



DESIGN GUIDANCE Residential Development

Ministry of Housing and Land Use Planning

PPG 1 Design Guidance

Revision 3

May 2022

Planning Policy Guidance 1 (PPG 1) was first issued in November 2004 and subsequently revised in September 2006 & October 2007. The present revision pertains specifically to Social Housing Projects undertaken by Government.

Objective

Government, through its agency - the New Social Living Development Ltd, has embarked on the construction of 12,000 residential units islandwide for low and middle income families. Government has decided that henceforth there would be a presumption in favour of medium-rise apartment type of Social Housing Projects and the PPG be amended accordingly.

The Design Guidance for Residential Development is hereby amended by adding a paragraph after Section 3.9 as follows:-

“3.10. Social Housing Projects

Social Housing Projects by Government or its agencies may be implemented in medium-rise apartment blocks of up to ground plus six (G+6) floors.

This flexibility in height will not be applicable to sites located in the following areas:

- *Coastal zones as defined in Design Sheet for Residential Coastal Development;*
- *Sloping sites as defined in PPG 9 - Development on Sloping Sites and Landslide Hazard Areas;*
- *Airport Restriction Zones (where applicable);*
- *World Heritage Sites; and*
- *Designated buffer zones around the residences of Diplomatic Missions.*

Moreover, other design aspects of Social Housing Projects should comply with relevant provisions of the Planning Policy Guidance.”

Effective Date

With effect from 04 May 2022

The Planning Policy Guidance (PPG 1) Revision 3 is available on the website of the Ministry of Housing and Land Use Planning at <https://housing.govmu.org/>. The Ministry of Housing and Land Use Planning may be contacted on Tel No. 4016808 for any queries.



DESIGN GUIDANCE Residential Development

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- 2.1 Planning and Design Principles
 - 2.2 Location
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 - 2.6 Traffic Management
 - 2.7 Landform and Landscaping
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3 PLOT DEVELOPMENT CRITERIA

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 - 3.3 Privacy
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 - 3.9 Residential development on existing small coastal sites
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DESIGN SHEETS

Individual Household Development
Design for Sloping Sites
Residential Coastal Development



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3.10. Social Housing Projects

Social Housing Projects by Government or its agencies may be implemented in medium-rise apartment blocks of up to ground plus six (G+6) floors.

This flexibility in height will not be applicable to sites located in the following areas:

- Coastal zones as defined in Design Sheet for Residential Coastal Development;
- Sloping sites as defined in PPG 9 - Development on Sloping Sites and Landslide Hazard Areas;
- Airport Restriction Zones (where applicable);
- World Heritage Sites; and
- Designated buffer zones around the residences of Diplomatic Missions.

Moreover, other design aspects of Social Housing Projects should comply with relevant provisions of the PPGs.