



## Kijani Ridge Architectural Guidelines 2023\_001

### Relationship to Street Front

*Boundary walls/ Fences, Gates, and Street retaining walls*

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#### Document Control

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Relationship to Street Front	Version 03	2023

#### **Important notice**

The Development Control Company (DCC) reserves the right to amend or update any information contained in this document as and when necessary.

Only the “latest version” of this document will be valid to guide owners through the design, construction and maintaining phase. Any previous versions of this document will be invalid and will not be acknowledged for new designs. Houses already built should not be used as a precedent, the revised set of guidelines were created to address architectural inconsistency, inappropriate colour choices and lack of integrated landscape planning.

#### **1. Boundary walls and fences;**

***Design intent:*** To create cohesion and continuity

1.1. All fences shall be supplemented with life; plants/shrubs/trees are planted to demarcate the site boundary and must conform to the environmental requirements and the permitted planting list to be

determined by the Tatu City Development Control Company (DCC) and Tatu City Management Company.



1.2. **Street boundaries:** Street boundaries must conform to the guidelines below:

1.2.1. **Live fence**

- Street facing / Green space boundaries: A solid wall of a maximum height of 600 mm within the plot boundary, combined with palisade fencing or approved Clearview fencing of 1800mm height with live planting (hedge/creepers).
- Street facing / Green space boundaries: A well-maintained hedge within the plot boundary, not exceeding 2400mm, or trees that demarcate the boundary.
- Common boundaries: Boundaries between two residences are to be of chain link or Clearview or palisade fencing of 1800mm height with live planting (hedge/creepers) of a maximum height of 1800mm.
- Common boundaries retaining walls: For sloping sites, a retaining wall of a maximum height of 200mm above the finished landscaping level with a chain link fencing of 1800mm height with live planting (hedge/creepers) on top of the retaining wall.

1.2.2. **Specific Exclusions for boundaries;**

The following shall not be permitted;

- Keyed external finish mimicking 200mm typical stone block.
- Full height masonry walls.
- Barbed wire or razor wire fencing.
- Diamond mesh fencing.
- Log type fences.
- Electric fences.

**2. Gates and Entrances**

**Design intent:** Simple, transparent contemporary gates

- 2.1. Gates shall have clean lines, basic shapes, and forms - Thus, simple, plain, geometric forms, rectangular shapes, and linear elements should resonate with a clear view design.
- 2.2. Gates will not be higher than the walls or fences to which they are sited and fixed.
- 2.3. Gates will be required to be detailed for scrutiny and approval by the DCC.
- 2.4. Where a pedestrian gate is provided, the gate shall be within the maximum plot access width of 4m.
- 2.5. The pedestrian gates shall have a minimum height of 2100mm and 900mm in width to allow only one person at a time; this is for security enhancement.
- 2.6. Gates shall have a maximum height of 2400mm; and a maximum width of 4000mm and minimum spacing between infill elements of 50mm, and overall transparency of 50%.
- 2.7. Gates facing the street shall comprise of compatible color to match the building walls, doors, and windows, and shall consider simplicity, transparency, and innovation in design.

*Examples of Gates*

- 2.8. **Specific exclusions;** Ornamental and highly decorative gates.

**3. Guardhouses are NOT permitted.**

Tatu City Limited has implemented enough security measures to ensure the security and safety of all the property owners in Kijani Ridge.

**4. Gazebo Concept & Design**

- 4.1. Gazebos are permitted in Kijani Ridge and should always conform to the aesthetic design of the main house, construction material, finishes, and color. They should have a roof matching the main building in aesthetic character and the roof may be a flat reinforced concrete slab.
- 4.2. The gazebo shall maintain a similar setback as the main building.
- 4.3. Service buildings shall NOT be located on the fence Line.
- 4.4. Gazebos may have a maximum of two water closets and two wash hand basins.
- 4.5. Examples of proposed Gazebo: (add stone, steel gazebos).

**5. Retaining Walls**

- 5.1. The architecture of any building should be designed to minimize the visual impact on natural parks, public spaces, and greenways.

5.2. There is a building setback line of 5000mm along public open space. Within this 5000mm zone no retaining walls higher than 1000mm above natural ground level will be permitted and such walls are to be sloped at an angle not exceeding 40 degrees towards the boundaries of the 6000mm zone.

5.3. Acceptable Retaining structures (as seen from the public realm – Roads and Park areas);  
“Living concrete walls”.

### 1. Concrete Eclipse Blocks



### 2. Landscaping on slopes



These guidelines should be read jointly with the following guidelines:

- a) DCC Process.
- b) Building Design Architectural Drawings.
- c) Statutory drawings checklist.
- d) Vehicular and Pedestrian Access.
- e) Siting controls.
- f) Architectural guidelines- vehicular and pedestrian access.

g) Signage and building names.