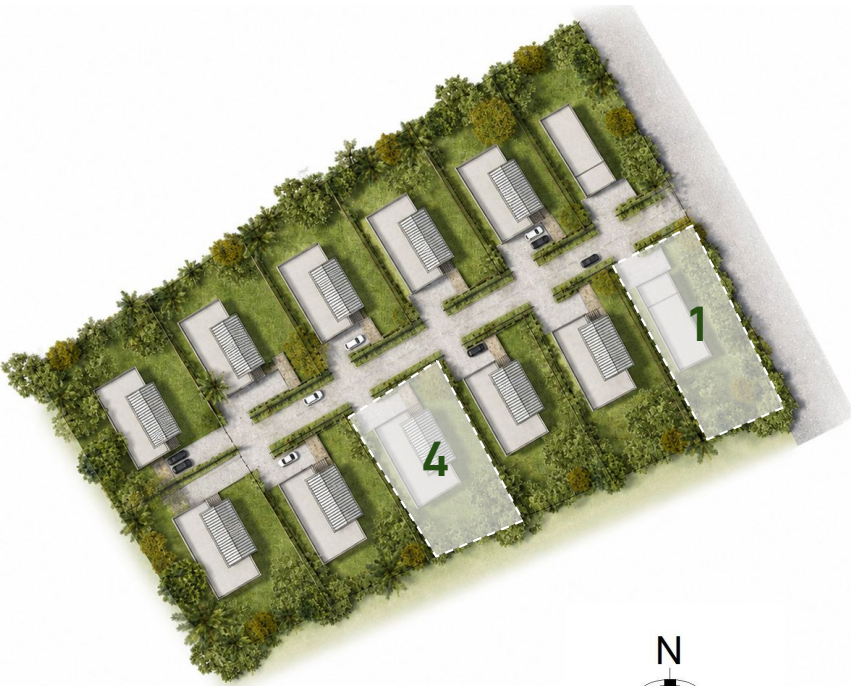


Corner Plot –
Adjacent to Main Avenue, Court Road and One Neighbouring Plot.

PLOT NO. 4



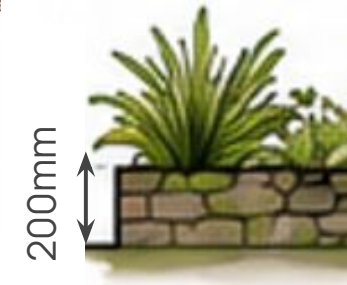
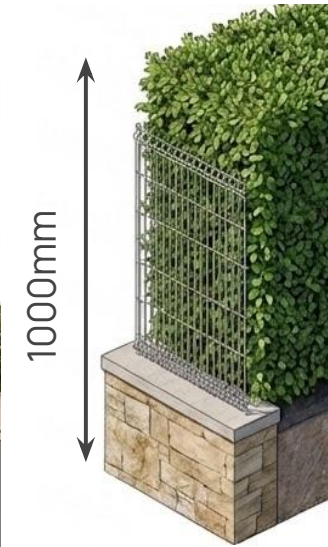
Middle Plot –
Adjacent to the Court Road and Two Neighbouring Plots.



03. BOUNDARY WALLS & RELATIONSHIP TO STREET FRONT



BOUNDARY WALL HEIGHTS



- 1000mm high fence on building setback.
- 1000mm high between neighbouring plots.

- Common boundary retaining walls - Maximum height of 200mm

PROHIBITIONS

No front boundary wall/ gate at the entrance opening



No full-height masonry/solid walls permitted.



BOUNDARY WALL CHARACTER

All boundary walls and fences must be integrated with plant life. Street-facing and common boundaries should utilize live planting, such as well-maintained hedges up to 1000mm high, creepers on Clearview/palisade fencing /chainlink.



04. LANDSCAPING

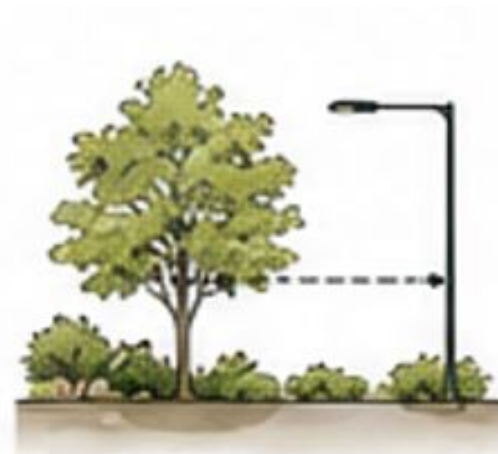


RETAINING WALLS

- Any retaining wall within the setback should be a maximum of 1m high from NGL (Natural Ground Level).
- Any built retaining wall should have live creepers or bushes planted on it.



Plants must not interfere with site features, lighting, or utilities.



Trees should maintain a 4.5-meter horizontal clearance from overhead lighting to prevent shadows



No large tree species to be planted under power lines.



No tree species with invasive roots.

NB:
Landscape
Architect to Guide
Plant & Tree
Selection.

05. DRIVEWAY & ACCESS, ENTRANCE GATE, SERVICE AREA/GATEHOUSE

DRIVEWAY AND ACCESS



- Minimum 2 parking bays per plot
- Structures in parking areas:
 - Cantilevered
 - Colours to follow approved colour schedule
- Driveway material and colour to follow approved palette.

ENTRANCE GATES

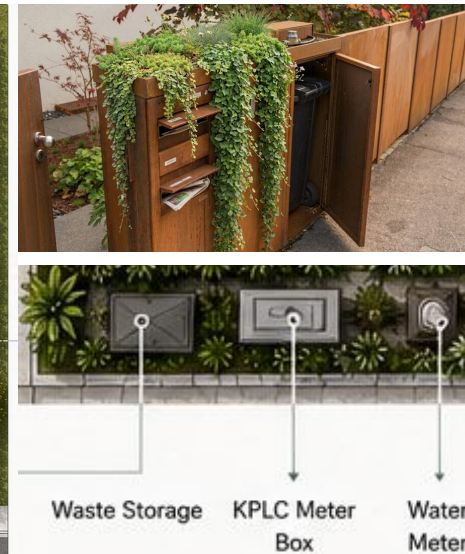


Main gates and guard-houses **not permitted**.



Pedestrian access gate – access gate to rear lawn to be maximum 1m high and 1m wide with 50% transparency

SERVICE AREA



A service area hosting utilities (KPLC, water meter, waste collection) is permitted on plot boundary with access road. It should be located on the right hand side of the plot from the road access

OTHER PROHIBITIONS



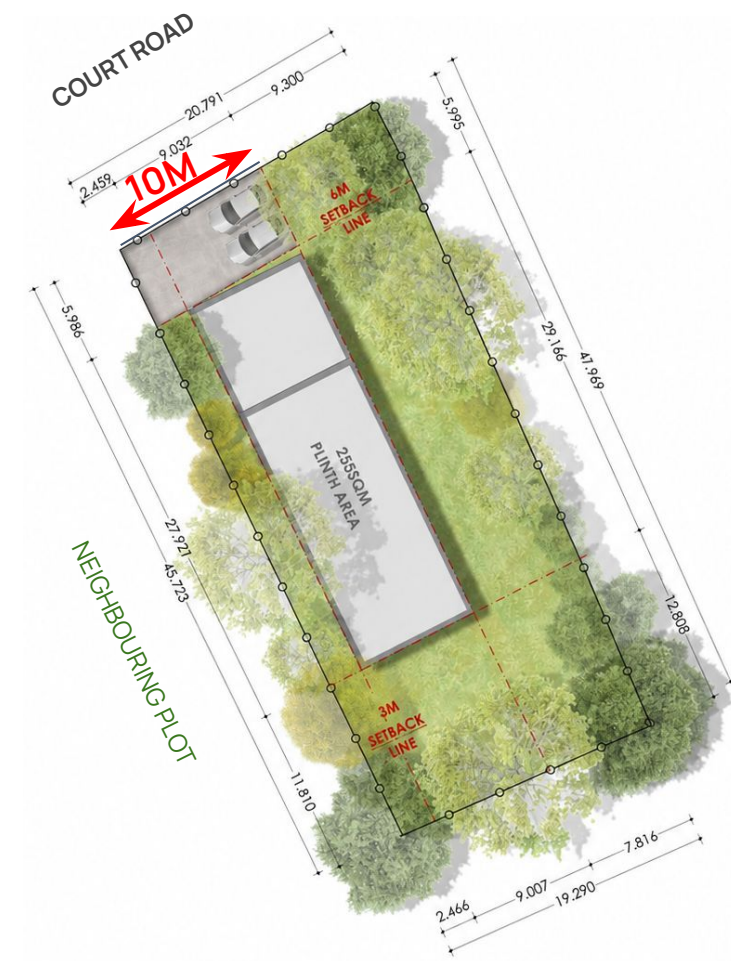
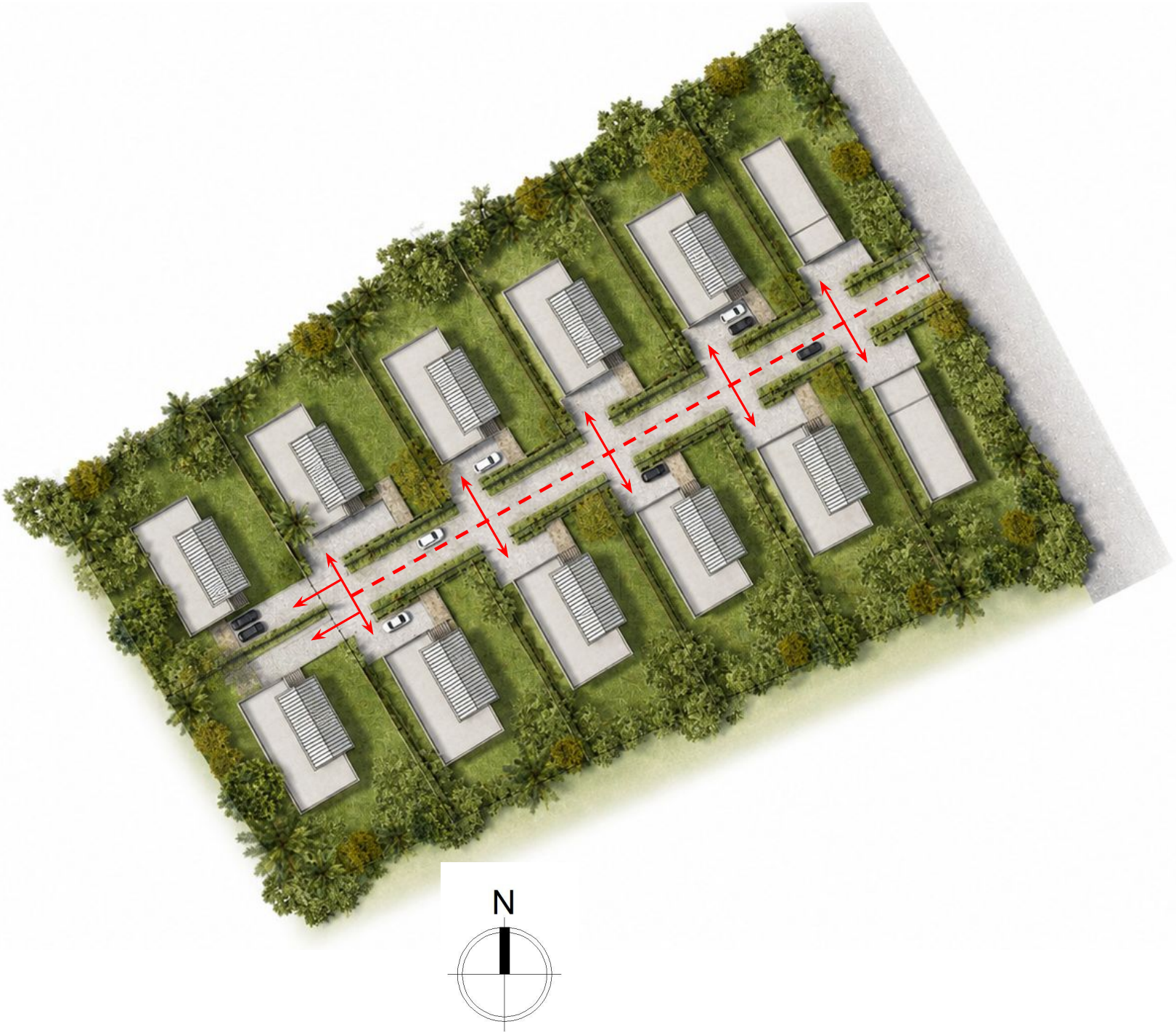
No gazebos permitted.

05. DRIVEWAY & ACCESS

PRE-SET PLOT ACCESS

Access for vehicles to each individual plot is limited to the left corner of the plot.

The frontage opening width is limited to a **maximum of 10m**



06. SIGNAGE



house label signage shall adopt a refined contemporary estate aesthetic characterized by simple forms, elegant proportions, and high-quality craftsmanship. Designs should utilize matte black and/or white powder-coated steel/timber restrained typography and subtle detailing.

ARCHITECTURAL SCALE

LOOK AND EXPERIENCE

01. SPATIAL AND SENSORY EXPERIENCE

LIGHT AND SHADOW EXPERIENCE



THE GOLDEN HOUR MANDATE

- AT LEAST ONE LIVING SPACE SHOULD BE ORIENTED TOWARDS SUNRISE OR SUNSET



INTERNAL DAYLIGHT DELIVERY

- ANY LIVING SPACE MORE THAN 8 METRES FROM AN EXTERNAL WINDOW SHOULD INCLUDE A SKYLIGHT / LIGHT WELL / INTERNAL COURTYARD

01. SPATIAL AND SENSORY EXPERIENCE

ACTIVE FRONTAGE

1 DEEP FRONT VERANDA



2 BUILT-IN WINDOW SEAT



3 LOW STONE GARDEN WALL BENCH



- THE STREET-FACING SIDE OF THE HOUSE MUST FEATURE AN "ACTIVE" ARCHITECTURAL ELEMENT. SUCH AS
 - A DEEP FRONT VERANDA
 - A BUILT-IN WINDOW SEAT
 - A LOW STONE GARDEN WALL BENCH.



GARDEN WALL BENCH



DEEP VERANDA

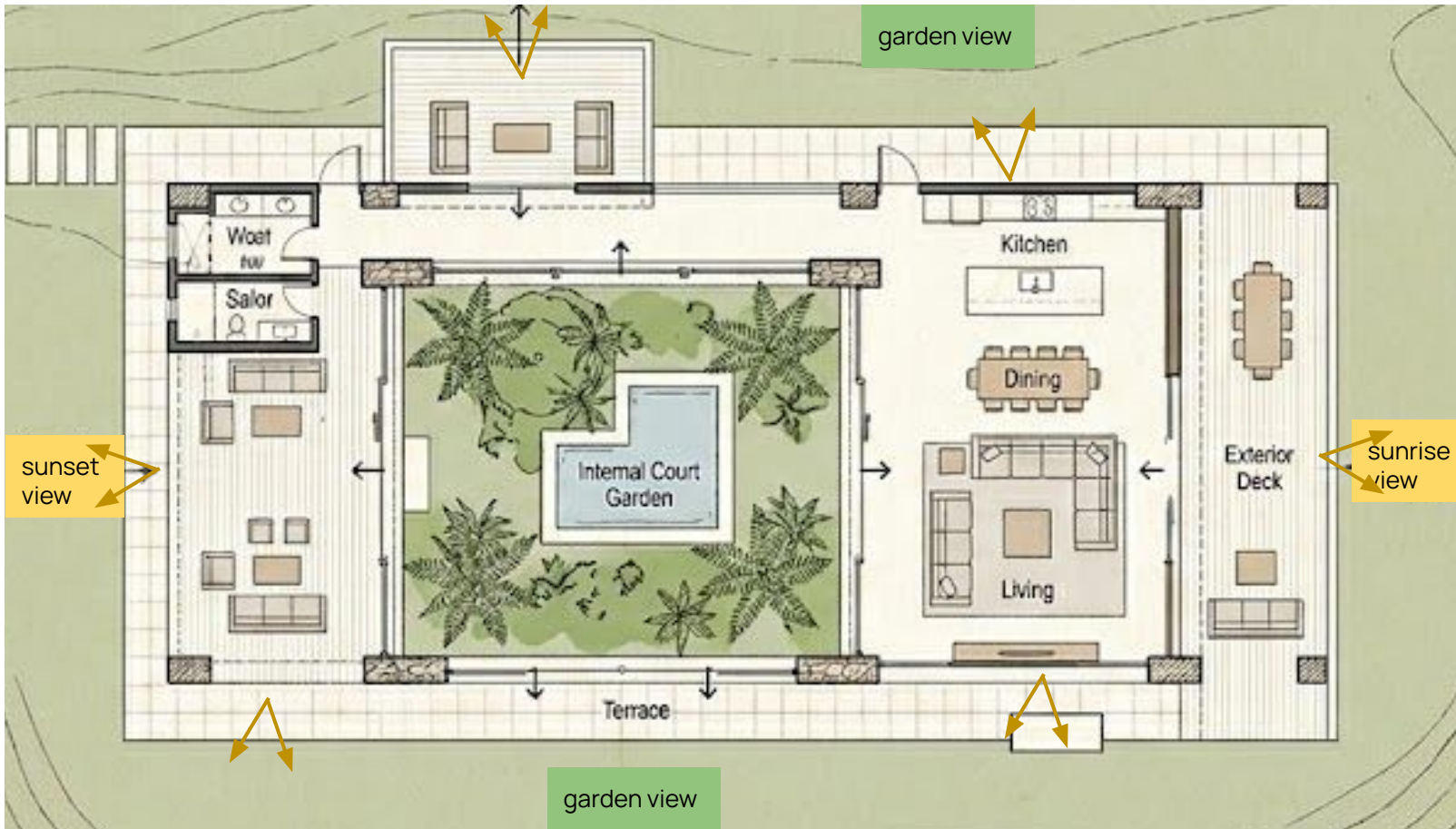


WINDOW SEAT



01. SPATIAL AND SENSORY EXPERIENCE

VIEWS



SITE PLANNING MUST ORIENT MOST LIVING SPACES TOWARDS VIEW LINES, WHICH ARE DIRECTED TOWARD

- INTERNAL GARDENS,
- COURTYARDS
- AND WHERE POSSIBLE DISTANT GREEN AREAS AND TREE LINES.

02. ARCHITECTURAL STYLE

ELEVATIONS, FACADES AND EXTERNAL CLADDING



FRONT FACADES MUST HAVE AT LEAST 40% FENESTRATIONS INSTEAD OF SOLID WALLS



ACCEPTABLE CLADDING MUST BE WITHIN PALETTE COLOUR



KEYED STONE MASONRY WALL



LUMINOUS COLOUR PANEL



EXCESSIVE BLANK WALL FRONTING THE STREET



VISIBLE BURGLAR PROOFING



EXPOSED SERVICES



03. PLINTHS AND LOWER SLABS



FOR EXPOSED PLINTHS / SLAB SIDES

- MUST BE FINISHED IN APPROVED COLOUR PALETTE
- MUST BE EITHER PLASTERED AND PAINTED IN APPROVED COLOUR PALETTE OR CLAD WITH APPROVED STONE

04. EXTERNAL WALLS



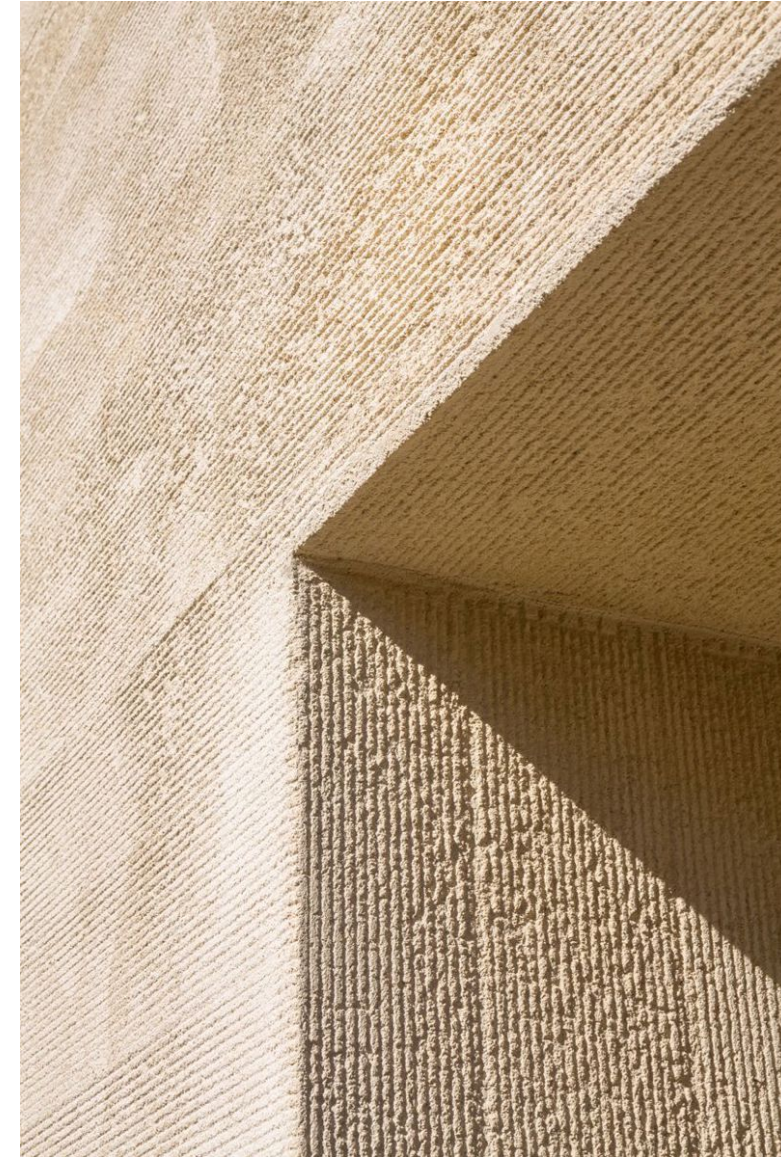
ALABASTER



CHALK CLAY



TRAVERTINE



SAND

ALL EXTERNAL WALLS,

- MUST BE FINISHED IN APPROVED COLOUR PALETTE
- MUST BE EITHER PLASTERED AND PAINTED IN APPROVED COLOUR PALETTE OR CLAD WITH APPROVED STONE

02. ARCHITECTURAL STYLE

MATERIALS, TEXTURE AND COLOUR -
PALETTE OF THE EARTH.



MATERIALS/COLOURS/TEXTURES - 'PALETTE OF THE EARTH'

MAIN WALLS – MUST BE MATTE



ALABASTER SAND CHALK CLAY TRAVERTINE

DRIVEWAYS – MUST BE MATTE



BLACK CHOCOLATE CAVERN CLAY

ACCENTS / FRAMES – RAILINGS, WINDOW FRAMES, PERGOLAS



BLACK CHOCOLATE CAVERN CLAY SMOKED OAK

ROOFS – MUST BE MATTE



SLATE GREY TERRACOTTA BLACK



05. WINDOWS AND OPENINGS



BLACK FRAMES



BURNT OAK

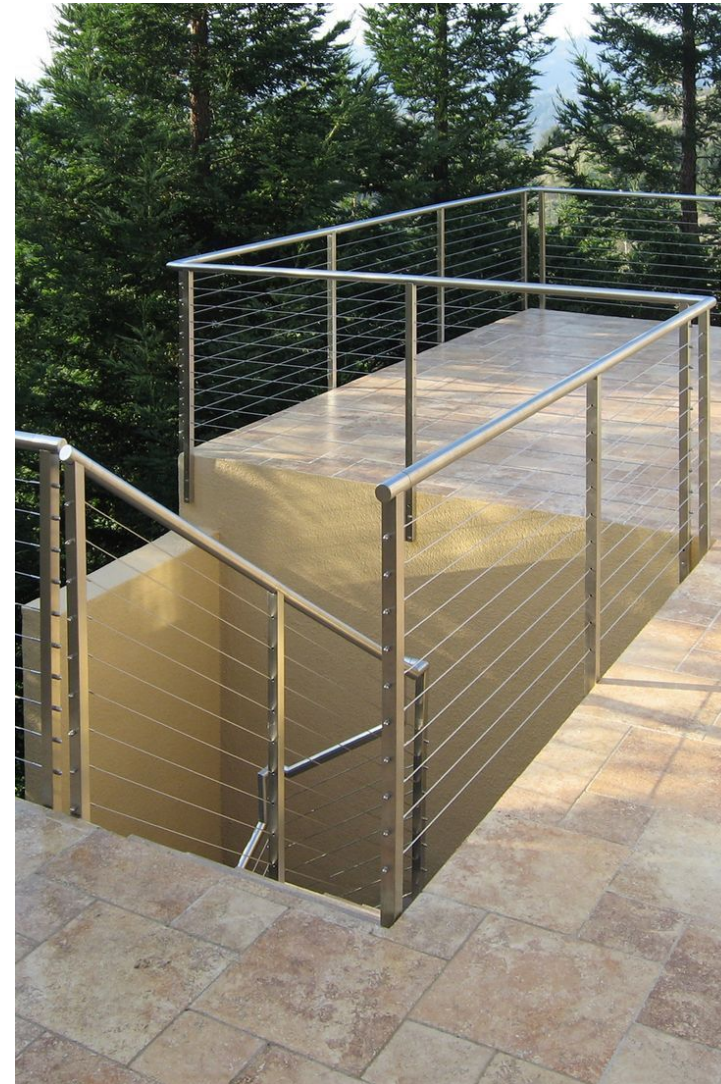


CHOCOLATE FRAMES

ALL WINDOWS AND EXTERNAL DOORS,

- SHOULD BE DESIGNED TO KEEP OUT RAIN AND ALLOW MAXIMUM SUNLIGHT INTO THE UNIT
- SHOULD FOLLOW COLOUR SCHEDULE

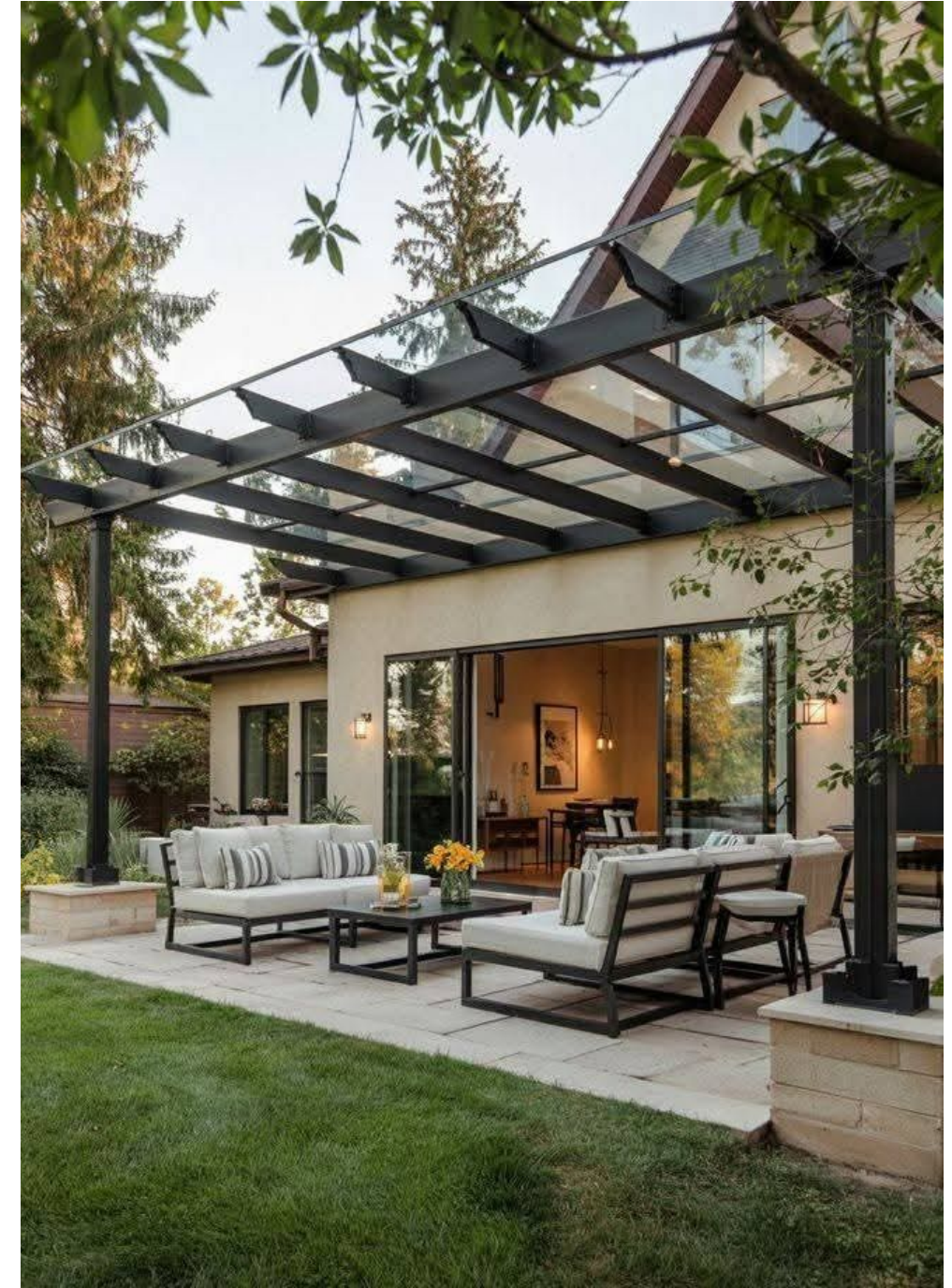
06. RAILINGS



RAILINGS SHOULD BE,

- MINIMUM 900MM HIGH
- APPROVED MATERIALS
 - i. GLASS
 - ii. MILD STEEL
 - iii. STAINLESS STEEL
- EXCLUSIONS
 - i. TIMBER RAILINGS
 - ii. CONCRETE RAILING

07. PERGOLAS



PERGOLAS MUST FOLLOW APPROVED COLOUR SCHEDULE



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08. ROOFS AND EAVES



MONO PITCH ROOF

- MUST FALL BETWEEN 5 AND 7 DEGREES



DOUBLE PITCH ROOF

- MUST FALL BETWEEN 20 AND 35 DEGREES



FLAT ROOF

- DRAINAGE SLOPE MUST BE CONCEALED



STONE COATED TILES



CLAY TILES



CONCRETE TILES

PERMISSIBLE ROOF MATERIAL

- STONE COATED GI TILES
- CLAY TILES
- CONCRETE TILES
- SHOULD FOLLOW APPROVED SCHEDULE



09. SWIMMING POOLS



DEPTH AND SIZING

- MAXIMUM 1.5M INTERNAL DEPTH
- MAXIMUM 4M WIDTH

LOCATION

- MUST BE LOCATED IN REAR PORCH, NOT ON FRONT LAWN ON PUBLIC STREET

SAFETY

- MUST INCLUDE GRAB RAILS
- MUST INCLUDE STEPS / CAT LADDERS

10. SERVICES & UTILITIES



SERVICE AREAS

- LAUNDRY DRYING AND REFUSE BINS MUST BE COMPLETELY ENCLOSED BY HIGH WALLS MATCHING HOUSE

MECHANICAL

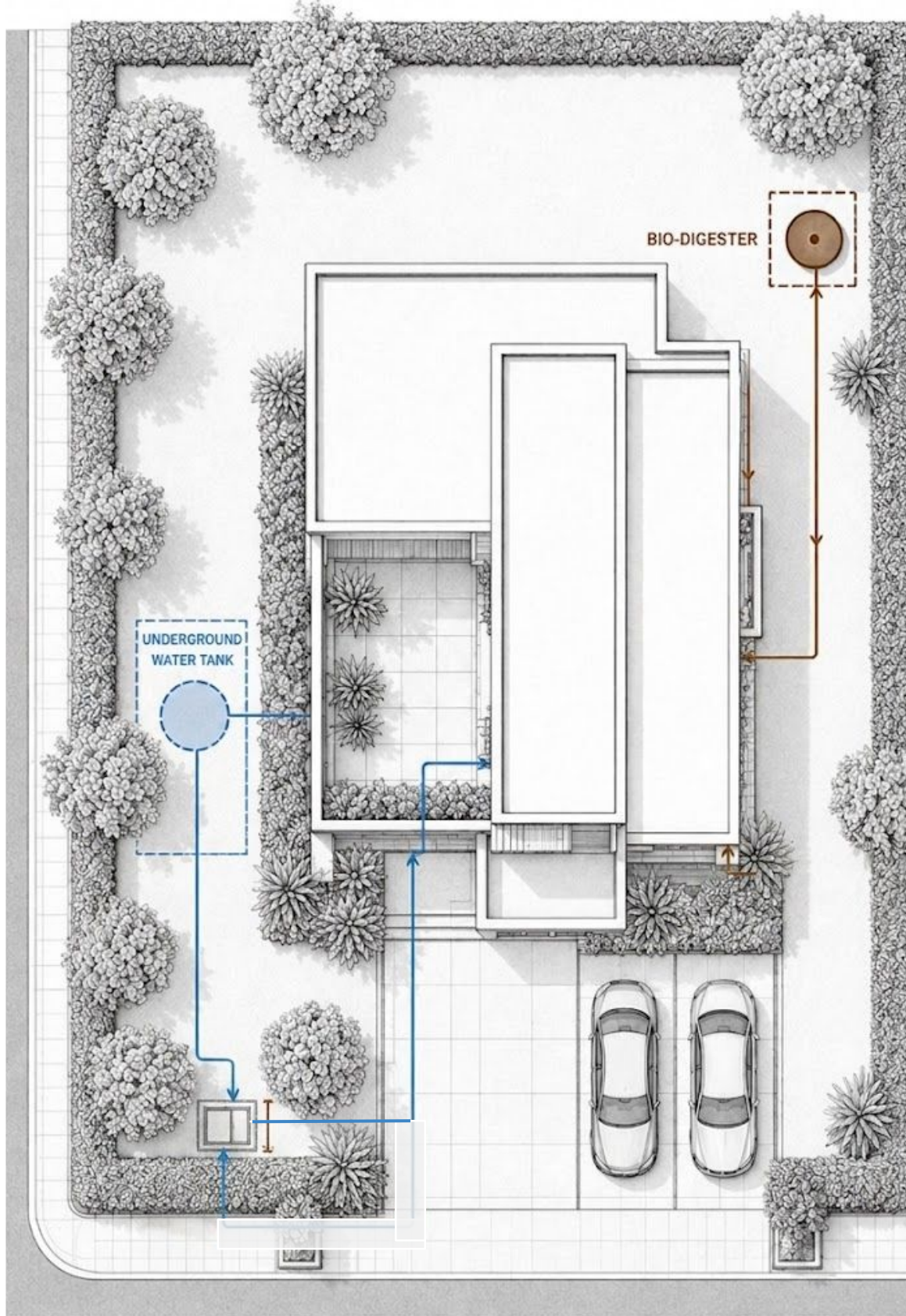
- PLUMBING RETICULATION SHOULD BE ENTIRELY HIDDEN WITHIN THE ARCHITECTURE.
- NO VISIBLE DOWNPIPES

WATER

- **MANDATORY UNDERGROUND TANK**
- OVERHEAD STRUCTURAL TANK PROHIBITED
- **RAINWATER HARVESTING TANK MANDATORY**



10. SERVICES & UTILITIES



WATER SERVICES POSITIONING:

- THE UNDER GROUND WATER TANK SHOULD BE AT THE FRONT LEFT SIDE OF THE SITE.
- THE BIODIGESTER SHOULD BE ON THE BACK RIGHT SIDE OF THE SITE



10. SERVICES & UTILITIES

MECHANICAL

- AIR CONDITIONING / SOLAR WATER HEATERS / AND ELECTRICAL RETICULATION SHOULD BE ENTIRELY HIDDEN WITHIN THE ARCHITECTURE.
- NO EXTERNAL WIRING

