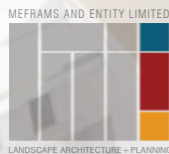


A M A S T E R P L A N P R O P O S A L

THE BLUE GREEN ESTATE

A MASTER PLAN PROPOSAL
CONCEPT PRESENTATION 008
FAO MR. SHAFFIQ ABDALLAH | MR. WAHEEB BALALA
KURUWITU | VIPINGO | KILIFI COUNTY
REF: 238_202402_050VKT
DECEMBER 2024



THE CONCEPT OF THE MASTER PLAN

CLIENTS BRIEF SUMMARY

THE IDEA IS TO PROVIDE A RESIDENTIAL COMMUNITY ON A 75 ACRES PIECE OF LAND. THE PLAN IS TO SELL A VISION LIFESYTL E TO ALLOW FOR THE RESIDENCE OF THE AREA TO OWN HALF AND QUARTER ACRE PREMIUM LOTS.

THE PLANNED COMMUNITY SHOULD BE IMPLEMENTED THROUGH A CONTROLLED DEVELOPMENT TO ENSURE QUALITY STANDARDS.

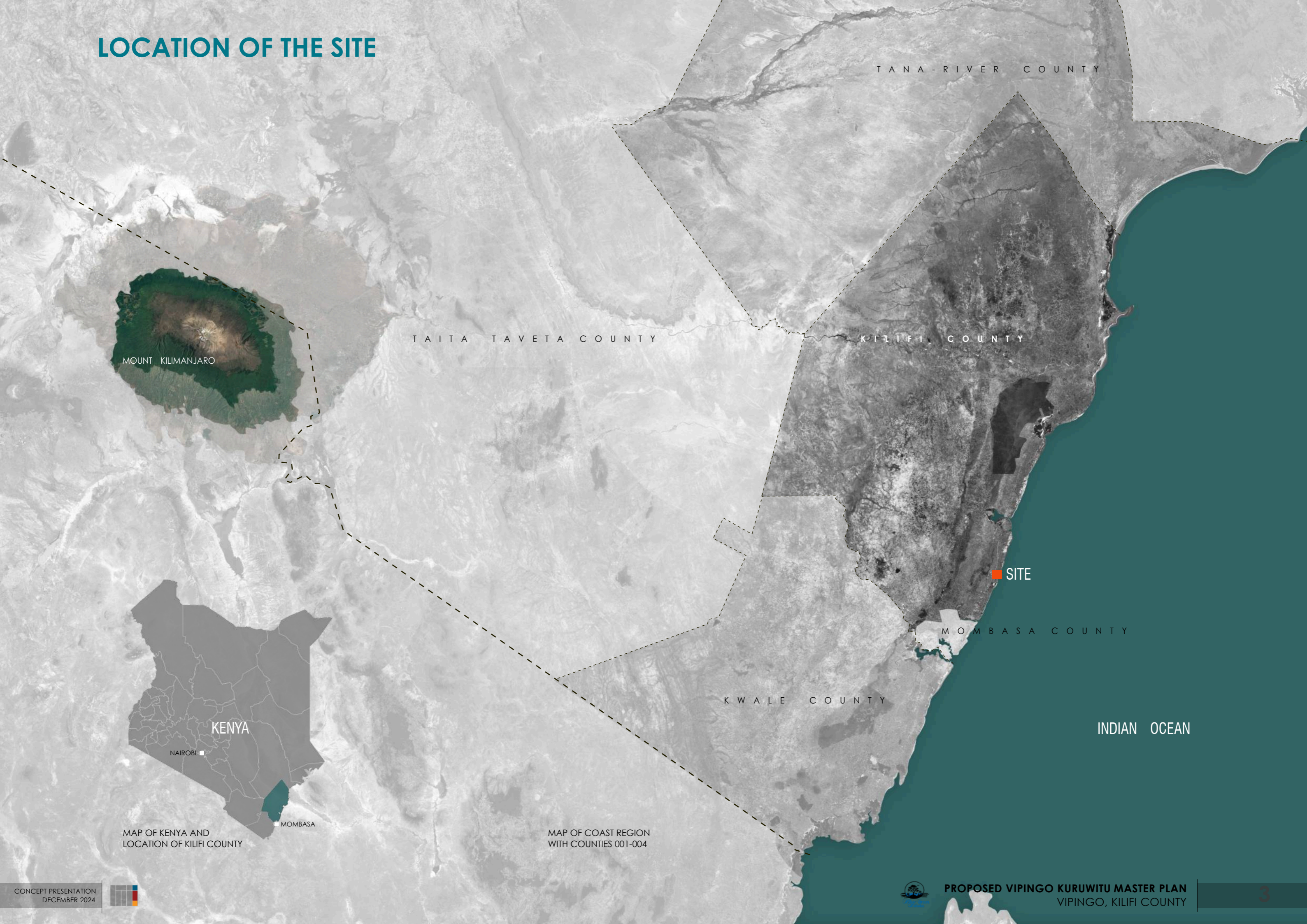
A M A S T E R P L A N P R O P O S A L

KURUWITU MASTER PLAN

THE AIM OF THE MASTERPLAN IS TO OFFER GUIDANCE AND CONTROL TO THE DEVELOPMENT TO ACHIEVE A PREMIUM RESIDENTIAL COMMUNITY. THE GOAL IS TO INTRODUCE A NEW WAY OF LIVING, WITH A REFINED COASTAL CHARM, THAT ELEVATES INTO A RESORT-STYLE OF LIVING, WHILE DIGNIFYING A DESTINATION IN THIS COASTAL TOWN OF KILIFI COUNTY. THROUGH THE MASTER PLANNING PROCESS WE DEFINE LAND STEWARDSHIP AND VENTURE TO MAXIMIZE WALKABILITY THROUGH THE INTRISIC COASTAL ENVIRONMENT, BEFITTING "KURUWITI," WHICH MEANS "TO BE QUIET" IN SWAHILI. THE MASTER PLAN WILL SORT TO SEEK A UNIQUE HUMAN-SCALE, LOW DENSITY RESIDENTIAL EXPERIENCE BY PROVIDING BEST PRACTISES IN PLANNING AND DESIGN.



LOCATION OF THE SITE



MOUNT KILIMANJARO

TAITA TAVETA COUNTY

TANA-RIVER COUNTY

KILIFI COUNTY

SITE

MOMBASA COUNTY

KWALE COUNTY

INDIAN OCEAN

KENYA

NAIROBI

MOMBASA

MAP OF KENYA AND LOCATION OF KILIFI COUNTY

MAP OF COAST REGION WITH COUNTIES 001-004



LOCATION AND DEVELOPMENT ENVIRONS

The master plan will entail a LOW DENSITY residential community on a 75 acres piece of land. The 75 acres constitute of 2 lots **MN / III / 11875** and **MN / III / 853, 25 acres** and **50 acres** respectively. The plan is to sell a vision lifestyle to allow for the residents to own half and quarter acre subdivided lots at a premium value.

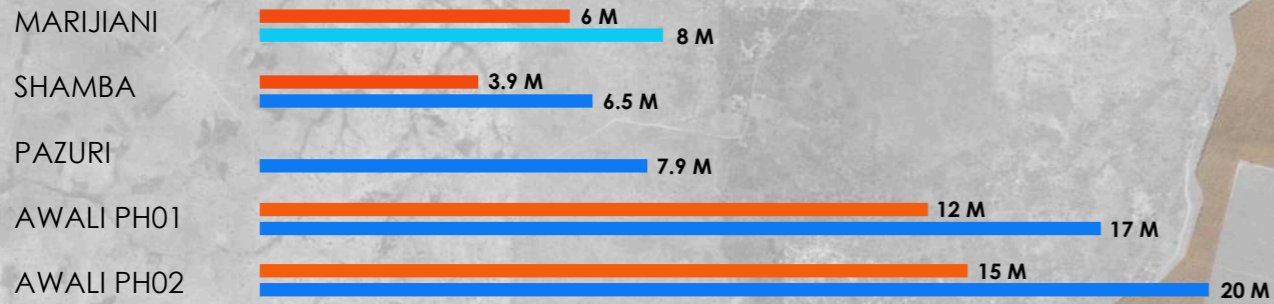


MAP OF KENYA AND LOCATION OF KILIFI COUNTY

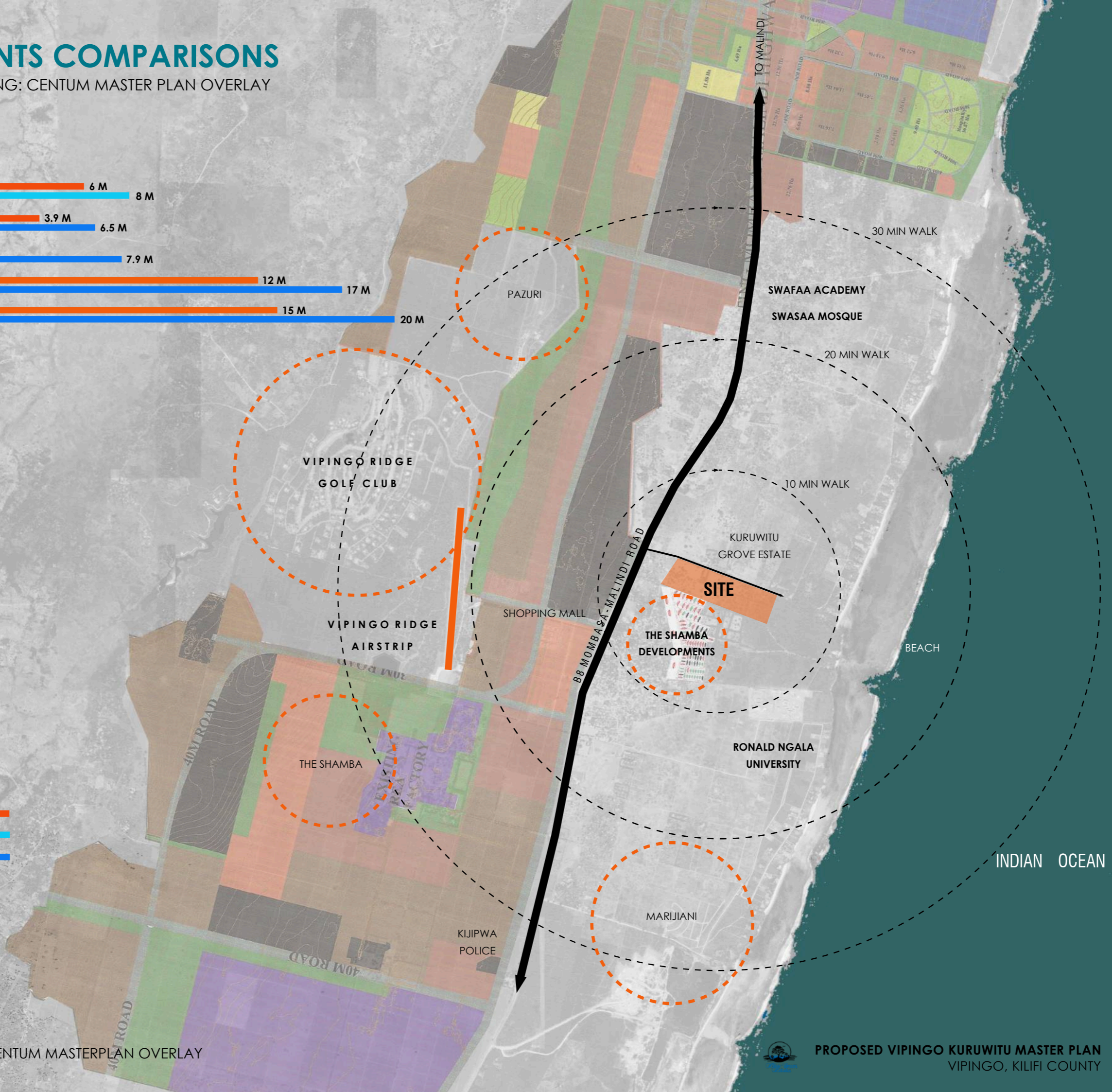
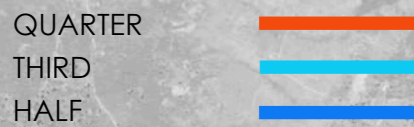


DEVELOPMENTS COMPARISONS

MASTER PLAN POSITIONING: CENTUM MASTER PLAN OVERLAY



KEY



After analysis of various site parameters, and in accordance with the National Physical Planning Handbook and Building Codes, a General Arrangement [GA] plan is established here in.

This is called the **MASTER PLAN**.

The Master Plan indicates location of roads, unit blocks and service amenities and shows their interaction with the land.

PROPOSED MASTER PLAN



PROPOSED SITE PLAN

MASTER PLAN GENERAL LAYOUT



The final vision for the master plan is to have a residential center interwoven with greenery as it exists. The residential scheme seeks to create a node of premium living that will not only serve the Kiruwitu Development but the upcoming Vipingo residence fraternity.

A green network runs from a high point of western site to the east down through the middle of the site. This is the true heart of the development. A series of two major green spaces creates opportunities for passive and active recreation. This is the true heart of the development. To the west as per the concept planning mostly quarter acres while the easter towards the ocean side having half acre lots.

There is provision for a club house and a nursery|kindergarten school, as an important node, serving within a shared common ground with the community and extensive green network at large.

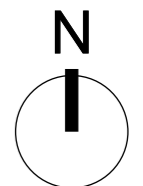
PROPOSED SITE PLAN

GOOGLE UNDERLAY



KEY

- | | |
|-------------------------------------|--------------------------------------|
| 1. MAIN ACCESS ROAD | 13. THE GREEN WAYS |
| 2. MAIN GATE HOUSE ACCESS | 14. THE EASTERN CRESCENT OPEN SPACE |
| 3. SERVICE BLOCK | 15. COURT COLLECTOR ROAD 9M RESERVE |
| 4. BOULEVARD PARK | 16. WAY LEAVE AND DRAINAGE |
| 5. ENTRANCE EXPERIENCE ROUNDABOUT | 17. TYPICAL HALF ACRE |
| 6. CLUB HOUSE EXTERNAL PARKING | 18. TYPICAL QUARTER ACRE |
| 7. CLUB HOUSE | 19. EXTERNAL ACCESS ROAD |
| 8. SITE SERVICES PLOT | 20. SECONDARY ACCESS ROAD GATE HOUSE |
| 9. KINDERGARTEN | 21. NEIGHBOURHOOD LOTS |
| 10. MAIN LOOP ROAD 9M RESERVE | 22. ACCESS ROAD TO THE BEACH |
| 11. MAIN ROAD ROUNDABOUTS | |
| 12. THE WESTERN CRESCENT OPEN SPACE | |



PROPOSED SITE PLAN

MASTERPLAN PRECINCTS

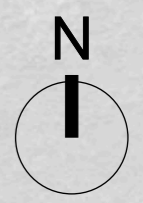
SUMMARY LANDUSE BY ZONES

QUARTERS	113,107 sqm	27.95 acres	37%
HALVES	184,079 sqm	44.49 acres	59%
COMMON SPACE	6,781 sqm	1.68 acres	4%
TOTAL AREA	303,968 sqm	75.11 acres	

KEY

- QUARTER ACRES PRECINCT 87 LOTS
- HALF ACRES PRECINCT 75 LOTS
- MAJOR COMMON SPACE PRECINCT

TOTAL LOTS **162 NO**



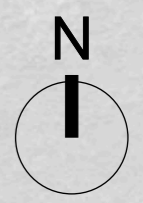
PROPOSED SITE PLAN

MASTERPLAN RESIDENTIAL COURTS AND PLOTS



COURT 1	QUARTERS
COURT 2	QUARTERS
COURT 3	QUARTERS
COURT 4	QUARTERS
COURT 5	QUARTERS
COURT 6	QUARTERS AND HALVES
COURT 7	QUARTERS AND HALVES
COURT 8	HALVES
COURT 9	HALVES
COURT 10	HALVES
COURT 11	HALVES
COURT 12	HALVES
COURT 13	HALVES
COURT 14	HALVES
COURT 15	HALVES

TOTAL COURTS 15 NOS



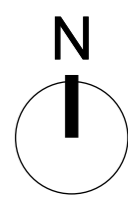
PROPOSED SITE PLAN

MASTERPLAN LANDUSE AND LOTS DISTRIBUTION

LANDUSE AND LOTS DISTRIBUTION



	AREA	AREA	AREA	LOTS
	SQM	ACRES	HA	DENOTE
	84,344	20.84	8.43	Quarter Lots
	162,968	40.27	16.30	Halve Lots
	1,492	0.37	0.15	Club House
	541	0.13	0.05	Kindergarten
	912	0.23	0.09	Services
	17,597	4.35	1.76	Open spaces Green ways
	36,113	14.78	3.61	Road Reserve
Totals	303,967	75.11	30.40	



PROPOSED SITE PLAN

PROPOSED PHASE ONE

PHASE ONE ROLL-OUT

The phase one approach will be congrisant of the **30%** rollout and sales validation. The proposed phase one will include the main access boulevard, **77 No. quarter acres** and **8 No. Half acres**. This is based on the creteria that the provided infrastrucre will serve 5 complete courts.

In relation to the constructability roll-out plan, the club house and the kindergarten may come at a later stage, but it is paramount that the guard house, the sales office, atleast part of the front boundary wall, the road at the boulevard including the round about is constructed as it will form part of the entourage to the development. The rest of the roads should be properly graded to allow for access and circulation to individual lots.



PROPOSED SITE PLAN

PROPOSED PHASE ONE

PHASE TWO ROLL-OUT

Phase two roll out will include the rest of the site of the remaining 70% and as guided by on-going phase one sales of the plots. The remaining plots will be 10no. Quarters and 65 half acre lots.



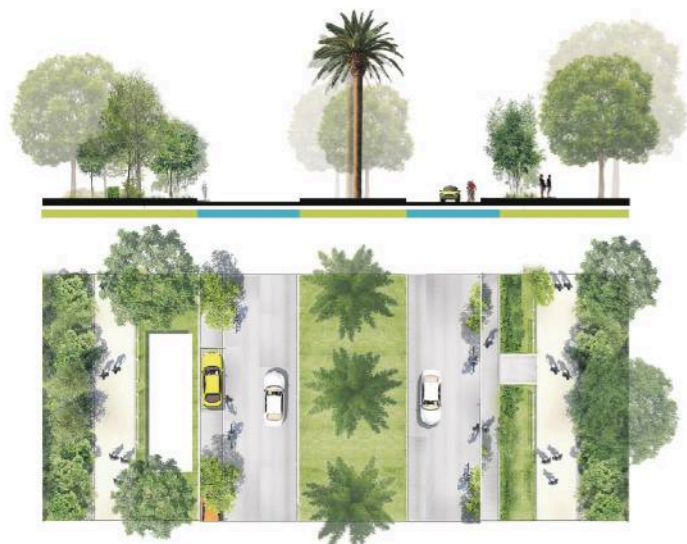
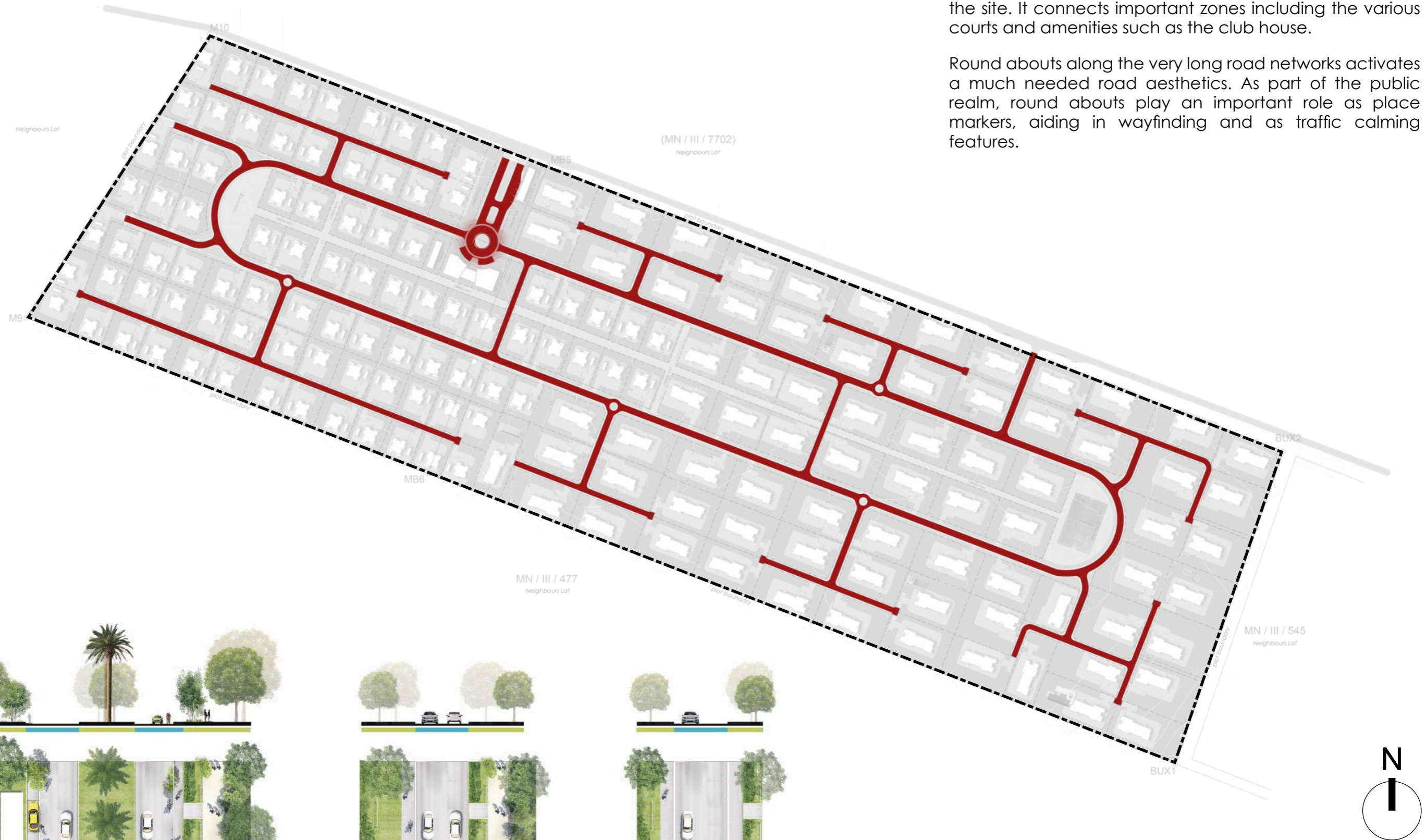
ROAD NETWORK

INTERGRATED CONNECTIVITY FRAMEWORK

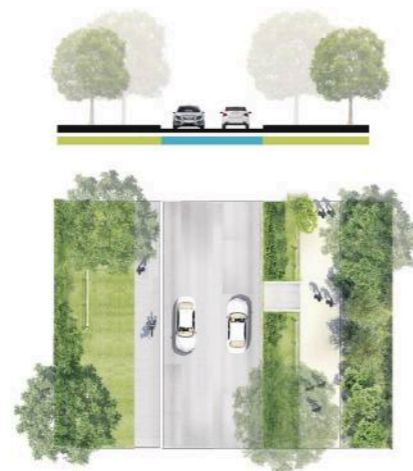
INTEGRATED CONNECTIVITY

The principal loop road forms the main connection and offers an efficient spine for access and circulation around the site. It connects important zones including the various courts and amenities such as the club house.

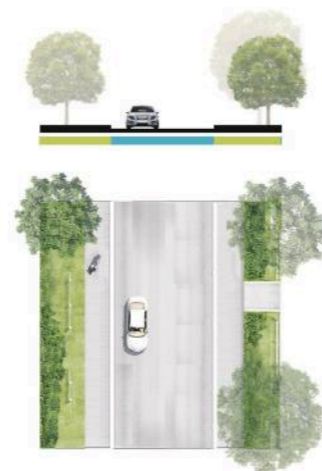
Roundabouts along the very long road networks activates a much needed road aesthetics. As part of the public realm, roundabouts play an important role as place markers, aiding in wayfinding and as traffic calming features.



15m boulevard reserve



9m principal road



7m collector and street road



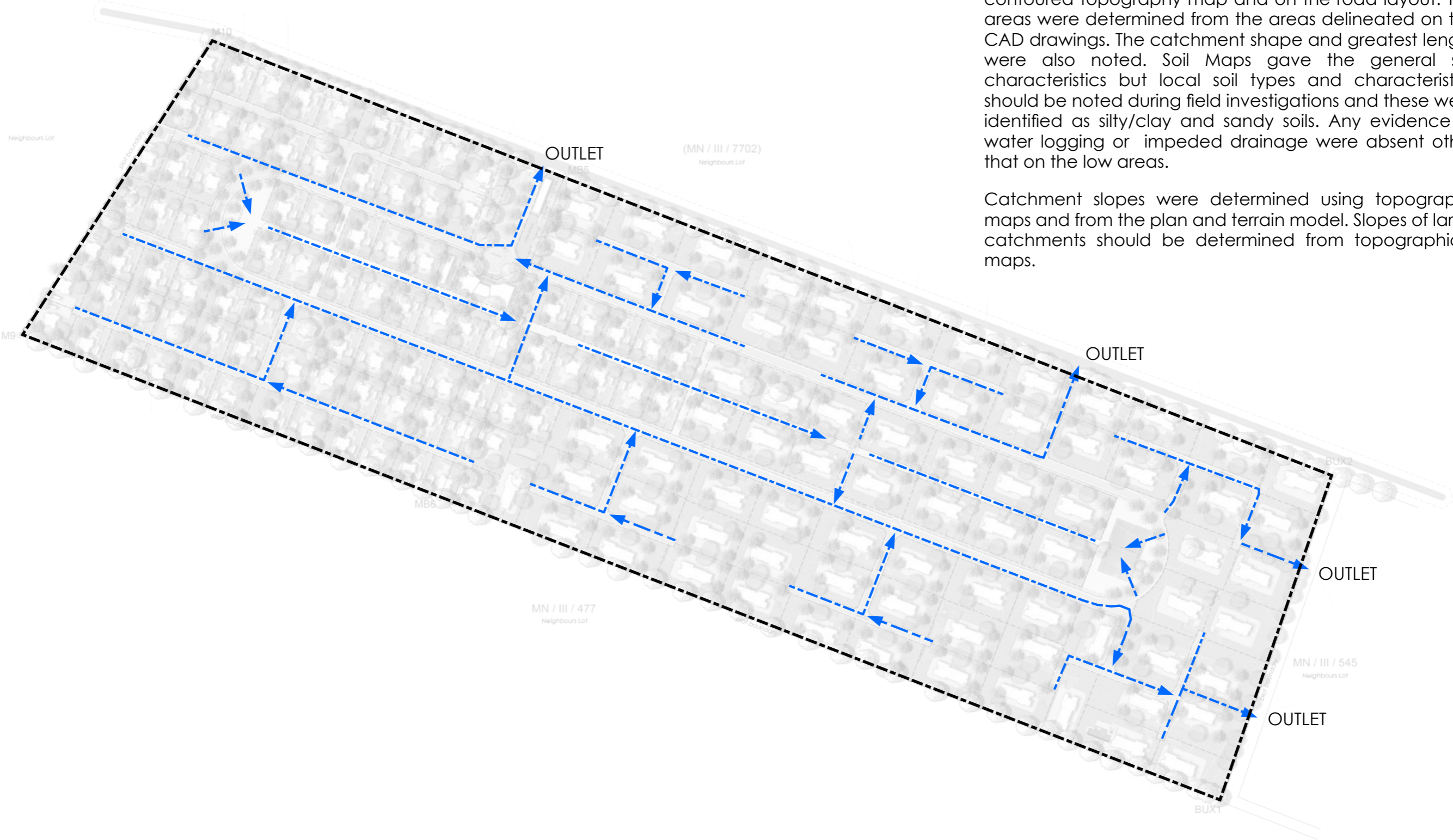
STORMWATER MANAGEMENT

RAIN WATER SURFACE RUN-OFFS AND GENERAL DRAINAGE

STORMWATER RETICULATION

The catchments boundaries were delineated on a contoured topography map and on the road layout. The areas were determined from the areas delineated on the CAD drawings. The catchment shape and greatest length were also noted. Soil Maps gave the general soil characteristics but local soil types and characteristics should be noted during field investigations and these were identified as silty/clay and sandy soils. Any evidence of water logging or impeded drainage were absent other than on the low areas.

Catchment slopes were determined using topography maps and from the plan and terrain model. Slopes of large catchments should be determined from topographical maps.



SOLID WASTE MANAGEMENT

SWM ON SCENARIO BASE

WASTE COLLECTION

Site wide WASTE collection or main collection points should inform mode of disposal away from site. Options for organic, non-recyclable and recyclable sorting can be easily handled here if earlier separation is done in individual homes.

Collection from courts at designated points or waste receptacle should offer temporary collection of waste from several blocks. Separation here could be enforced through community standard by-laws or by the facility manager.



WATER SUPPLY AND RETICULATION

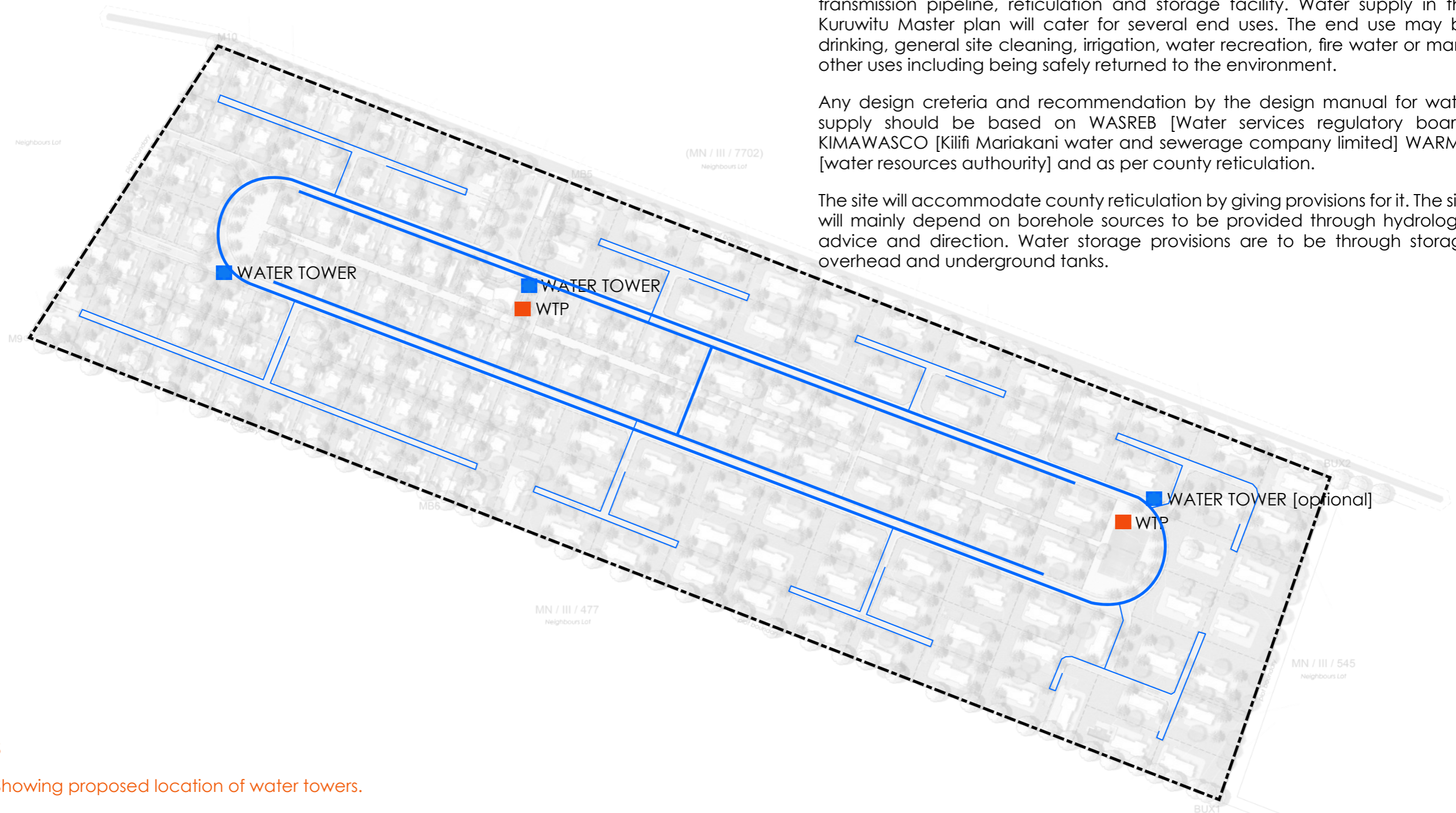
WATER STORAGE AND RETICULATION ON SCENARIO BASE

WATER RETICULATION

The main objective of this component is to offer advice on water source, water transmission pipeline, reticulation and storage facility. Water supply in the Kuruwitu Master plan will cater for several end uses. The end use may be drinking, general site cleaning, irrigation, water recreation, fire water or many other uses including being safely returned to the environment.

Any design criteria and recommendation by the design manual for water supply should be based on WASREB [Water services regulatory board] KIMAWASCO [Kilifi Mariakani water and sewerage company limited] WARMA [water resources authority] and as per county reticulation.

The site will accommodate county reticulation by giving provisions for it. The site will mainly depend on borehole sources to be provided through hydrologist advice and direction. Water storage provisions are to be through storage overhead and underground tanks.



NOTES

Map Showing proposed location of water towers.

Water harvesting from stormwater management strategies should be considered at a site wide context, and encouraged within individual dwellings. The master plan should have a combination of overhead and underground water storage amenities.

Two alternative/combined sources of water supply have been considered. On site boreholes with a treatment plant. Supported by bulk supply from the ongoing plans by KIMAWASCO. Consideration has also been made for bulk storage of water onsite integrated with elevated tanks for gravity-driven reticulation to planned high rise buildings. The proposed master plan will host boreholes for provision of portable water. A Water Treatment Plant [WTP] has been proposed for filtration and two water towers for overhead bulk storages.



WASTE WATER MANAGEMENT

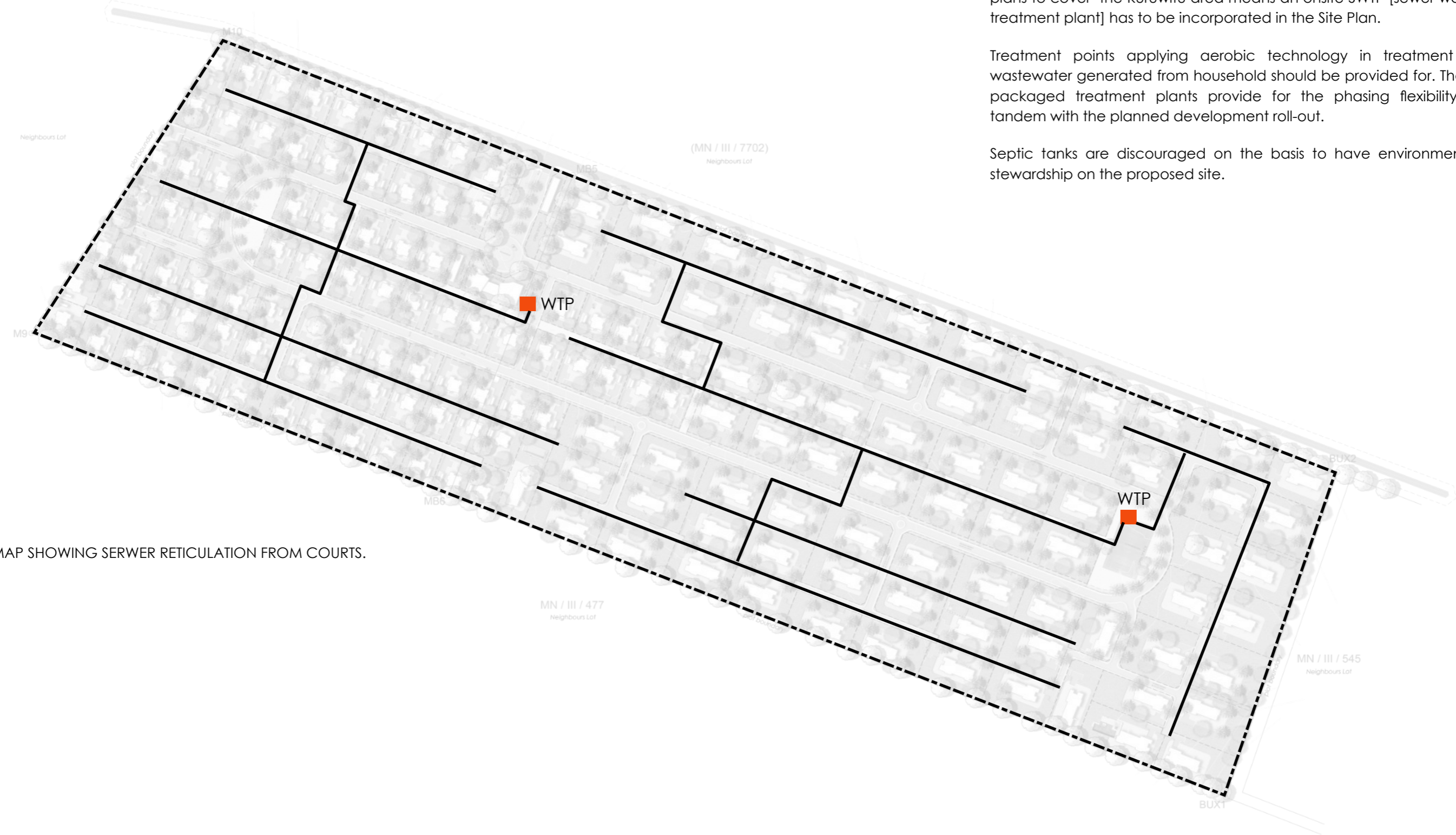
DOMESTIC SEWERAGE RETICULATION ON SCENARIO BASE

SEWER RETICULATION

Insufficient existing Kilifi County sewer network and lack of immediate plans to cover the Kuruwitu area means an onsite SWTP [sewer water treatment plant] has to be incorporated in the Site Plan.

Treatment points applying aerobic technology in treatment of wastewater generated from household should be provided for. These packaged treatment plants provide for the phasing flexibility in tandem with the planned development roll-out.

Septic tanks are discouraged on the basis to have environmental stewardship on the proposed site.



MAP SHOWING SERWER RETICULATION FROM COURTS.

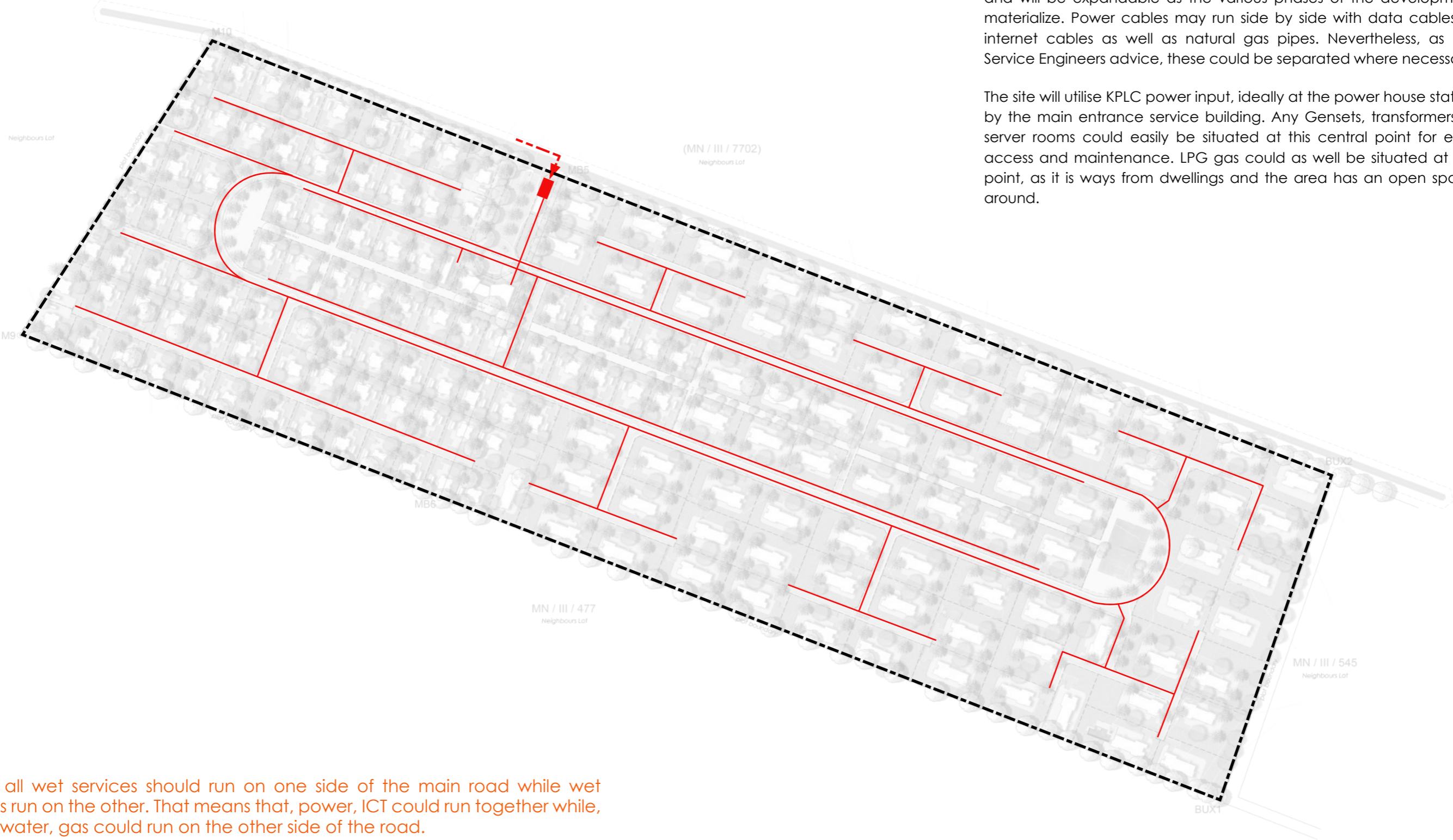
POWER, ICT AND NATURAL GAS MANAGEMENT

ELECTRICITY INTERNET CABLES AND COOKING GAS RETICULATION

POWER, ICT AND GAS RETICULATION

The electrical reticulation concept design shall be modular in nature and will be expandable as the various phases of the development materialize. Power cables may run side by side with data cables or internet cables as well as natural gas pipes. Nevertheless, as per Service Engineers advice, these could be separated where necessary.

The site will utilise KPLC power input, ideally at the power house station by the main entrance service building. Any Gensets, transformers or server rooms could easily be situated at this central point for easy access and maintenance. LPG gas could as well be situated at this point, as it is ways from dwellings and the area has an open space around.



NOTES

Ideally all wet services should run on one side of the main road while wet services run on the other. That means that, power, ICT could run together while, sewer, water, gas could run on the other side of the road.



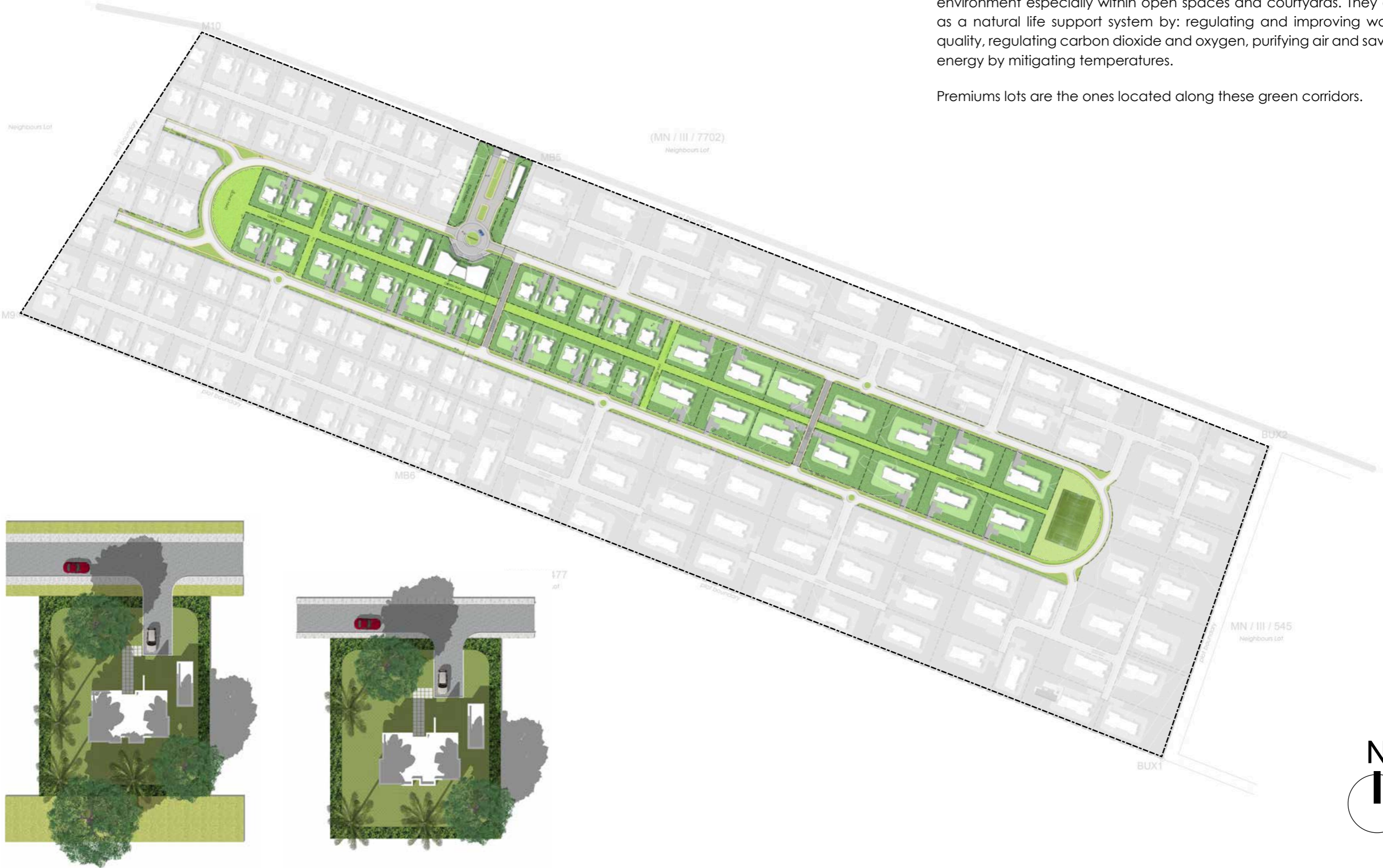
LOCATION OF PREMIUM LOTS

ACTIVIATED GREEN CORRIDORS

THE GREEN VALUE

A contiguous and interminable landscape is preserved and enhanced to ensure nature takes its course. Plants are also integrated into the built environment especially within open spaces and courtyards. They act as a natural life support system by: regulating and improving water quality, regulating carbon dioxide and oxygen, purifying air and saving energy by mitigating temperatures.

Premiums lots are the ones located along these green corridors.



PREMIUM 1/4 LOT



NORMAL 1/4 LOT



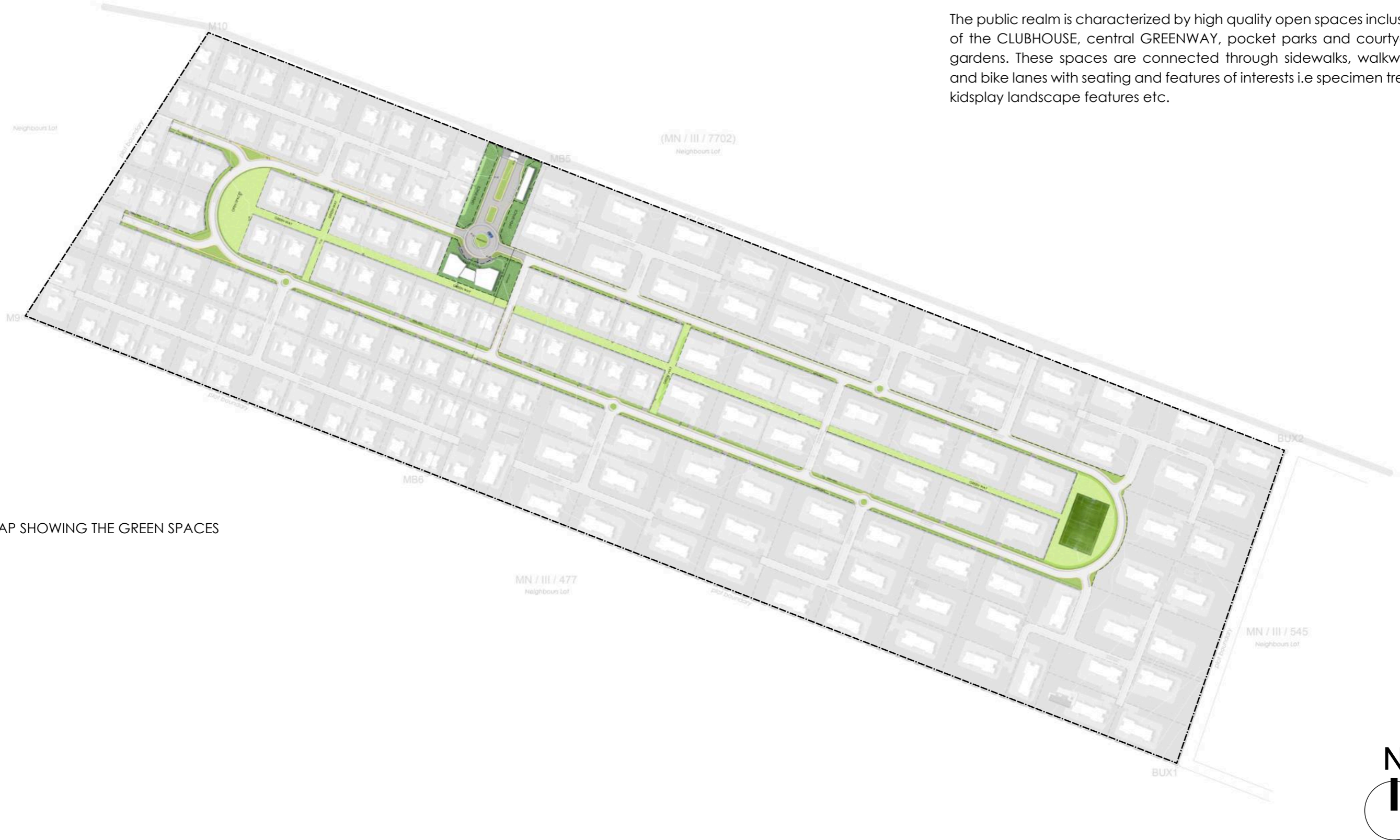
GREENWAYS AND OPEN SPACES

ACTIVATED GREEN CORRIDORS AND THE PUBLIC REALM

PUBLIC REALM

Contributing to pedestrian movement, the site is connected through walkways and paths through a network of green ways and corridors.

The public realm is characterized by high quality open spaces inclusive of the CLUBHOUSE, central GREENWAY, pocket parks and courtyard gardens. These spaces are connected through sidewalks, walkways and bike lanes with seating and features of interests i.e specimen trees, kidsplay landscape features etc.



MAP SHOWING THE GREEN SPACES

MASTER PLAN HIGHLIGHTS



SITE HIGHLIGHT

BOULEVARD AND MAIN ACCESS



MB5

GATE HOUSE

SERVICE BLOCK

OPEN SPACE

OPEN SPACE

ROUNDBOUT

CLUB HOUSE

KINDERGARTEN

GREEN WAY



3D IMPRESSIONS

BOULEVARD AND MAIN ACCESS



3D IMPRESSIONS

HIGHLIGHT OF THE EASTERN CRESCENTS



3D IMPRESSIONS

AERIAL SITE VIEW OF ADJOINING COURTS



MASTER PLAN RENDERS



THE MAIN GATE



THE WESTERN CRESCENT



THE MASTER PLAN



THE BOULEVARD



A M A S T E R P L A N P R O P O S A L

KURUWITU MASTER PLAN

A MASTER PLAN PRESENTATION
CONCEPT PRESENTATION 008
REF: 238_202402_050VKT
VIPINGO, KILIFI COUNTY

PRESENTED BY

MEFRAMS AND ENTITY LIMITED



LANDSCAPE ARCHITECTURE + PLANNING

D E C E M B E R 2 0 2 4