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NOVEMBER 2024 VERSION



RIVERLINE RIDGES
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RIVERLINE RIDGES ESTATE

A Master Planned & Fully Serviced Gated Community

Development Management Guidelines

Important notice

The Management Company, Riverline Management PLC, reserves the right to amend or update any information contained in this document as and when necessary.

These guidelines do not absolve the owners/developers from complying with national and county-specific building and planning regulations and the requirements of statutory authorities

V3 DRAFT
FOR
DEVELOPMENT MANAGEMENT GUIDELINES
STAKEHOLDER APPROVAL PURPOSES ONLY

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1. INTRODUCTION

1.1. Background of Riverline Ridges Estate.

This gated and controlled development known as **RIVERLINE RIDGE** has its genesis from the Land Use Master Plan and subdivision approval for L.R. No. 11295 vide Ref. No CPTC/093/2022/102 dated 19th October 2022. It is a mixed-use development located in Murera Ward, Juja Municipality, Kiambu County, along Mugutha-Oaklands Road, approximately 6 kilometers from Thika Superhighway. This project occupies 176.85 hectares (**437 Acres**), and is subdivided into over **1,500 plots**, offering a diverse mix of residential, commercial, light industrial, public purpose, educational, and recreational land uses, designed to align with sustainable urban planning principles. Within the estate are surrendered parcels—15 in total—designated for the provision of utility services, open spaces, amenities, recreational facilities (excluding road reserves), and public purpose facilities such as a health centre and police post. The individual titles for the land parcels will subsequently be offloaded to third parties for development works.

1.2. Why a Development Management Guideline?

Many members of the public – individually or collectively, often express unease in understanding the form in which land is developed. The problem does indeed appear to be the limitations and restrictions through the statutory planning systems. Land development is largely a private sector activity but must be pass through the county government machinery that ‘enables’ orderly development and ‘ensures’ compliance for environmental and urban quality. This development management guideline is a simplified document established specifically for Riverline Ridge Estate to enlighten and create greater understanding to property owners of the most commonly encountered land development situations. The guidelines provide a fresh perspective of how urban planning influences the quality of the built environment and affect the daily lives of residents.

These guidelines serve to simplify the understanding of the relationship between planning and land development in the context of:

- i. **Land Uses:** Understanding the types of permissible land uses in the approved land use master plan to ensure development compatibility and functionality within Riverline Ridge Estate.
- ii. **Site Layout and Design:** Define parameters for site layout and architectural design to promote aesthetic cohesion and community character.
- iii. **Site Development Extent:** Ensure the extent of development and the intensity of land use, thereby managing density and mitigating potential impacts on surrounding areas.

- iv. **Consistency with Planning Laws and Policies:** Ensure that development aligns with the approved Local Physical and Land Use Plan, thereby fostering orderly spatial organization and provision of well-integrated urban services within the community.

1.3. Purpose of Riverline Development Control Guidelines

The Riverline Ridges Development Management guidelines have been prepared in the interest of those who will live, work, and operate in Riverline Ridges Estate. These guidelines are intended to show the general spirit of the type physical developments and harmony with natural environment proposed in Riverline Ridges Estate. The Riverline Management Company PLC (RMC) role in achieving this objective is to guide to property owners to observe development design standards at all times – in the initial development or subsequent amendments. It also RMC's duty to oversight and appraise developers on the development applications procedures, securing development permits and development project implementation total compliance to the legal, regulatory and policy context. This will progressively promote other self-regulating measures to improve and maintain high-standards and values of Riverline Ridges Estate and the immediate neighborhood.

From time to time, and in its sole discretion, Riverline Ridges Estate on the recommendation of the RMC may amend the Guidelines in any manner consistent with the development of Riverline Ridges Estate.



1.4. Interpretation

- 1.4.1 Where there is a conflict between these design standards and other County plans, policies, and regulations, the most specific standard, guideline, or regulation shall apply, as determined by the RMC.
- 1.4.2 Design principle statements describe broad actions that are necessary to achieve the intent.
- 1.4.3 The document contains some specific standards that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate to the RMC, in writing, how the project meets the intent of the standard.

1.4.4 **Development Applications** (hereinafter referred to as ‘drawings’) are prepared by a qualified person¹, and in the current practice, planners, architects, and engineers fall under this definition

1.4.5 The types of development applications for consideration in these guidelines are elaborated in the matrix hereunder.

Application Hierarchy	Type and Classification
<p>Tier 1:</p> <p>Primary Applications - (PLUPA third schedule s.1(a)(b)(c)(d)(e)(f)(g) &(h))</p>	<p>Development Applications namely:</p> <ul style="list-style-type: none"> • Amendment of the master plan, detailed precinct master plan, minor change/extension of use, sub-divisions and amalgamations, processing of easements and wayleaves. • Siting of education institutions, base transmission stations, and petrol stations. • Construction/building permits. • High impact advertisement and signage applications. • Low impact advertisements and signage, landscaping schemes
<p>Tier 2:</p> <p>Secondary applications in fulfilment to conformance conditions (PLUPA third schedule s.11(c)(d)(e) S.12(a)(b)(c)(f)(g))</p>	<p>Development Applications that give rise to:</p> <ul style="list-style-type: none"> • Development charges components contribution (Structural, civil, electrical, mechanical, and ICT engineering services). • Performance conditions discharge through Interim, partial, and incremental certification. • Environmental and social impact; (environmental reports, traffic management reports, urban design drawing schemes). • Final discharge of land development completion or building pre-occupation certification. • Planning gain instead of infrastructural services contribution.
<p>Tier 3:</p>	<p>Development Applications in fulfilment of pre-commencement and performance condition(s) granted in Tier 1 and Tier 2. These include, but are not limited to:</p> <ul style="list-style-type: none"> • Construction site board; • Hoarding of construction sites; and • Site safety and utility services.

1.4.6 **‘Type Plans’** are standardized architectural plans that have been pre-approved by the County and the CC to promote uniformity, cost-efficiency, and ease of compliance with urban design standards in relation to Riverline Ridges Estate.

¹ Section 59 of the Physical and Land Use Planning Act, 2019

- 1.4.7 **‘Individual Owner Designs’** are custom building plans created by owners or developers who prefer bespoke architectural solutions. These designs must still undergo rigorous review by the CC to ensure compliance with design standards and other County plans, policies, and regulations.

2. LEGAL, REGULATORY AND POLICY ALIGNMENT

This section highlights the critical compliance role of these Development Guidelines in ensuring adherence to established laws, regulations, and policies at the Local, County, and National levels.

2.1. Legal Context

- 2.1.1 Constitution of Kenya, 2010** serves as the overarching legal foundation of all laws in Kenya. Article 60 and 66 provide for efficient and sustainable land use in accordance with the Land Policy Principles, and regulation of land use and property by the state in the interest of land use planning respectively. To this effect, development management for Riverline Ridge will serve as a land use regulation tool to ensure that development within the estate aligns with sustainable planning principles and fosters balanced growth that benefits both the community and the wider public interest.
- 2.1.2 County Governments Act, No. 17 of 2012** provides for the powers, functions and responsibilities County Governments, which include County Planning and development. Part XI of the Act provides types and purposes of plans. County Integrated Development Plans (CIDPs) and County Sectoral Plans are the basis for county budgeting and resource mobilization for development initiatives. These Development Management Guidelines aim to ensure that initiatives for social, economic and institutional development as well as physical infrastructure provision for Riverline Ridge are fiscally accounted for in Kiambu County's CIDPs.
- 2.1.3 Physical and Land Use Planning Act No. 13 of 2019** provides for the legal basis for land use and spatial planning in Kenya. Section 55 of PLUPA provides the objectives of Development Control which include; to ensure the proper implementation of approved physical and land use development plans and to ensure orderly and planned building development, planning, design, construction, operation and maintenance. Section 57 of the Act provides that in order to carry out development within a county, a person shall obtain development permission from the respective County Executive Committee Member (CECM), with Sections 58 to 63 laying out the procedure for development application, approval and fees payable.
- 2.1.4 Urban Areas and Cities Act, No. 13 of 2011 (Amended 2019)** provides for the management of cities and urban areas (municipalities, towns and market centres) in Kenya. Riverline Ridges is situated within a municipality –Juja- within which the delivery of services and its management is guided by this legal framework. This Act emphasizes orderly growth, infrastructure provision, and service delivery as specified in the First Schedule. The Development Management Guidelines will ensure that the estate contributes to sustainable urban growth, with provisions for adequate infrastructure, service delivery, and housing that meets the standards set for municipalities under UACA.

2.1.5 **National Land Commission Act, No. 5 of 2012** regulates land tenure and ensures that land use adheres to national land policies. These guidelines ensure that all lease renewals or land use changes follow the legal processes outlined by the National Land Commission (NLC). This includes registering any changes in land use or ownership and ensuring that the project complies with the national land tenure framework. The NLC shall also be responsible for managing all public land surrendered within Riverline Ridges Estate in accordance with section 67(2) of the Constitution of Kenya (read in conjunction with Section 5 (1)(a) of the National Land Commission Act, 2012). The surrendered parcels are as listed below:

No.	Description	Parcel Number
i.	Sewerage Treatment Area	229
ii.	Nursery School	255
iii.	Secondary School	417
iv.	Solid Waste Collection Point	1488
v.	Sewerage Treatment Area	1489
vi.	Green Park	1490
vii.	Nursery School	1491
viii.	Green Park	1492
ix.	Hospital	1493
x.	Mutundu Primary School	1494
xi.	Playground	1495
xii.	Open Space	1496
xiii.	Police Post	1497
xiv.	Solid Waste Collection Point	1501

- 2.1.6 Sectional Properties Act, No. 21 of 2020** provides for the use and management of units and common property in a parcel of land. The act empowers property owners within Riverline Ridges to form the RMC under Section 17, composed of unit owners, granting them powers to manage and administer common property within the estate through this development guideline, while restricting their ability to alter land use or density without approval from the CC.
- 2.1.7 Kiambu County Community and Neighbourhood Associations Promotion of Participation and Engagement Act, No. 8 of 2016** grants formal recognition to Community and Neighbourhood Associations for their role in supporting County Government service delivery and promoting effective public participation. Clause 4 mandates collaboration between the County Government and Neighbourhood Associations in monitoring compliance with statutory regulations related to among others, development and infrastructure. Clause 5 emphasizes that this collaboration complements the County Government's functions as outlined in Section 56 of the Physical and Land Use Planning Act, 2019. Clause 6 establishes Recognition Agreements, whereby the RMC is formally recognized by the County Government. Additionally, Clause 10 allows for the delegation of specific service delivery responsibilities to Neighbourhood Associations, facilitating localized development management. Through these provisions, RMC serves as a key instrument for local area management and governance within the precincts of Riverline Ridges Estate.

2.2. Regulatory Context

- 2.2.1 Legal Notice 47 of 2024 (The National Building Code)** establishes technical standards for construction, covering areas such as structural integrity, safety, and energy efficiency. These Development Management Guidelines stipulate conditions for siting, size, height, shape and appearance of buildings making reference to Paragraph 7 of the Building Code.
- 2.2.2 Legal Notice 253 of 2021: The Physical and Land Use Planning (Development Permission and Control) (General) Regulations** provide the aspects of planning for which Development Control is required. Part VI and VII stipulate the requirements for submission and processing of development applications. These Development Management Guidelines shall have a two-tier framework for assessment of development applications, with tier two as the statutory process of approval laid out in these regulations.

2.3. Policy Context

- 2.3.1 Draft Kiambu County Spatial Plan (2024-2034)** provides a comprehensive framework for the County's physical development aiming to promote organized and sustainable development within Kiambu County and ensuring land uses are well regulated. the Riverline development will contribute to the county's long-term vision for urbanization and sustainable growth. The guidelines aim to reflect the county's spatial planning objectives, promoting balanced land use, infrastructure integration, and environmental conservation, thus ensuring that the estate fits within the county's strategic framework for urban development.
- 2.3.2 Juja Sub-County Integrated Strategic Urban Development Plan (2020-2030).** Administratively, Riverline Ridges Estate is situated within Juja Sub-County, whose development trajectory is guided under the framework of the Juja Sub-County Integrated Strategic Urban Development Plan (ISUDP). However, in accordance with Section 36(1) of the Urban Areas and Cities Act, 2011 (read together with Section 45 of the Physical and Land Use Planning Act, 2019), ISUDPs are specifically prepared for municipalities among other urban areas. Consequently, the Juja ISUDP pertains to Juja Municipality, which was officially granted municipal status through Gazette Notice No. 3658 on 17th March 2023. Therefore, this Development Management Guideline shall henceforth reference the ISUDP being for 'Juja Municipality'. The development guidelines ensure that land use and all development within the Municipality conforms to the Juja ISUDP and that the project adheres to procedural requirements for development applications and building plan approvals in the context of the development ordinances therein.

3. DESIGN REVIEW AND APPROVALS

3.1 Membership and Structure of Riverline Management Company PLC

The Kiambu County Community and Neighborhood Associations Promotion of Participation and Engagement Act, 2016, and the Sectional Properties Act, 2020 provide legal recognition and support for RMC in managing land use and building development. These frameworks recognize such entities as key facilitators to achieving efficient local-area governance and management. They provide effective avenues for RMC to support interests of land use planning and compatibility through advocacy and monitoring of the Juja ISUDP and implementation of the Riverline Ridges Master Plan. The localized management structure seeks to stem ad-hoc development and provide more clarity for the residents, investors and developers of Riverline Ridges Estate on zoning, land use and development guidance.

Riverline Ridges Estate membership shall be the property owners in Riverline Ridges. Shares in the company shall be based on the proprietary interests of the members. The shareholders shall elect an Executive Committee of Nine (9) members to manage the affairs of the RMC. To discharge its role effectively, the Executive Committee will have functional sub-committees with additional co-opted members to serve various interests and also provide specialized expertise. The functional sub-committees are:

- The Compliance Committee (CC)
- The Enforcement Committee (EC)
- The Resident Welfare Committee (WC)

The Compliance Committee shall be in charge of regulating land use and building development in Riverline Ridges. The committee will ensure an effective and efficient built urban environment is created where all buildings comply with the laid out guidelines together with the approved Integrated Strategic Urban Development Plan for Juja Municipality. The committee will primarily carry out individual pre-submission design reviews with the aim of reinforcing post-submission statutory compliance, design specifications and construction standards. Achieving compliance is a shared responsibility between the developer and the approving authority. The CC will play its neighbourhood responsibility role to ensure Riverline Ridges Estate is constructed to the highest possible standards. The CC will endeavor to ensure each dwelling unit design and the entire plot must show a special sensitivity to the existing natural features, flora, and topography. The Riverline Ridges Estate RMC allows plot owners to either:

- Select a design from the pre-designed house typologies (Type Plans); or
- Presenting their own building plans for approval (Individual Owner Designs).

The plot owners will have opportunity to review proposed outline designs and throughout the detailed design process, including pre-application, project permit review, and final construction design review.

3.2 Administrative Zoning Principles

- **Performance zoning:** where material considerations as outlined in the PPA2 (PLUPA/DC/8) - county planning approval - bear a greater influence based on optimal land efficiency and effectiveness of available physical and social infrastructure including (roads, street lighting, storm water).
- **Incentive Zoning:** where greater development densities or heights are considered when clear urban design inputs, environmental conservation measures, or public amenities such as parks or green spaces are incorporated into development proposals. The application of Incentive Zoning connotes that developers who choose to use Type Plans may receive quicker approval processes, especially if their proposals incorporate additional public benefits. The CC may also grant approval for higher densities or other zoning incentives for Individual Owner Designs, provided that the individual designs align with the criteria outlined herein.
- **Inclusionary zoning:** where transit oriented development (TOD) is promoted through integrated development so that each land use contributes its full potential and people can move easily between them. In cases where developments propose significant increases in density or commercial activity near transit hubs or corridors, the CC may require additional traffic mitigation measures, such as improved road designs, or the inclusion of non-motorized transport pathways.

3.3 The Two-Tier Procedural Approach of Pre-Vetting Proposed Developments

3.3.1 Tier 1: Internal Vetting and Quality Assurance - where a design review process has been established to ensure that the provisions of the Master Plan approval and Riverline Ridges Development Management Guidelines are applied and that the requisite development standards and quality are met across all land parcels prior to subsequent county government approval.

Responsibility for managing and overseeing this process lies with the Riverline Ridges Compliance Committee (the "CC"). The CC aims to streamline the approvals process while upholding the vision and aesthetic quality of the Riverline Ridges development, in alignment with the Master Plan and Guidelines. Its key objectives are to:

- a. Ensure appropriate land use and development of each parcel in accordance with the Master Plan and Guidelines.
- b. Protect the value of each parcel by preventing undesirable developments on adjacent parcels.
- c. Maintain planning and development controls as specified in the Master Plan and Guidelines, including land use, plot ratios, coverage restrictions, building lines, setbacks, and height limits.

The CC serves as the primary planning authority within Riverline Ridges Estate, reviewing all proposed developments to ensure adherence to the approved Master Plan and Guidelines. The committee comprises professionals, including a Planner, Engineer, and Architect.

A pre-vetting design review application must be submitted using the prescribed application form. The CC may request additional information to facilitate efficient processing.

Upon receipt of an application for pre-vetting, the CC will process it within 14 calendar days, ensuring that designs align with the Juja Municipality Integrated Strategic Urban Development Plan, relevant regulations, and the approved Riverline Ridges Estate Master Plan.

The approval process requires landowners to submit concept design drawings to the CC for feedback prior to initiating the Scheme Design. Subsequently, owners must submit scheme design documentation for CC 'no-objection', which must be prepared by a Registered Architect.

Drawings (scheme design submissions) to the CC must include: a site plan; architectural plans; elevations and 3D renders; sections; subordinate structures; fences and walls design and plans; area calculations; grading and surface water drainage drawings and calculations; a landscape plan; the utility layout plan; electricity load calculations and diagrams; the parking plan; garbage and waste calculations and plans; as well as documents to confirm the adequacy of the structural design of the proposed buildings and their structural integrity, their conformity with the Building Code, 2024 and other applicable, plumbing, electrical, telecommunications and water systems regulations to guarantee the safety and security of users of the development.

All applications must include a complete set of full-size drawings, along with two sets of color A3 drawings, as specified by the CC. All submitted drawings must bear the signatures of duly registered professionals, including architects, civil engineers, structural engineers, and mechanical, electrical, and plumbing (MEP) engineers.

Only after this process has been done and a letter of no-objection obtained can building plans be submitted to the county government. It is the plot owner's responsibility to ensure that all building plans are submitted and approved by the county government prior to construction.

3.3.2 Tier 2: Statutory Development Approval Process - Only after the no-objection of the CC has been obtained may the plot owner submit the drawings for approval by the County Government of Kiambu. Drawings submitted to the County are stamped by the CC and accompanied by a no objection letter by the CC.

Following the CC's, no-objection, the plot owner is responsible for submitting the plans – both architectural and structural drawings – to the County Government of Kiambu, and for securing all requisite approvals from the County and where applicable the National Environment Management Authority (NEMA).

The statutory development application process is categorized into distinct operational phases that define its full land development cycle. These phases are:

- a. **Pre-application phase:** involving the scoping by the CC for appropriateness before submission of application for development permission. (compliance to the approved JUJA Municipality ISUDP, Riverline Ridges Master Plan and Development Management Guidelines)

- b. **Pre-approval phase:** application acceptance by the county, charging of submission fees (invoicing), circulation for assessment and determination.
- c. **Post-approval phase:** funding mechanism options, a regulated implementation process, and completion/occupation upon strict compliance to all prior processes and procedures; and
- d. **Post-occupation phase:** feedback on user suitability, ease of maintenance, progressive adaptability, and resilience to the changing times.

No construction shall begin until the CC has been served with copies of all statutory permits from relevant authorities.

3.4 Residential Buildings' Type Plans

3.4.1 Riverline Ridges Estate offers a diverse selection of residential building plans, referred to as type-plans, that comply with the design standards outlined in the National Building Code, 2024. The type plans relate to townhouses and maisonettes.

3.4.2 The allocation of type plans to respective residential zones is as follows:

- **Low-Density Residential Zones**

The following type plans are designated for low-density residential zones due to their larger plinth areas, aligning with the building density requirements of these zones:

- *Zuri:* 415 sq.m plinth area
- *Tausi:* 370 sq.m plinth area
- *Amani:* 425 sq.m plinth area

- **Medium-Density Residential Zones**

The following type plans are assigned to medium-density residential zones, adhering to the building density requirements for these zones:

- *Waridi:* 295 sq.m plinth area
- *Nuru:* 305 sq.m plinth area
- *Nanasi:* 300 sq.m plinth area
- *Sayari:* 340 sq.m plinth area

The *Nuru* type plan (305 sq.m plinth area) is suitable for both low- and medium-density residential zones.

- 3.4.3 The selection of Type Plans (which are standardized and pre-vetted) pre-approved by the County Government of Kiambu offers a streamlined approach to development while balancing functionality, market demand, and user suitability, while ensuring compliance with local regulations. Additionally, they provide significant time and cost savings, making them a compelling choice.

3.5 Appeals Against Planning Decisions

- 3.5.1 Appeals against the **Tier 1** design review decisions shall be made to the Residents Welfare Committee who shall constitute an ad-hoc sub-committee to consider the grounds for appeal.
- 3.5.2 The sub-committee shall be guided by the documents stated in section 3.3 and make their determination by recommending the CC to Executive Committee to affirm or overturn the decision of the CC.
- 3.5.3 Appeals against the **Tier 2** county government decisions shall be made to the Kiambu County Physical and Land Use Planning Liaison Committee which serves as an appellate body that reviews disputes or grievances regarding planning decisions².
- 3.5.4 The liaison committee's oversight ensures transparency and accountability in the enforcement of performance-based zoning regulations. It guarantees that decisions made by planning authorities are aligned with the material considerations prescribed by the Physical and Land Use Planning Act, 2019.

3.6 Amendment of Type Plans

All alterations or extensions to be approved by the County Government shall undergo the same procedures provided herein similar to the initial pre-vetting process. Design review for amendments shall be limited to the proposed changes, except the proposed amendment shall be considered in context with approved Riverline Ridges Estate Master Plan.

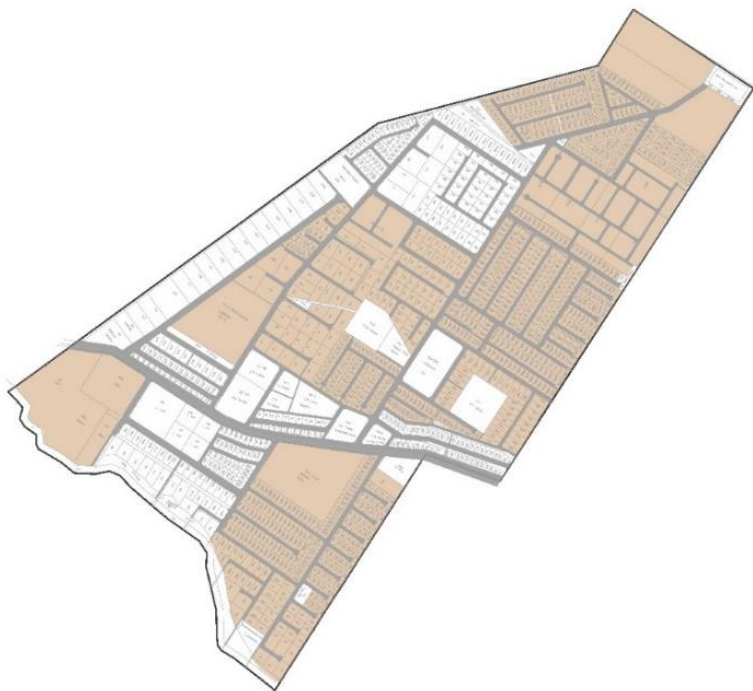
² Sections 78 and 80 of the Physical and Land Use Planning Act, 2019 and Part III of Legal Notice No. 250 of 2021

4. LAND USE ZONING GUIDELINES

Developments within each Zone must adhere to the **PERMITTED** uses as defined in the respective land-use definitions and tables. Any use that does not conform to these specifications must obtain prior approval from the Compliance Committee (CC).

4.1 Medium Density Residential Standards

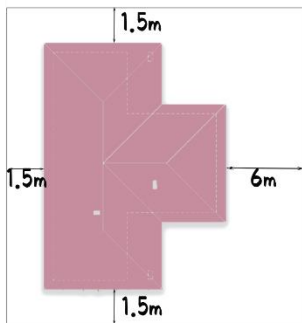
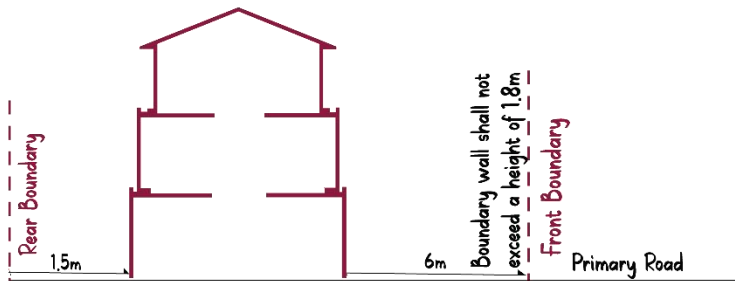
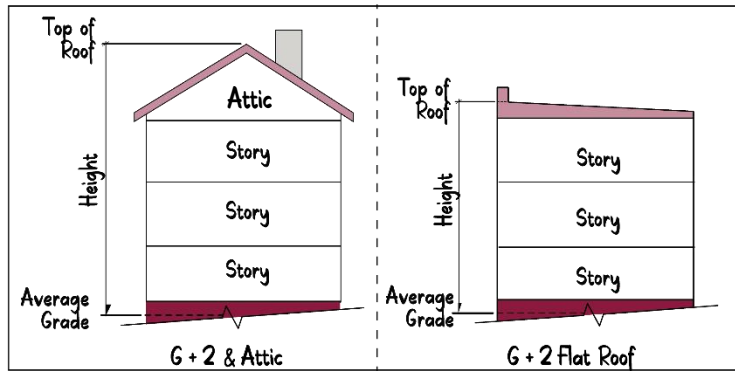
The medium density residential zone comprises of 1,140 plots.



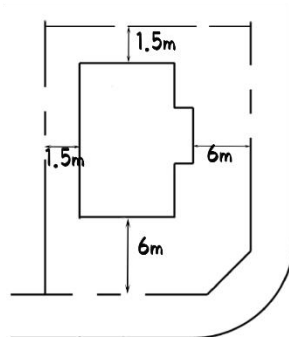
Requirement	Description
DESCRIPTION	The number of dwellings on each land parcel is limited by plot ratio, heights and ground coverage;
MIN. PLOT SIZE	0.04 Ha [0.1 Acres] or [1/8 Acre]
MAX. DENSITY	65% GROUND COVERAGE
MAX. HEIGHTS	3 STOREYS [G+ 2]
TYPOLOGY	TOWNHOUSES AND MAISONNETTES

NB: The typologies and plans presented hereafter constitute the initial type plans. Subsequent plans and elevations will be included in the final report to incorporate additional type plans as and when made available.

BUILDING DENSITY



Residential Building



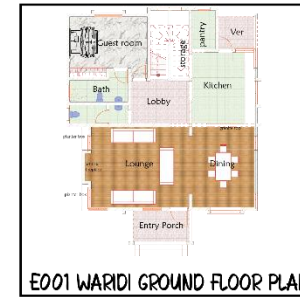
Corner Plot

Note: Figures not to scale

FRONT ELEVATION

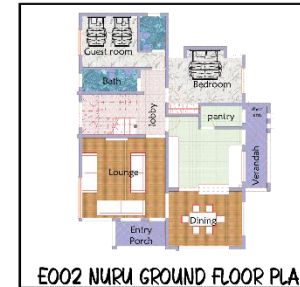


TYPICAL FLOOR PLANS



TOPOLOGY FEATURES

- Plinth Area of 295 Sqm
- 4 Bedrooms All Ensuite
- Double (Part) Volume Lounge
- Car Port



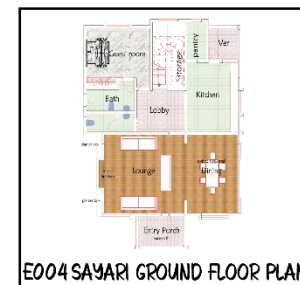
TOPOLOGY FEATURES

- Plinth Area of 305 Sqm
- 4 Bedrooms All Ensuite
- 1 Extra Bedroom
- Additional Guest Room
- Roof Terrace with Barbecue Island



TOPOLOGY FEATURES

- Plinth Area of 300 Sqm
- Large Manicured Lawn Space
- 4 Bedrooms All Ensuite
- Additional Guest Room
- Roof Terrace with Barbecue Island

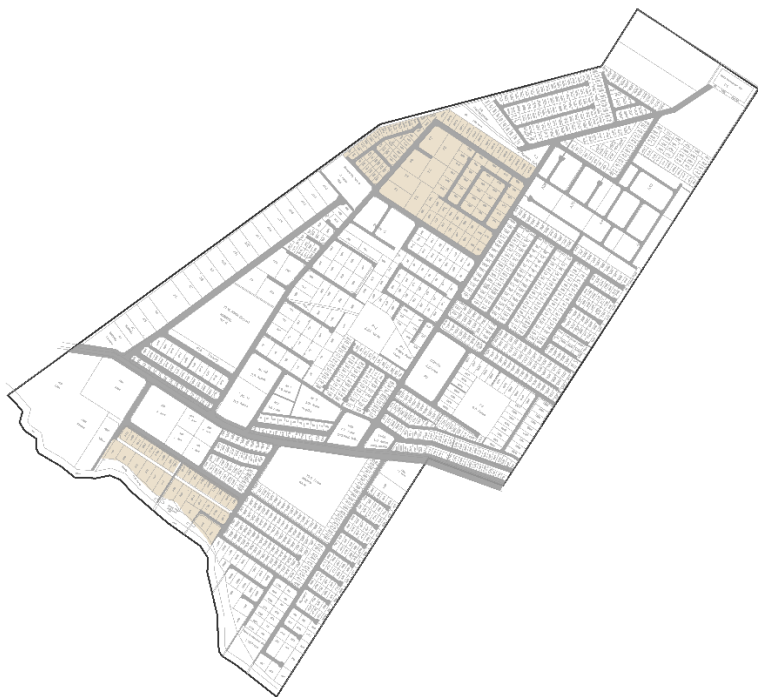


TOPOLOGY FEATURES

- Plinth Area of 340 Sqm
- Large Manicured Lawn Space
- 4 Bedrooms All Ensuite
- Roof Terrace with Barbecue Island

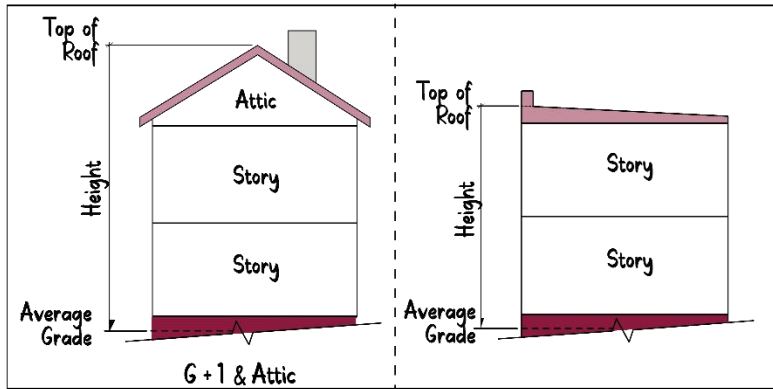
4.2 Low Density Residential Standards

The low density residential zone comprises of 146 plots.



Requirement	Description
DESCRIPTION	The number of dwellings on each land parcel is limited by plot ratio, heights and ground coverage;
MIN. PLOT SIZE	0.4 Ha [1.0 Acre]
MAX. DENSITY	50% GROUND COVERAGE
MAX. HEIGHTS	2 STOREYS [G+ 1 & Attic] *An attic is not a storey provided that 50 percent or more of the attic space is less than 2.3m in clear height, measured from the finished floor to the finished ceiling.
TYPOLOGY	MAISONNETTES (with attic) AND TOWNHOUSES

BUILDING DENSITY



FRONT ELEVATION

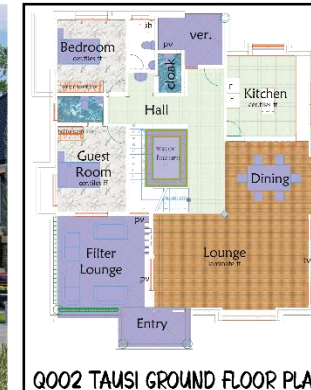
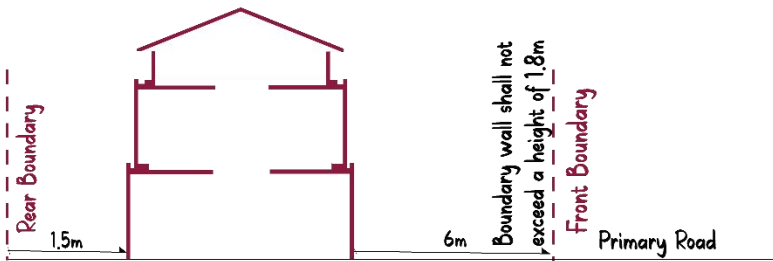


TYPICAL FLOOR PLANS



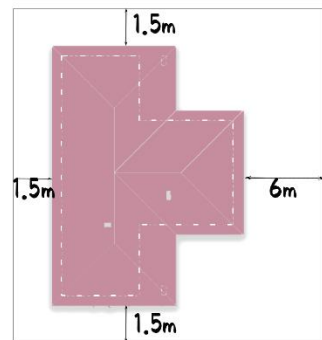
TYPOLOGY FEATURES

- Plinth Area of 415 Sqm
- Open Layout Plan
- 4 Bedrooms All Ensuite
- Usable Roof Terrace
- Detached Guest Room
- Gazebo
- Large Manicured Lawn Space

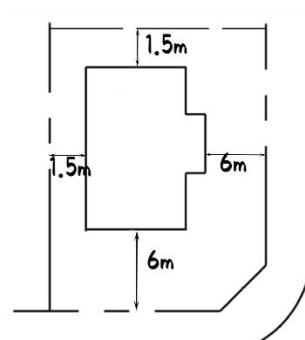


TYPOLOGY FEATURES

- Plinth Area of 370 Sqm
- Filter Lounge
- 4 Bedrooms All Ensuite
- Barbecue Pit
- Fish Aquarium - in Built
- Gazebo
- Large Manicured Lawn Space



Residential Building



Corner Residential Plot

Note: Figures not to scale

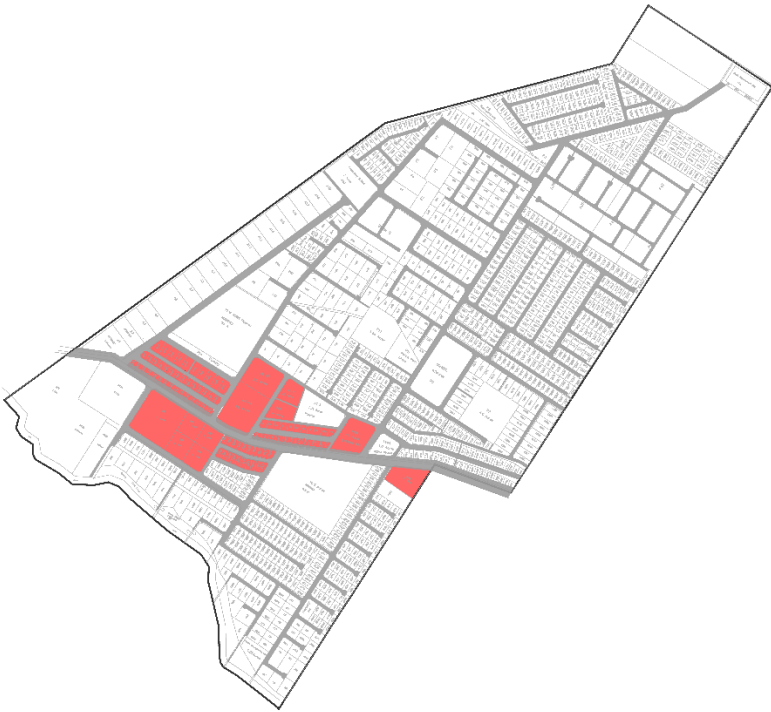


TYPOLOGY FEATURES

- Plinth Area of 425 Sqm
- Open Layout Plan
- 4 Bedrooms All Ensuite
- Usable Roof Terrace
- Extra Guest Room
- Gazebo
- Large Manicured Lawn Space

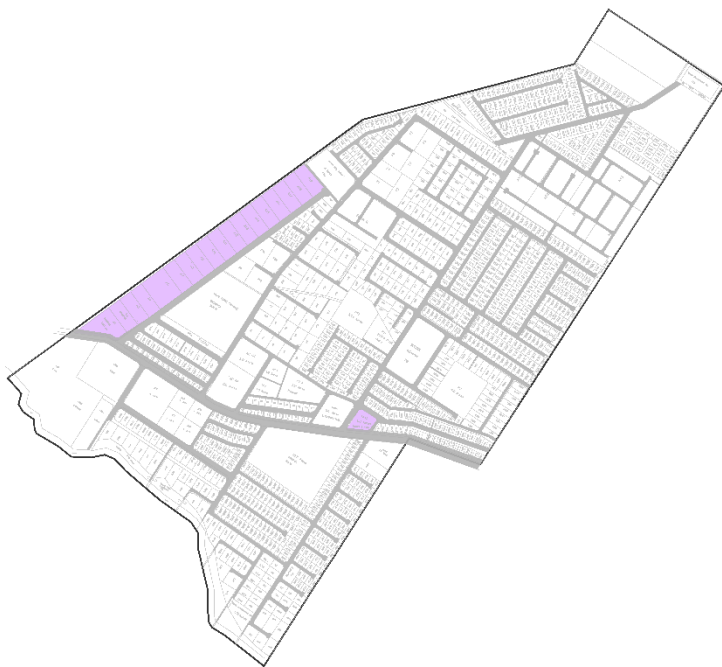
4.3 Commercial Parcels Standards

The commercial land use covers a total area of 14.62 Ha which is equivalent to 8.27% of the project site. This land use is expected to be used for the permitted uses as outlined in the matrix below to be located in 65 plots. The commercial land use is expected to offer a basic support facility for the area residents.



Requirement	Description
DESCRIPTION	The number of dwellings on each land parcel is limited by plot ratio, heights and ground coverage;
MIN. PLOT SIZE	0.04 Ha [0.1 Acres] or [1/8 Acre]
MAX. DENSITY	75% GROUND COVERAGE
PLOT RATIO	6
MAX. HEIGHTS	5 STOREYS [G+4]
PERMITTED USES	Shopping Malls, Supermarkets, Retail Shops, Hotels, Guest Houses, Restaurants Offices, Banks, ICT Hubs, Bakeries and Confectionaries

4.4 Light Industrial Parcels Standards

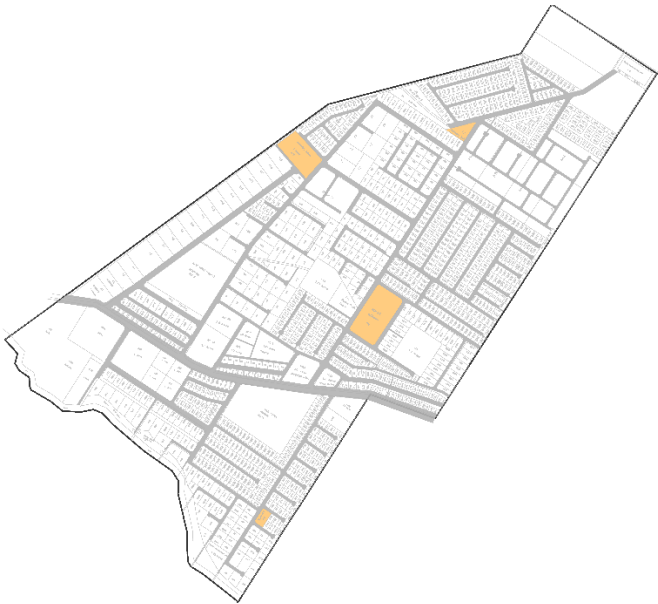


Requirement	Description
DESCRIPTION	The number of dwellings on each land parcel is limited by plot ratio, heights and ground coverage;
MIN. PLOT SIZE	0.4 Ha [1 Acre]
MAX. DENSITY	50% GROUND COVERAGE
PERMITTED USES	Warehousing, Storage and Depot of Non-Perishable and Non-Inflammable Commodities and Incidental Use, Cold Storage and Ice Factory, Gas Go-Downs, Workshops, Wholesale Business Establishments, Petrol Filling Stations, Petrol Service Stations

4.5 Educational Parcels Standards

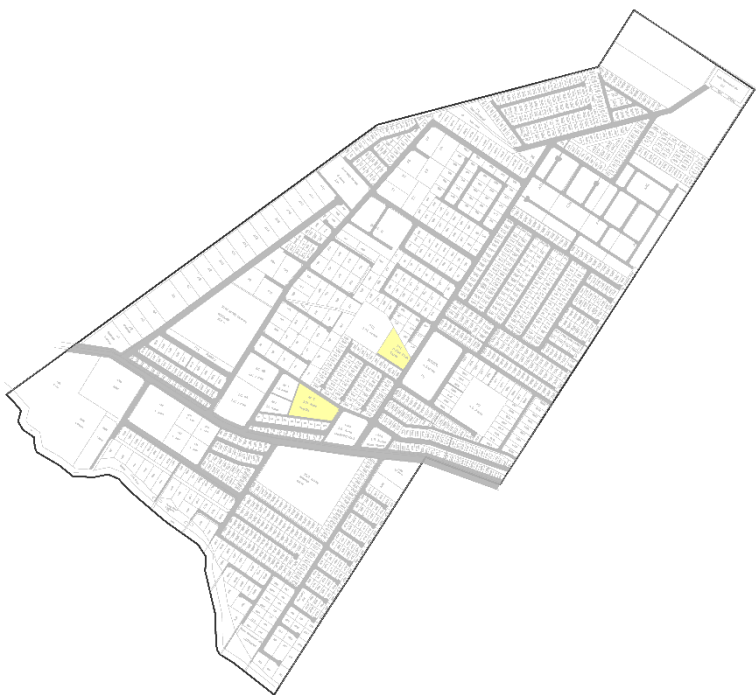
Educational land use encompasses approximately 3.39 hectares, representing about 1.92% of the total project area. This zone includes the proposed nursery schools, the existing Mutundu Primary School, and a secondary school.

To optimize land utilization, the development of multi-storey structures is recommended. This approach will effectively leverage vertical space, allowing a larger portion of the horizontal surface area to remain available for ancillary activities, such as playing fields.



Requirement	Description
DESCRIPTION	The number of dwellings on each land parcel is limited by plot ratio, heights and ground coverage;
MIN. PLOT SIZE	0.1 Ha [0.25 Acres] or [1/4 Acre]
MAX. DENSITY	25% GROUND COVERAGE
PLOT RATIO	0.5
MAX. HEIGHTS	4 STOREYS [G+ 3]

4.6 Public Purpose Parcel Standards



Requirement	Description
DESCRIPTION	The number of dwellings on each land parcel is limited by plot ratio, heights and ground coverage;
MIN. PLOT SIZE	0.5 Ha [1.24 Acres] or [1 & ¼ Acre]
MAX. DENSITY	60% GROUND COVERAGE
PLOT RATIO	1
MAX. HEIGHTS	2 STOREYS [G+ 1]
DESIGNATED USES	Health centre, and police post
PERMITTED USES	Health centre, police post, religious premises, library, exhibition and art gallery, post offices, hostels of non-commercial nature, etc.

5. BUILDING STANDARDS AND MATERIALS

5.1. General Standards

- 5.1.1 No Subject title may be subdivided, amalgamated or rezoned for any other user than that zoned has permitted for.
- 5.1.2 No boreholes may be drilled on any plot.
- 5.1.3 Outbuildings and additions must match the original building design in style, elevation and material usage. No flat roofed carports will be permitted unless it matches and blends with the design of the main dwelling.
- 5.1.4 The maximum number of levels for high-rise buildings such as apartments, commercial buildings shall be 5 levels. That is Ground floor plus 4 floors (G+4).
- 5.1.5 Designs should encourage residential developments to be compatible with adjacent areas' architectural size and character and encourage human scale where structures accommodate pedestrians such as entries, public walks and trails.
- 5.1.6 There shall be no excessive blank walls on building elevations facing the street depending on building orientation.
- 5.1.7 Building designs are to provide visual interest to the street by creating active building façades (predominantly glazed and preferably with visible access points or openings) and/ or other creative solutions that engage and respect the streetscape.
- 5.1.8 Modern Architecture - Simplicity in design: Clean lines, basic shapes, and forms - Thus, simple, plain, geometric forms, rectangular shapes, and linear elements make the characteristics of Riverline Ridges residential architecture.
- 5.1.9 Acceptable cladding: Natural stones shall be acceptable e.g., brownstone, Mazeras, coral stone blue stone.
- 5.1.10 No garden sheds, Wendy houses, dog kennels and any covered facilities such as for caravans, boats or trailers are to be visible from the road and may not be placed in the side space (building lines).
- 5.1.11 Solar heating panels, if used, must be incorporated into the building and form part of the basic structure and must be clearly shown and annotated on the approval drawings.

5.1.12 Mechanical equipment such as air-conditioners (and grills), ducts, etc. must be designed into the buildings and/or adequately enclosed or screened off from view.

5.2. Human Scale

5.2.1 Incorporate human-scale building elements in all buildings.

5.2.2 Provide weather protection at all entries designed for people.

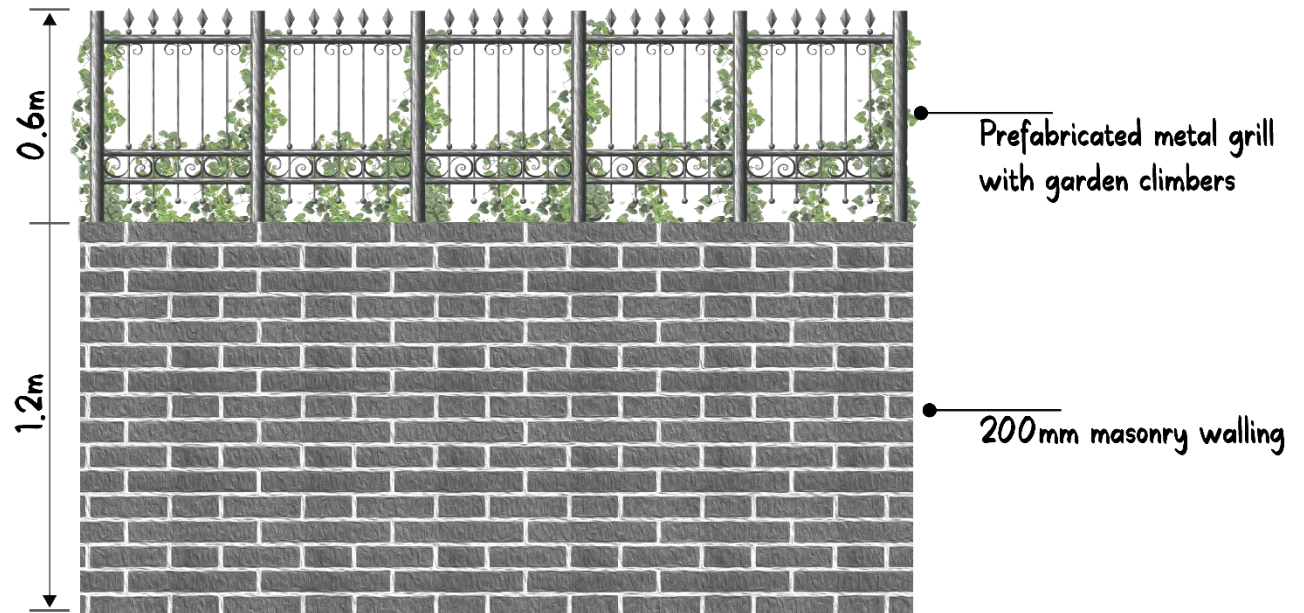
5.2.3 Comply with accessibility requirements at the principal entry(s) of the building.

5.2.4 Provide at least 20 sq.m of sidewalk area or pedestrian-oriented open space at the principal entry(s) of buildings.

5.3. Fencing and Technical Security Systems

5.3.1 Boundary Wall: The erection or construction of boundary walls being within the curtilage of a dwelling-house shall not exceed 1.8m in height.

5.3.2 The description of the boundary wall shall be a masonry walling, machine cut-quarry stone walling laid and jointed in cement sand (1:3) mortar, 200mm thick walls reinforced with hoop iron in alternate courses 1.2M high. Erect prefabricated metal grille on top of the wall approximately 0.6M high thus making the overall height of the boundary wall at 1.8M.



5.3.3 The wall shall be plastered and painted on both sides, or it shall be of design and finish approved by the Compliance Committee.

5.3.4 No security razor wire, broken glass, electric shock wires or any similar devices shall be permitted on the boundary walls.

5.3.5 All properties are encouraged to have CCTV systems to augment the estate's physical security system.

5.4. External Walls and Plinths

5.4.1 All external walls to be of masonry construction as specified by the National Building Code or alternative approved new construction materials (e.g., precast panel systems, in-situ cast panel systems, subject to verification of structural soundness and approval by the CC)

5.4.2 External walls must be plastered. No face-brick or exposed concrete blocks may be used. The main facades shall have a feature wall to define the character of the development. Use of zero jointed natural stone cladding is encouraged for the feature wall.

5.4.3 Owners shall ensure that paint colours and other finishes used for external decoration blend with the surroundings. Colours and finishes should be white, pastels and other soft colours to help create a harmonious effect throughout the Estate. Vibrant shades of colour will not be allowed.

5.4.4 Colored plaster bands or moldings are allowed subject to approval by CC.

5.4.5 External wall Colors: External colors must reflect soft subdued earthly tones such as ochre, sandstone, beige, grey, and autumn shades. Bright and contrasting colors must be avoided. These include red, orange, yellow, blue, purple, pink, and black.

5.5. Windows, Doors, and Shutters

5.5.1 Fenestration: openings should be large to generate a spacious and airy quality and optimize views. Openings should be protected from the sun and rain.

5.5.2 Window and door frames must be either timber, anodized/ powder coated aluminum/mild steel, UPVC or a combination.

5.5.3 Burglar proofing, if required, shall be installed on the inside of windows and shall be of a simple design, with the minimum visual impact from outside.

5.5.4 Specific exclusions

- Mirror/ reflective tinting.
- Small paned windows.
- Tinted reflective glass.
- Highly decorative doors.

5.5.5 Color range: Brown, White, bronze, silver, natural.

5.6. Roofs and Eaves

5.6.1 Permissible roofs have to be visually compatible with adjoining properties.

5.6.2 Roofs shall be simple and basic in form and design and of a neutral color.

5.6.3 Flat roofs are acceptable (fully waterproofed with approved finishes).

5.6.4 Pitched roofs: double pitched and simple in shape and Single pitched roofs are permissible;

5.6.5 A maximum roof pitch of 20° for single/mono-pitched and 35° for the double pitched roof is permitted on major plan forms.

5.6.6 The architect is to ensure that the building complies with the height restrictions, in all circumstances.

5.6.7 Major plan roof elements may have eaves that extend no more than 1200mm measured horizontally between plaster finish and eaves plate/fascia board, and shall not encroach the set-back and building line.

- 5.6.8 Lean-to Veranda Roofs: It is encouraged that lean-to and veranda roofs be connected to major plan forms and where possible be used to connect individual major forms or to outbuildings.
- 5.6.9 Lean-to and veranda roofs are to abut vertical walls of major forms, mono-pitched straight at 20° to 35°.
- 5.6.10 Level Changes: On steeply sloping sites it might be necessary to use a composite of roofs in order to remain within the height restriction.
- 5.6.11 Attached Car Port Roofs: Car Port roofs may form part of the main building's roof, where the open-sided carport lies within the major plan form. If a carport utilizes a pitched roof (20° to 35°pitch), it must conform to the same building lines, and plan shape requirements as the main house.
- 5.6.12 Stand-alone Car Port Roofs: Standard prefabricated patent design steel-framed fabric- covered carports/ shades (by leading manufacturers) are permitted, on condition that the fabric and colour finish conform to the main house character and colour scheme. The architect may, however, elect to design a bespoke carport unit to match the main house character and colour and open on all sides.

5.7. Roof Coverings

- 5.7.1 The use of simple roof forms that are broken up and joined by flat roof links is highly recommended.
- 5.7.2 Floating mono-pitched roofs can be between 5 –7 degrees. Slopes of mono-pitched roofs to slope with contours, not contradict them as a general rule.
- 5.7.3 Double-pitched roofs can be between 20 – 35 degrees
- 5.7.4 If a double-pitched or gabled roof, the permissible wall width shall be as per the structural design.
- 5.7.5 Flat Roof areas (slab) may be 100% of the total roofed area.
- 5.7.6 If skylights are used, they should conform to the building design.



- 5.7.7 The drainage slope of flat roofs must be concealed. Waterproofing must be incorporated.
- 5.7.8 Clay tiles, concrete tiles and stone coated, tile profiled steel sheets should be used. Newer sustainable roofing technologies to be reviewed and approved by the CC on a case-by-case basis.
- 5.7.9 Colour: Reds, Greys, or any other colour as specified by and approved by the RMC.
- 5.7.10 Roof tiles to be installed complete with matching manufacturer-supplied accessories (bargeboards, hip caps, ridge caps, valleys, end closers). Dissimilar materials/profiles may not be used.
- 5.7.11 Thatched roofs and/or thatched 'bandas', shingles will not be allowed.

5.8. Roof Water Drainage

- 5.8.1 Roof designs must incorporate rainwater harvesting. However, specified rainwater goods are to be concealed.
- 5.8.2 Each plot has to incorporate underground rainwater harvesting tank for the collection of the rainwater from the roof.
- 5.8.3 Specific exclusion: No overhead water tank structures shall be allowed in residential developments unless approved by CC for multiple dwellings.
- 5.8.4 Water tanks above ground may not be visible from neighboring properties. If tanks are not below ground or inside the building structure, all the sides and top should be concealed with natural material like wood i.e., powder coated mild steel louvered panels fixed on roof upstands.

5.9. Verandas and Pergolas

- 5.9.1 Openings between supports should be no greater than 2X the height of the veranda support. Timber lattice enclosures, or masonry enclosures to either end, as per balconies may be used.

- 5.9.2 Shade cloth on pergolas is allowed however color should be harmonized with the main building color theme.
- 5.9.3 Verandas may run either full length or portion of the length of one side of the house form and can be up to 5.0m deep.
- 5.9.4 Support / Column Types: Natural dressed sandstone or equally approved natural stone cladding – or plastered & painted.
- 5.9.5 Veranda posts and pergolas' colour finish to the approved color scheme and conform to the main residence. Plastered columns to be according to colour variances (tints) within the approved colour scheme and conforming to the house.

5.10. Storm-Water Control

- 5.10.1 No storm water is to be discharged into any sewer drain, or onto adjacent properties, or where no storm water drain is serving a specific site, into a water feature or soak pit specifically designed to absorb the volume of storm water it is designed for.
- 5.10.2 A storm water channel, piped to discharge into a storm water drain, must be installed across the driveway at the site boundary to prevent any storm water run-off over the verge and entrance scoop.

5.11. Effluent Management

- 5.11.1 An effluent management system for human excreta, domestic sludge, domestic waste-water, grey water or waste water resulting from use of water must be provided at each property.

5.12. Fire Fighting

- 5.12.1 Provide weather protection at all entries designed for people. All single residential dwellings must have an external tap and permanently connected hose that must reach the furthest point of the specific site, and ready to use in the event of a bush fire. This must be clearly shown and specified on the site plan.

6. FEES APPLICABLE

All plans for new construction and building extensions will be subject to a fee set by the Compliance Committee (CC), based on the following criteria:

- For individuals with their own custom house designs: a fee of Kshs. 30,000 will be charged to cover the CC review process.
- For individuals who opt for pre-designed architectural plans (type plans): a fee of Kshs. 95,000 will be charged. This fee includes consultancy services, purchase of architectural and structural drawings, and the CC review.

Type of Development Application	Description	Tier 1: Compliance Committee Fees	Tier 2: Statutory Fees (County Government of Kiambu)	
Amalgamation	Per sub plot	10,000	2000	
Architectural Building Plans & Structural Drawings	Residential:		Building Plans	Structural Drawings
	0 - 46 sq.m	95,000	5,400	2,700
	47 - 93 sq.m		6,345	3,173
	94 - 140 sq.m		10,125	5063
	141 - 186 sq.m		11,340	5,670
	187 - 240 sq.m		15,120	7,560
	241 - 294 sq.m		17,010	8,505
	295 - 350 sq.m		18,900	9,450
	351 - 400 sq.m		21,735	10,868
	401 - 465 sq.m		23,400	11,700
	467 - 530 sq.m		25,515	12,758
	531 - 595 sq.m		28,350	14,175
	596 - 660 sq.m		32,130	16,065
	For every additional 93 sq. or part thereof of over 660 sq.m	5,000	5400	2,700
	Commercial:		Building Plans	Structural Drawings
	0 - 46 sq.m	95,000	16,200	8,100
	47 - 93 sq.m		18,144	9,072
	94 - 140 sq.m		24,192	12,096
	141 - 186 sq.m		27,216	13,608
	187 - 240 sq.m		30,240	15,120

241 - 294 sq.m		34,776	17,388
295 - 350 sq.m		37,440	18,720
351 - 400 sq.m		40,824	20,412
401 - 465 sq.m		45,360	22,680
466 - 530 sq.m		51,408	25,704
531 - 595 sq.m		56,664	28,332
596 - 660 sq.m		61,920	30,960
For every additional 93 sq.m or part thereof of over 660 sq.m	5,000	10,800	5,400
Institutional – Public Purpose:		Building Plans	Structural Drawings
0 - 93 sq.m	95,000	8,100	4,050
94 - 140 sq.m		9,072	4,536
141 - 186 sq.m		12,096	6,048
187 - 240 sq.m		13,608	6,804
241 - 294 sq.m		15,920	7,960
295 - 350 sq.m		17,388	8,694
351 - 400 sq.m		18,720	9,360
401 - 465 sq.m		20,412	10,206
466 - 530 sq.m		22,680	11,340
531 - 595 sq.m		25,704	12,852
596 - 660 sq.m		28,338	14,169
661-725 sq. m		30,960	15,480
726 - 790 sq.m		33,948	16,974
791 - 855 sq.m		35,748	17,874
856 - 930 sq.m		42,948	21,474
For every additional 93 sq.m or part thereof of over 930 sq.m	5,000	5,400	2700
Industrial:		Building Plans	Structural Drawings
0 - 93 sq.m	95,000	24,192	12,096
94 - 140 sq.m		27,216	13,608
141 - 186 sq.m		30,240	15,120
187 - 240 sq.m		37,440	18,720

	241 - 294 sq.m		40,824	20,412
	295- 350 sq.m		45,360	22,680
	351 - 400 sq.m		51,408	25,704
	401 - 465 sq.m		56,664	28,332
	466 - 530 sq.m		61,920	30,960
	531 - 595 sq.m		67,176	33,588
	596 - 660 sq.m		72,432	36,216
	For every additional 93 sq.m or part thereof of over 660 sq.m	5,000	10,800	5400

Note: The tier 1 fees include payment for structural fees. The statutory fees are as per the Kiambu County Finance Bill, 2024.

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