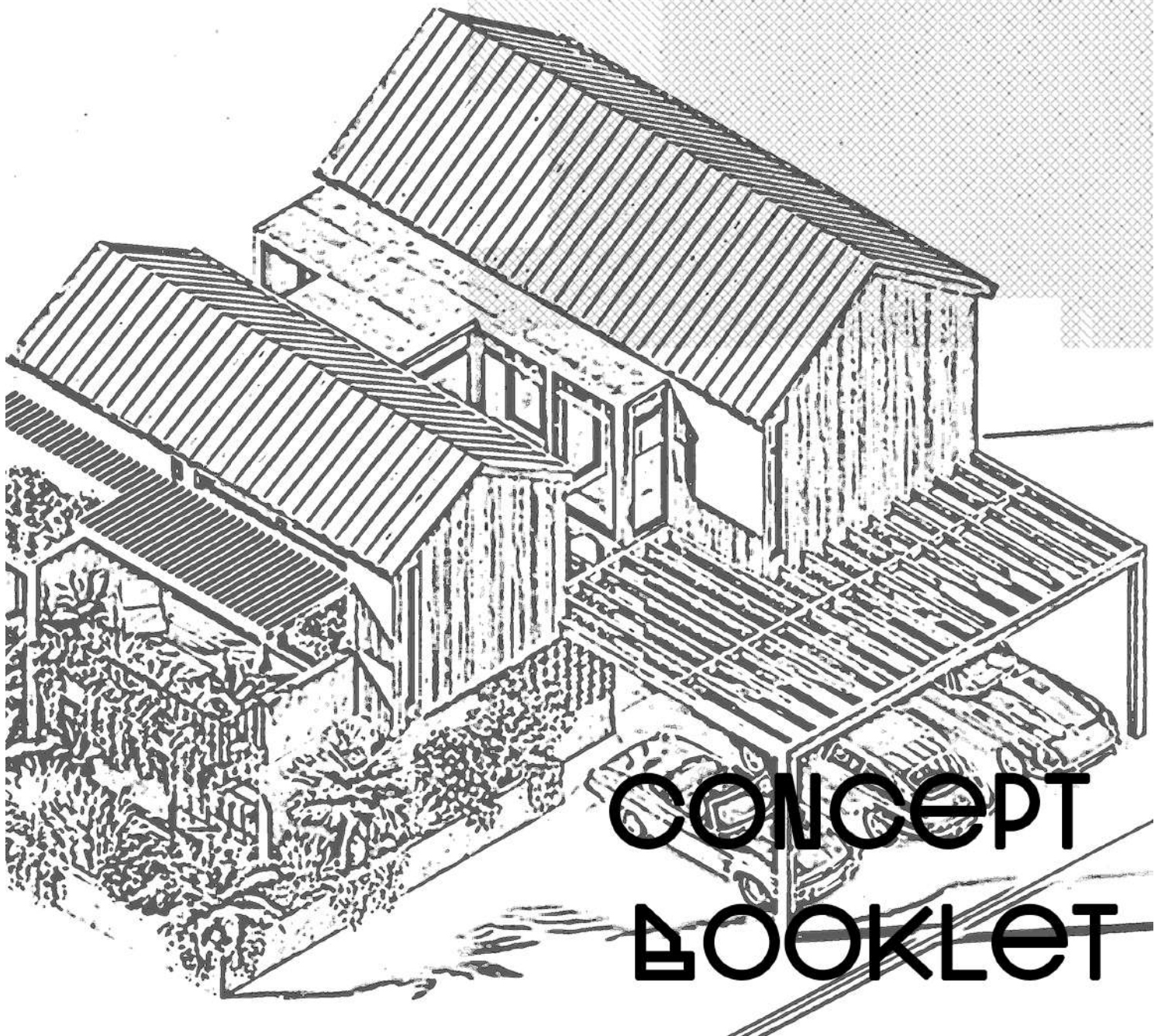


**POLARIS**  
HEART.



**CONCEPT  
BOOKLET**



429

POLARIS

-25.012545322911227,

20.2491500390605



-25.012545322911227,  
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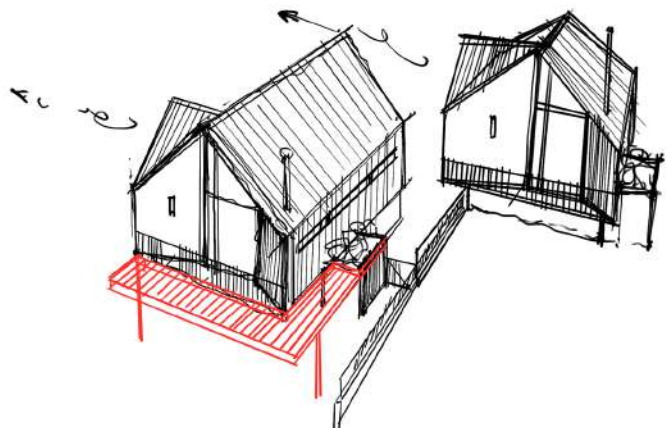
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## Overall Concept Feel

The project reads as a calm, contemporary village set on a sloped landscape. The architecture sits lightly on the terrain, with each unit stepping down the site to keep views open and avoid visual bulk. The gable forms give it a familiar residential scale, while the clean detailing, vertical timber screening, and muted material palette push it into a refined, modern direction.

There's a strong rhythm of simple rooflines, soft timber tones, and crisp masonry bases. Shaded decks and pergolas create warm edges to the buildings and soften the transition into the landscape. Circulation feels informal and walkable, moving through planted pockets and gentle curves rather than rigid grids. The carports tuck in neatly under the built forms, keeping the focus on the pedestrian experience and the layered greenery.

Overall, the atmosphere is quiet, natural, and well-composed: a contemporary estate that blends Scandinavian-influenced simplicity with warm local texture, emphasising privacy, softness, and a cohesive neighbourhood identity without feeling repetitive.







Polaris is another name for the North Star, the bright star that sits almost exactly above the Earth's north-celestial pole. Because of that fixed position, it has historically been used for navigation, orientation, and wayfinding.

If you think about it in the context of Waterkloof street names, the theme often leans toward astronomy, constellations, and classic navigational terms. Naming a street Polaris fits neatly into that pattern. It carries a sense of:

guidance and orientation

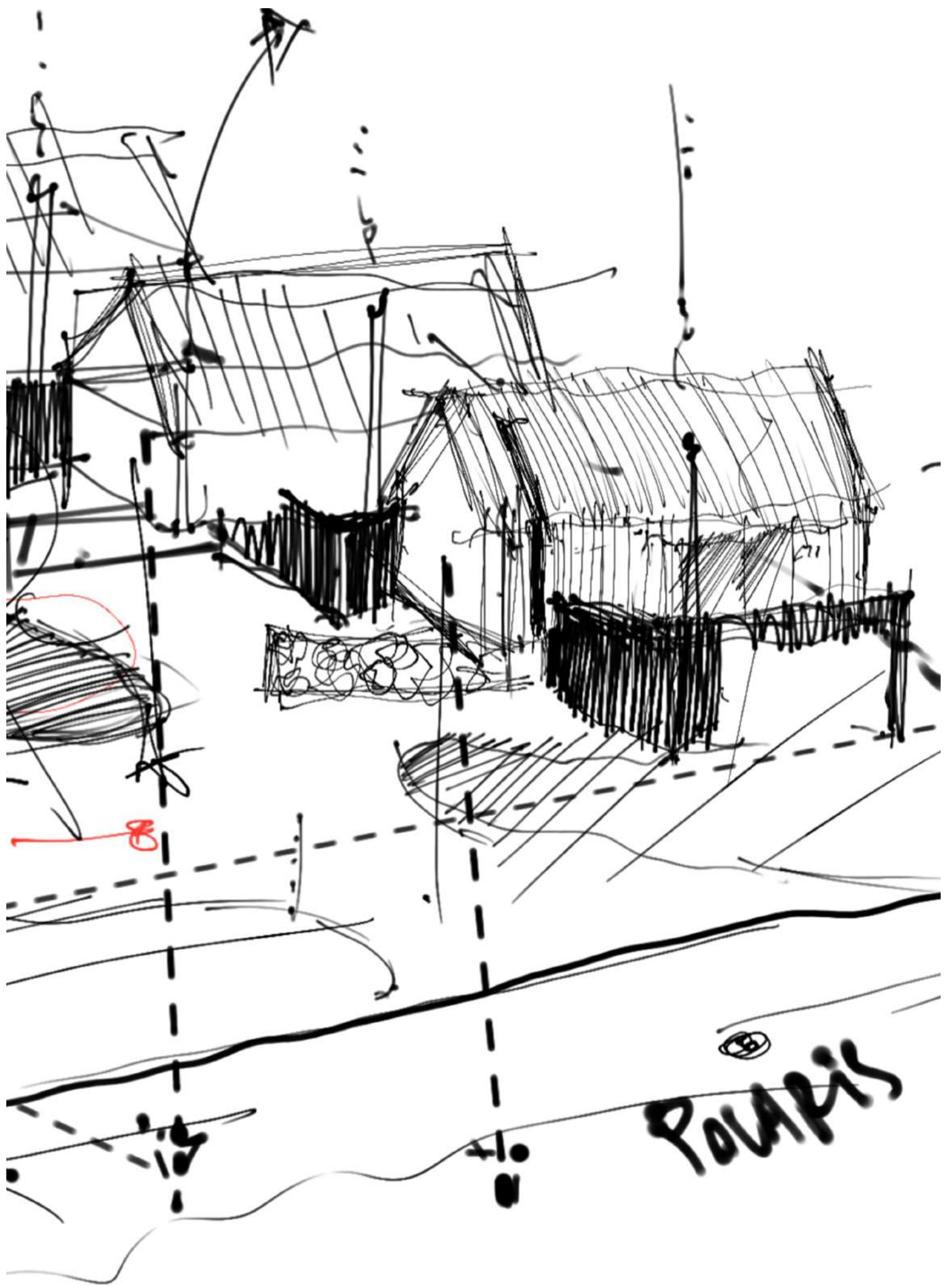
stability

a fixed point in the landscape

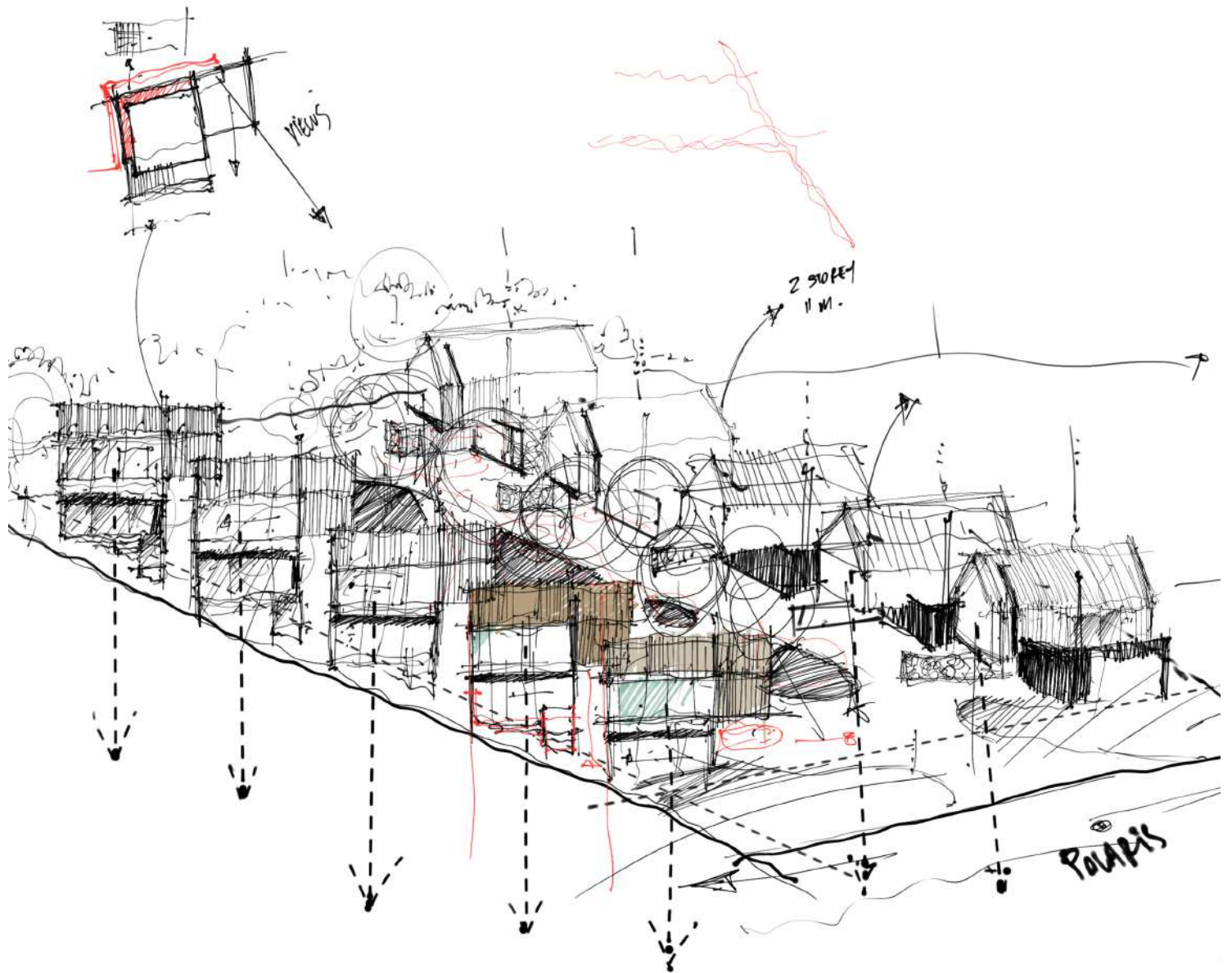
clarity and direction

for a street in Waterkloof, "Polaris" speaks to that of a celestial theme and gives the neighbourhood a sense of elevated, almost timeless refinement tied to the night sky and navigation.

POLARIS







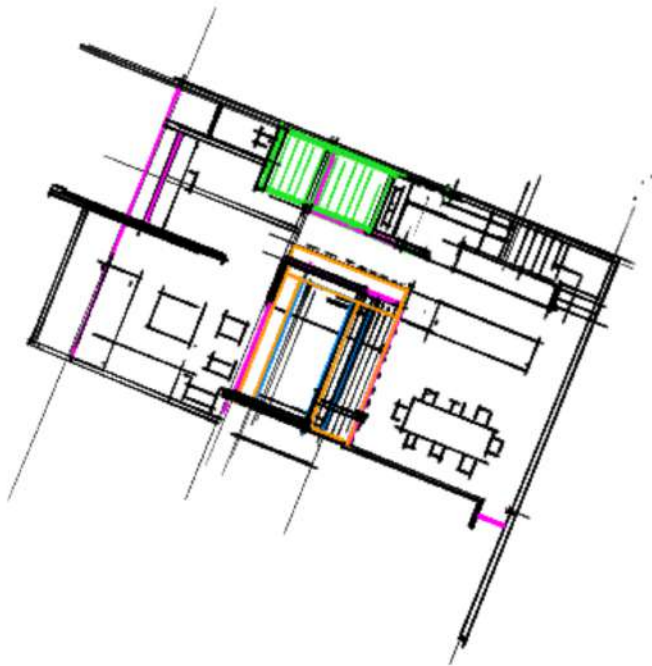
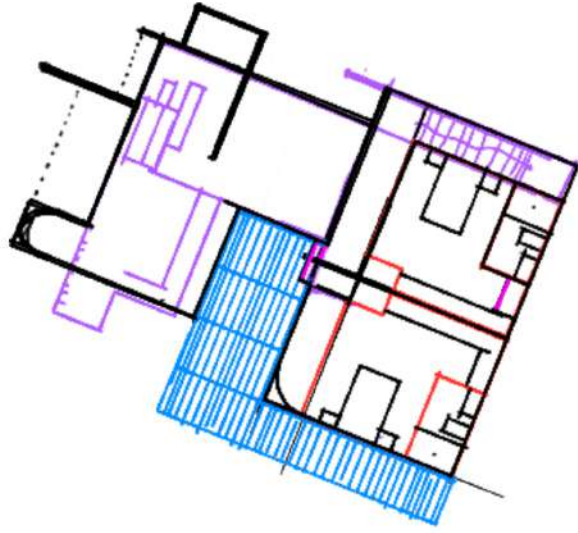
## PROJECT BRIEF — POLARIS HEART

Polaris Heart is a 10-unit residential development on consolidated Erven 1650 & 1651 in Waterkloof Ridge, designed within the Residential 3 framework of the Tshwane Land Use Scheme 2024. The project must stay within a 25% coverage limit ( $\pm 991 \text{ m}^2$ ) and a FAR of 0.4, allowing a total GFA of  $1\,586 \text{ m}^2$  across predominantly two-storey homes. Parking provision requires 30 bays, including visitors, with a single controlled access point along the street edge.

The architectural intent is a calm, contemporary cluster of gabled units that read as a cohesive neighbourhood. Buildings should maintain a low, human scale and use a refined palette of timber, masonry, and clean roof forms suited to the Waterkloof Ridge setting. Each unit must include a private garden, while a centrally located communal open space of at least  $220 \text{ m}^2$  provides shared recreation and a children's play zone. Landscape design must use predominantly indigenous planting and integrate stormwater management through swales, rain gardens, and tree planting tied to parking bays.

The development requires a full Site Development Plan and a Landscape Development Plan with geo-technical and stormwater reports prior to building plan submission. The outcome should be a well-resolved, elegant residential environment rooted in compliance, clarity, and a strong sense of place.



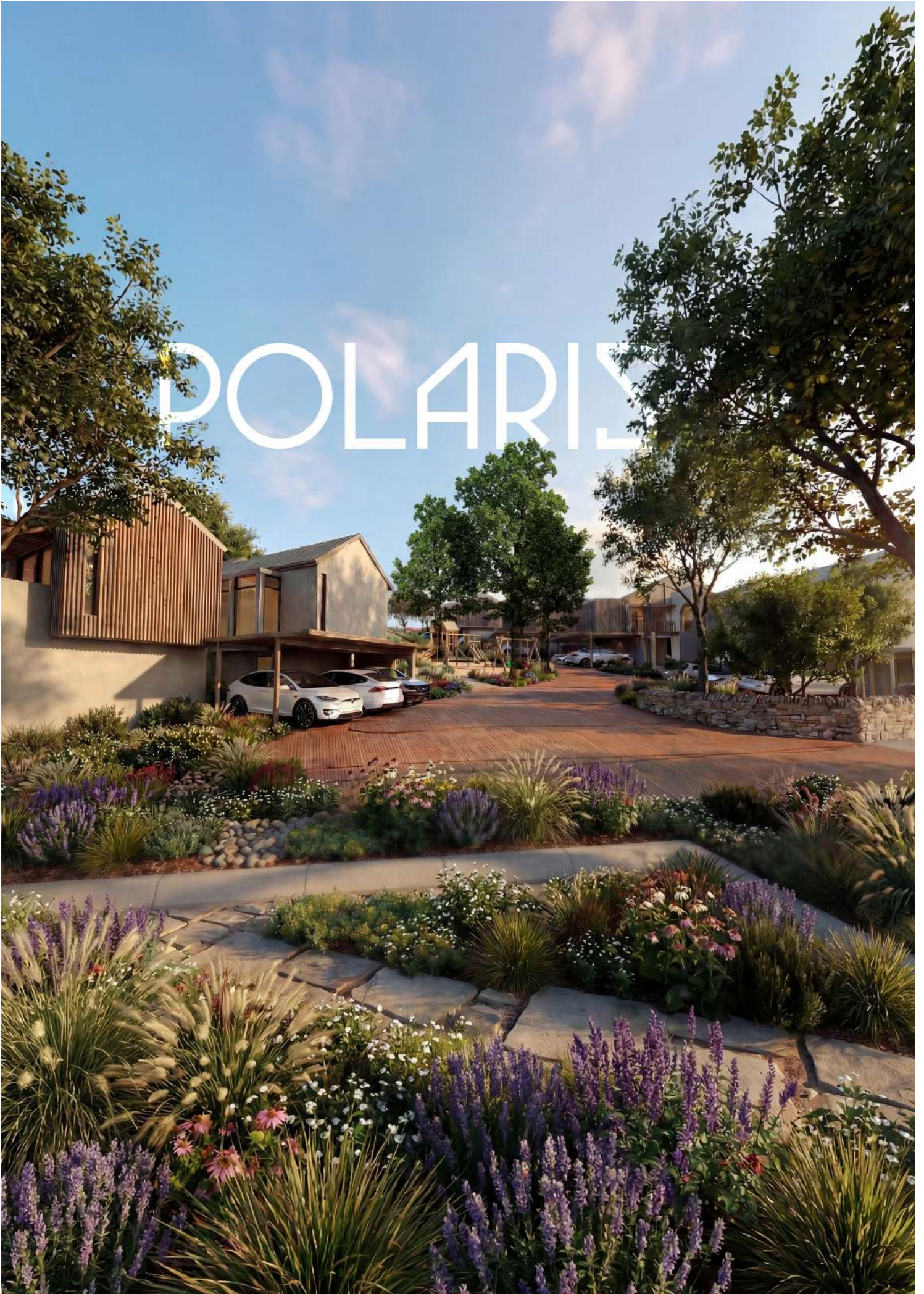




10  
units  
two  
types.



# POLARIS



# POLARIS HEART



# UNIT A ground floor.

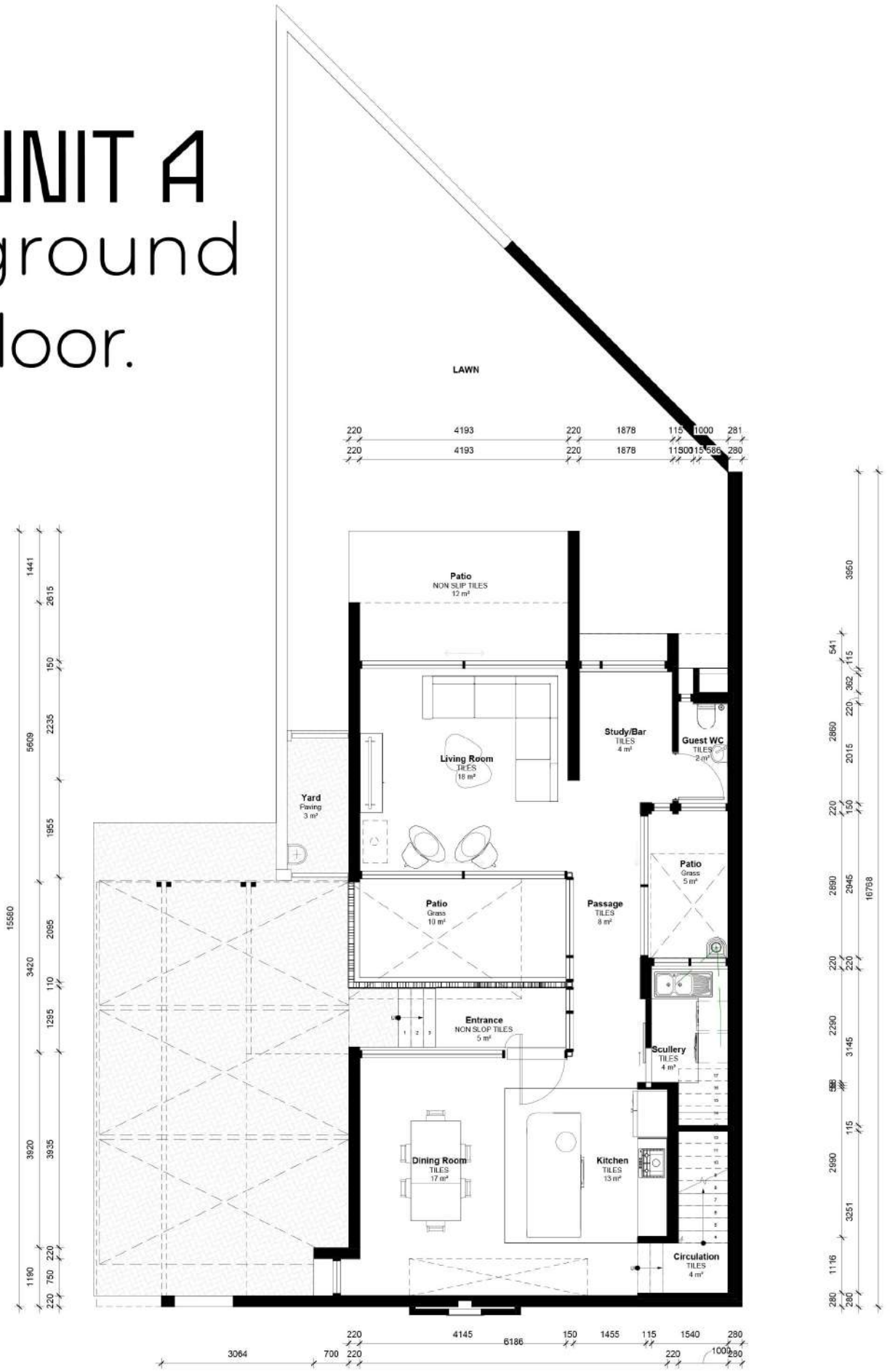


# UNIT A

first  
floor.

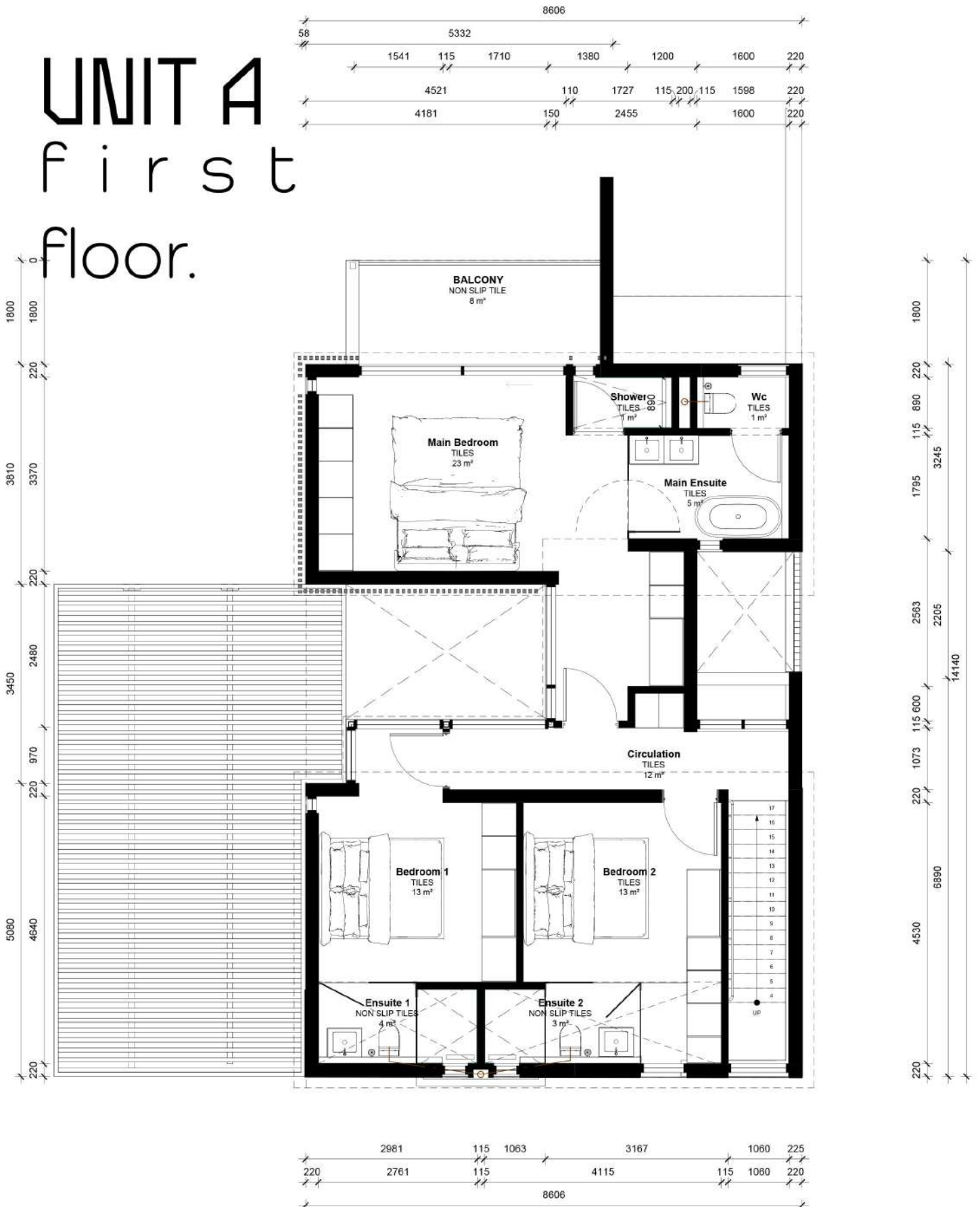


# UNIT A ground floor.

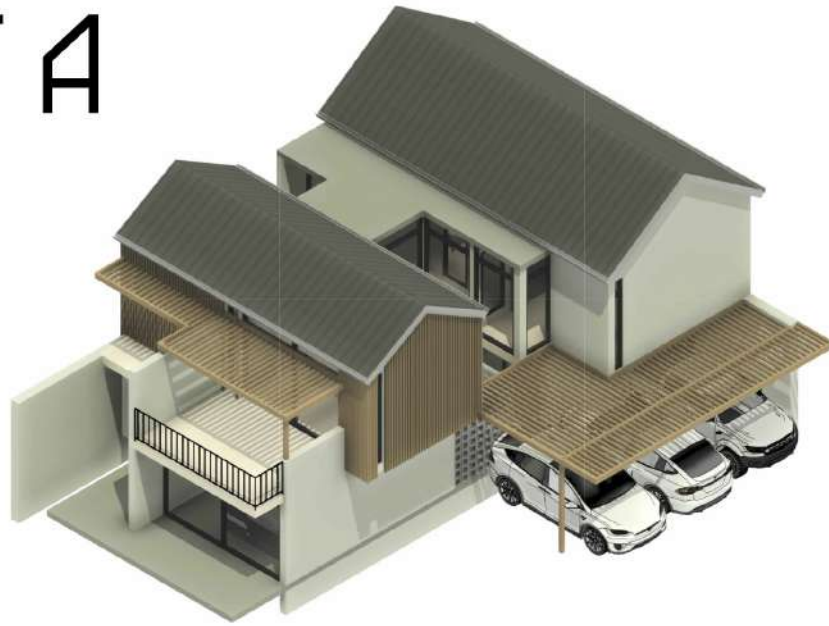


# UNIT A

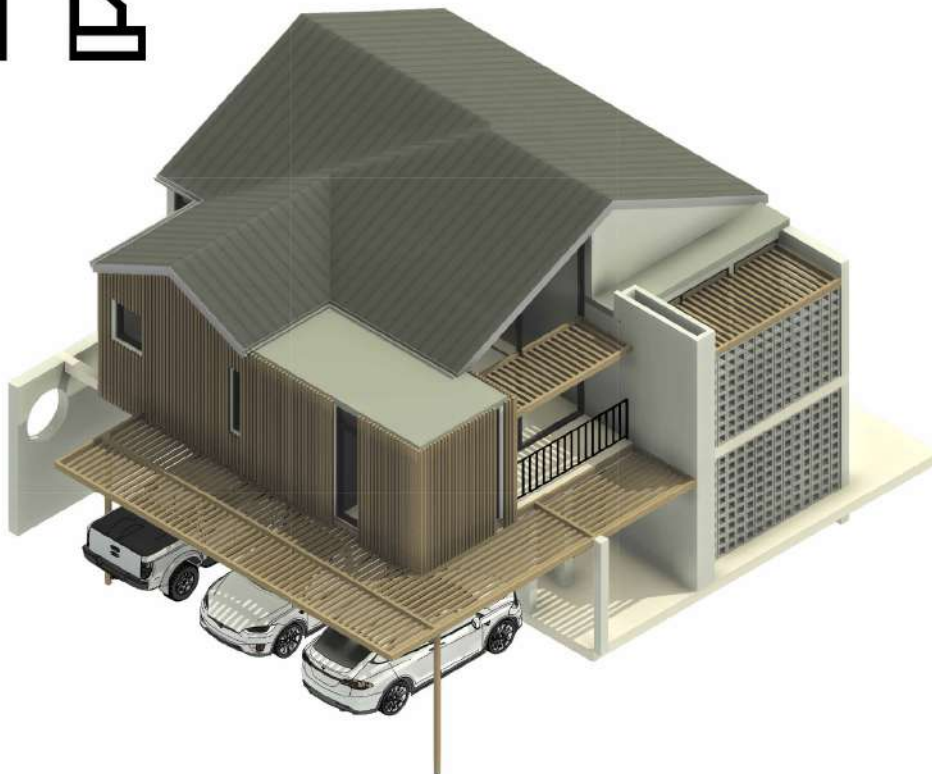
## first floor.



# UNIT A

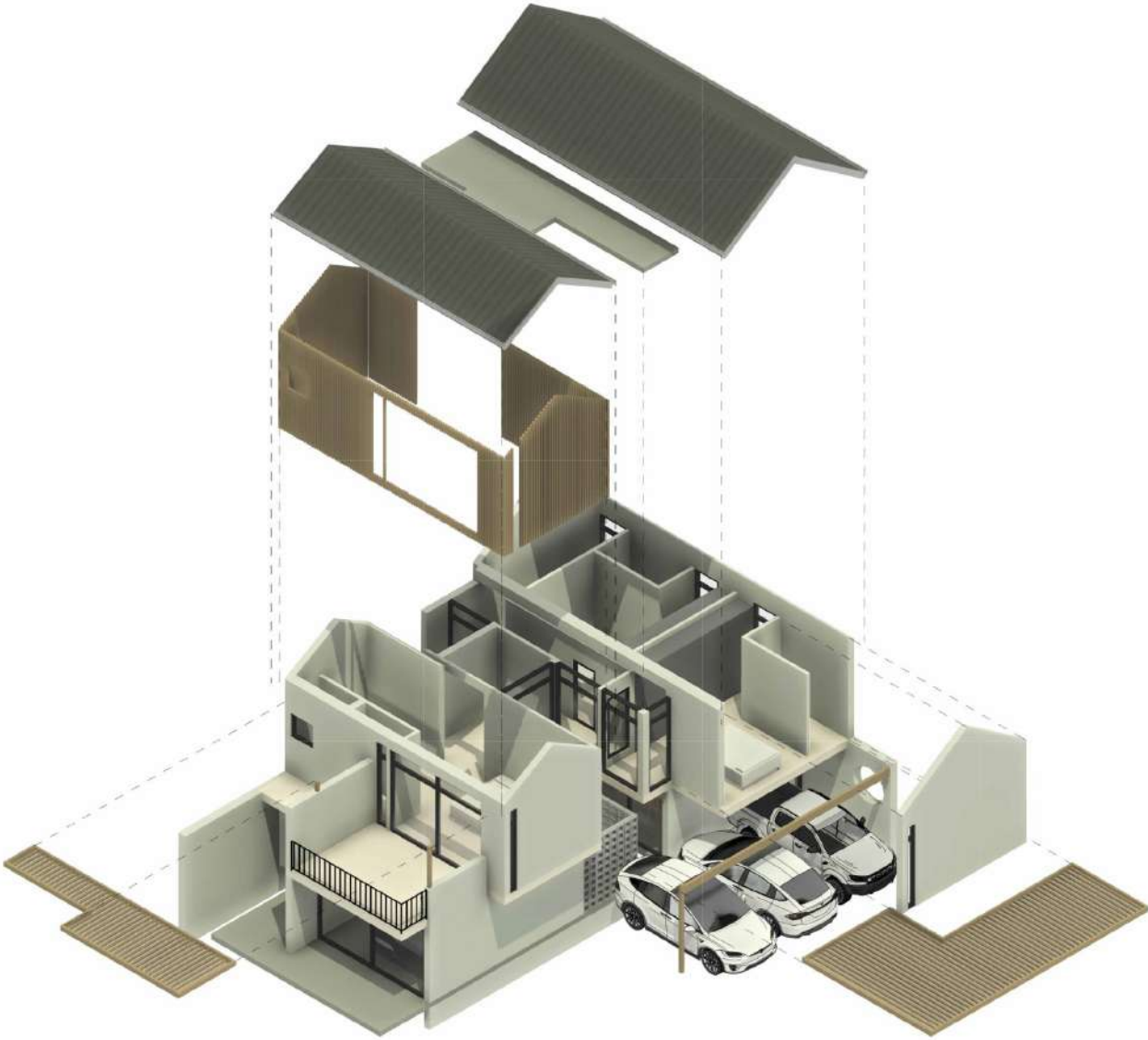


# UNIT B

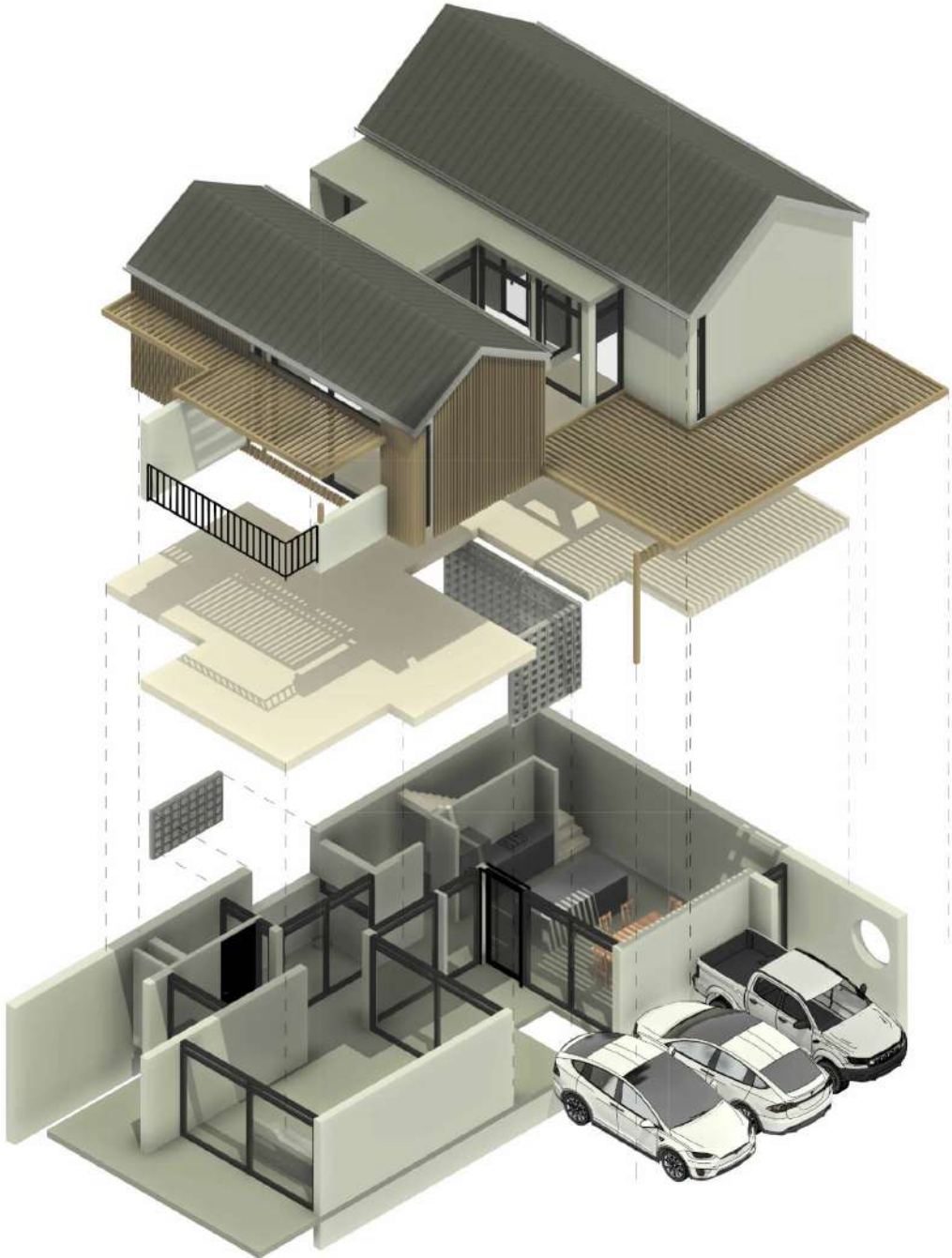




# UNIT A



# UNIT A



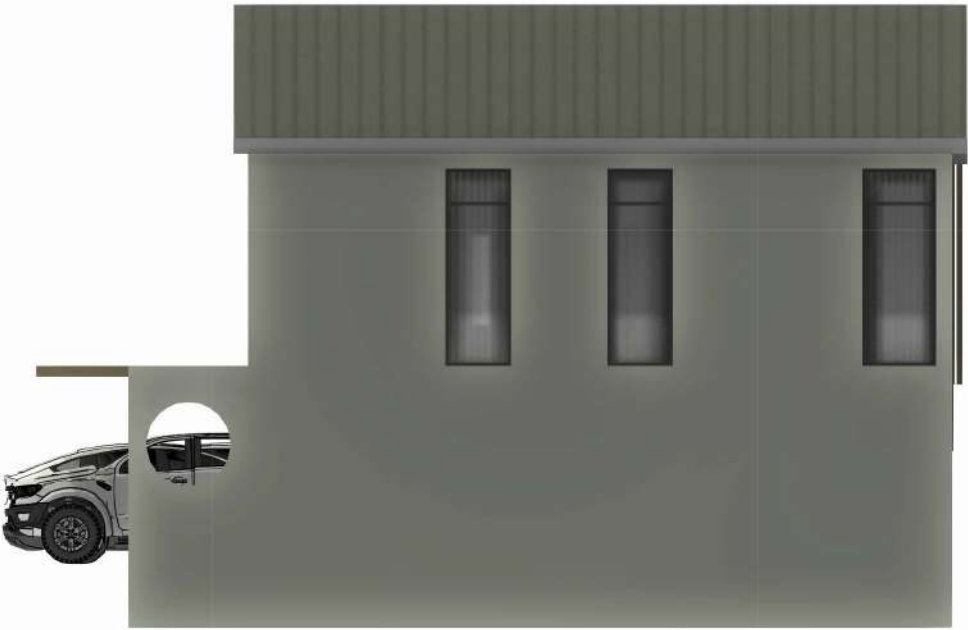
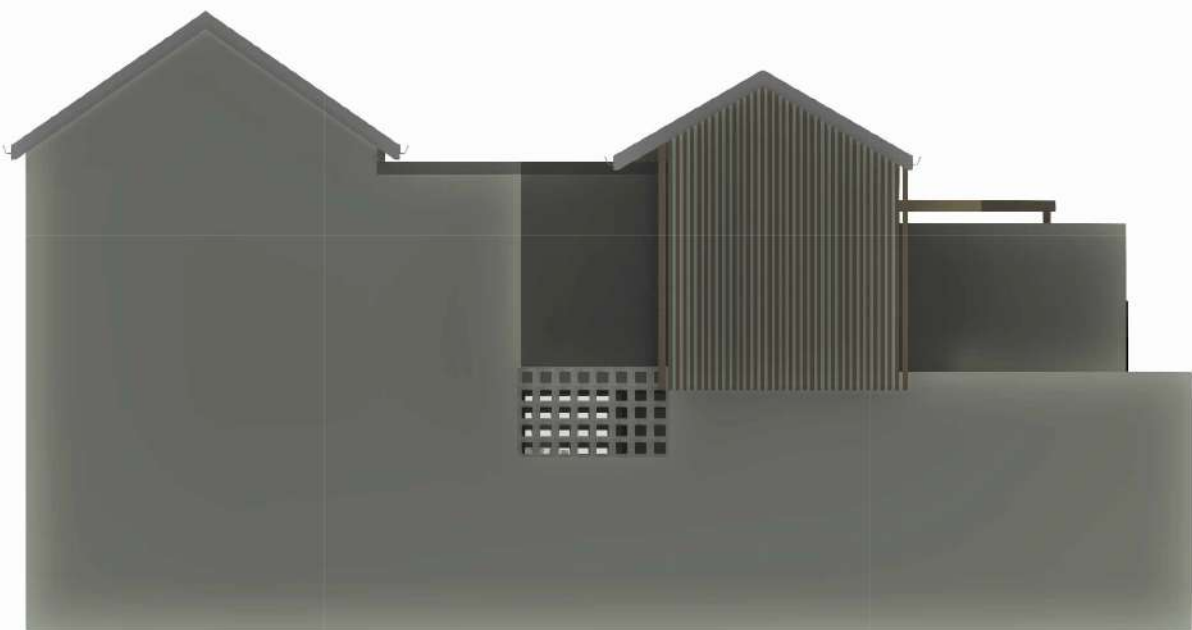
# UNIT A



# UNIT A



# UNIT A



# UNIT ground floor.

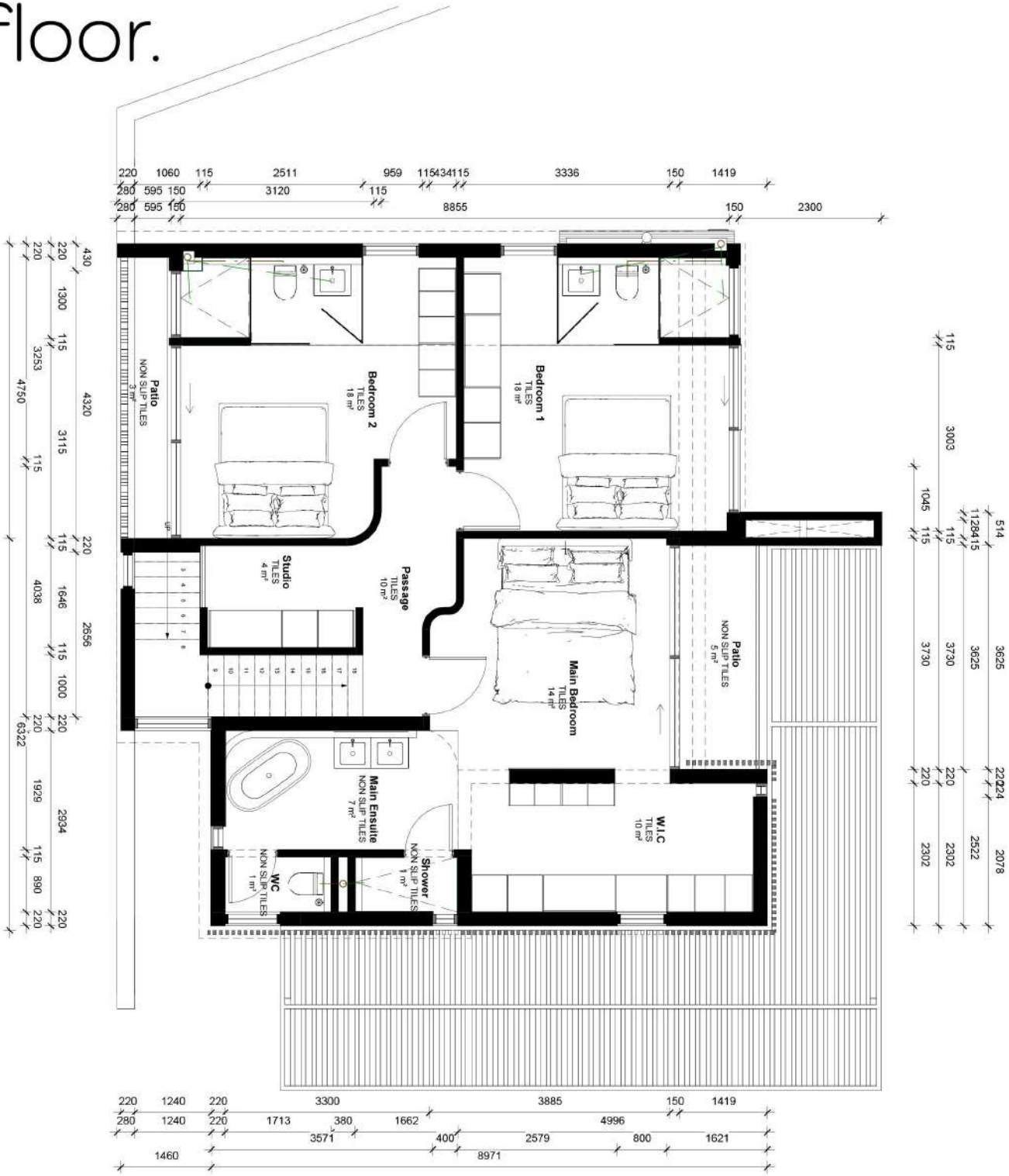


UNIT   
first  
floor.

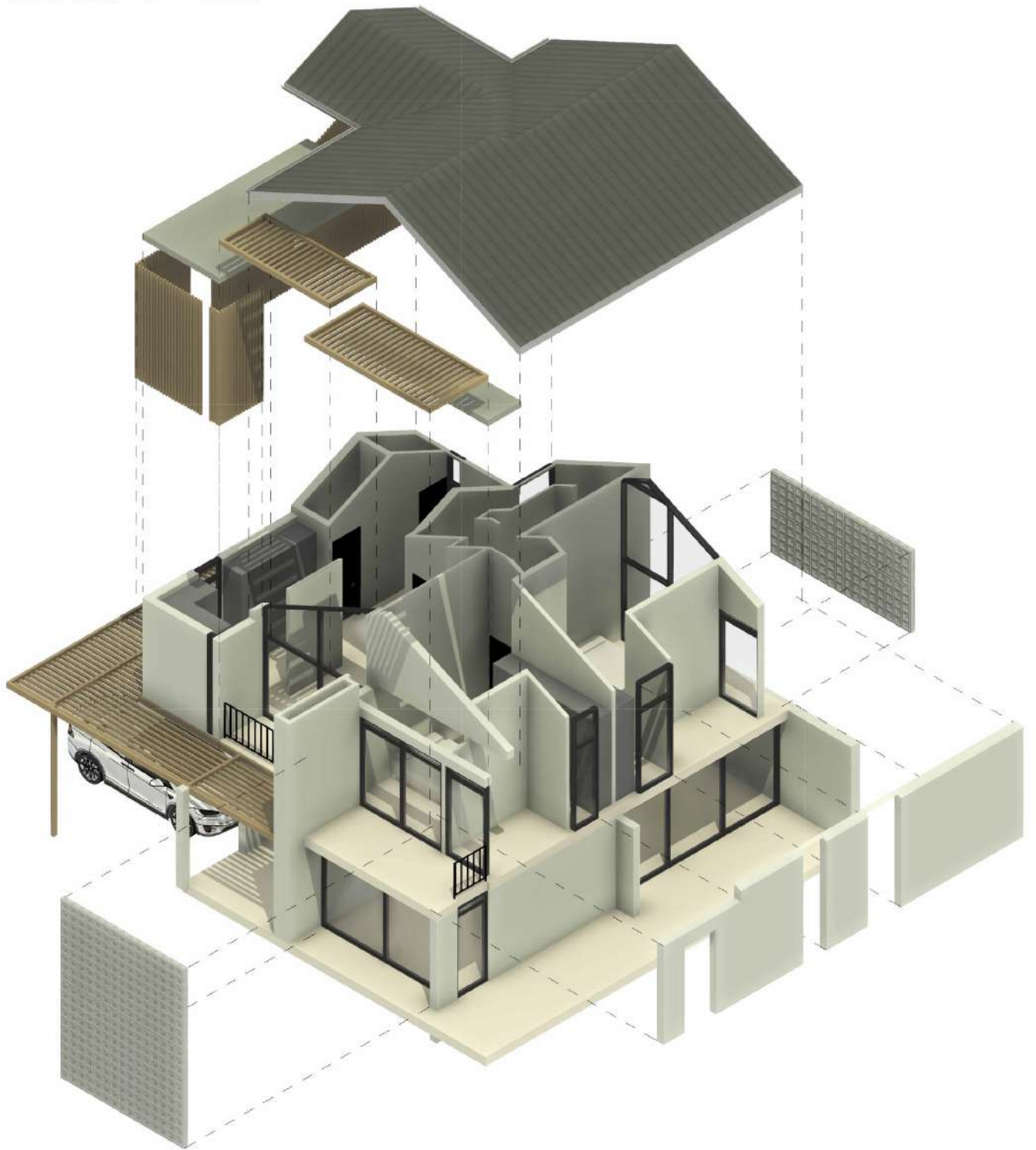


# UNIT

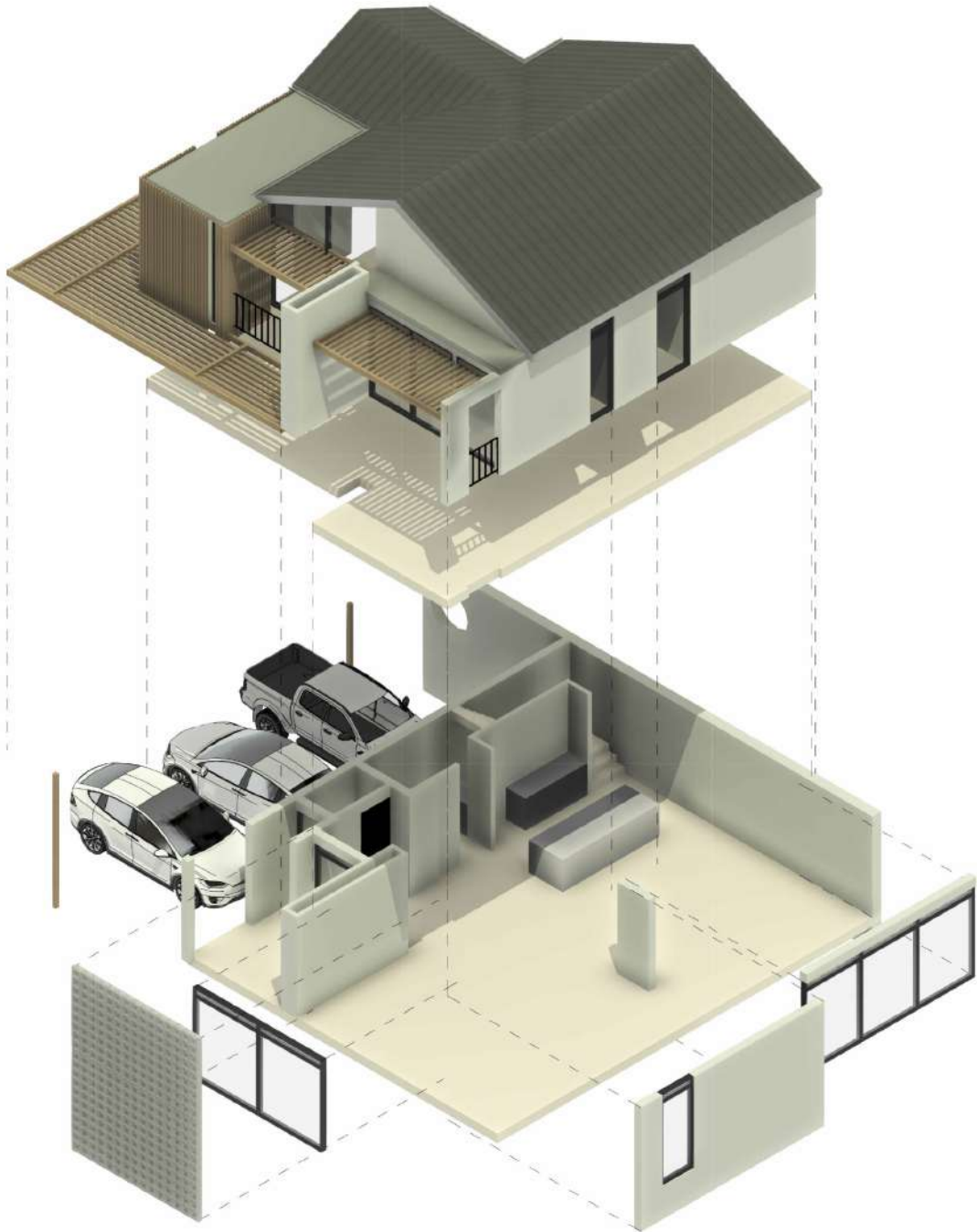
## first floor.



# UNIT B

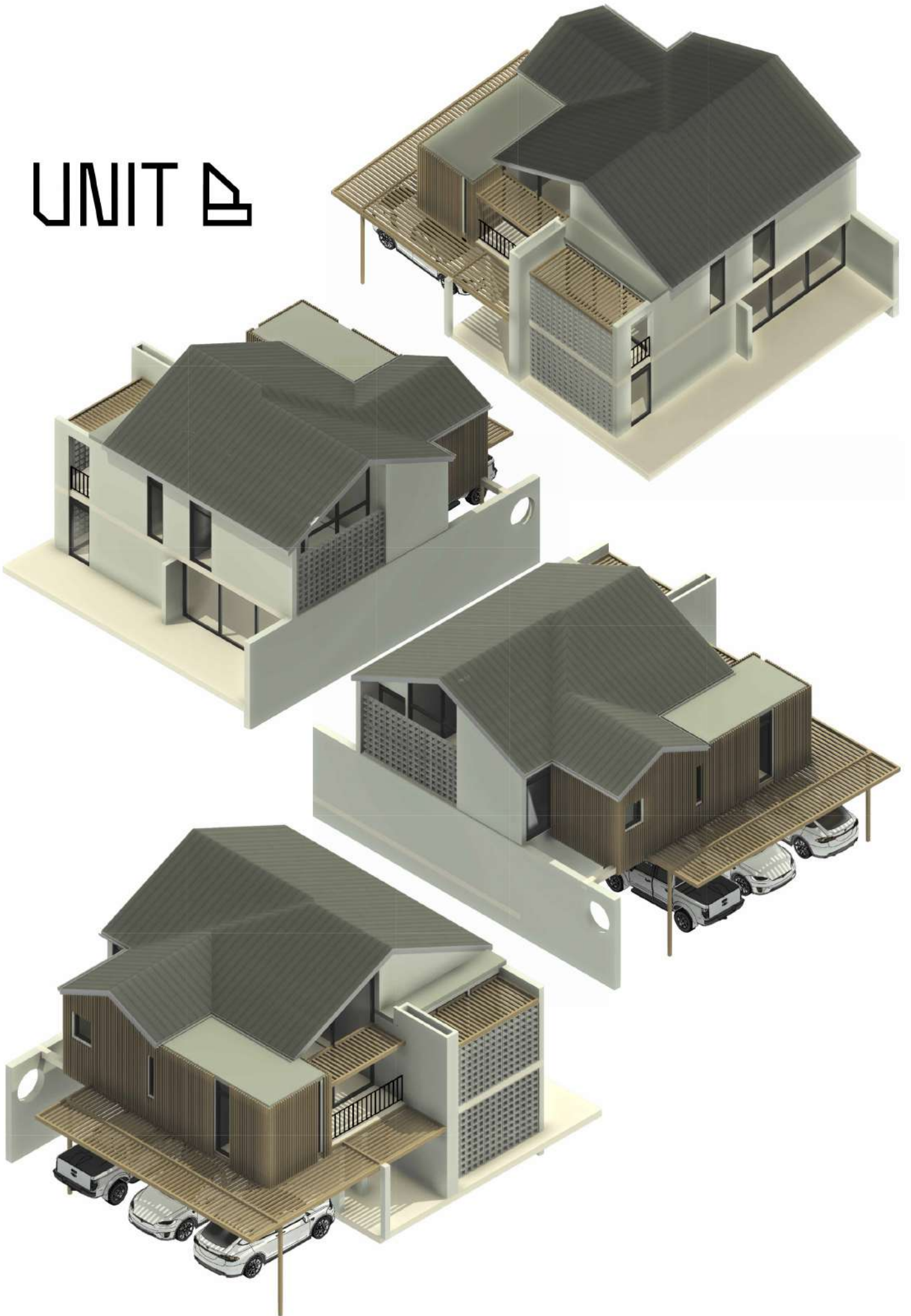


# UNIT B





# UNIT B

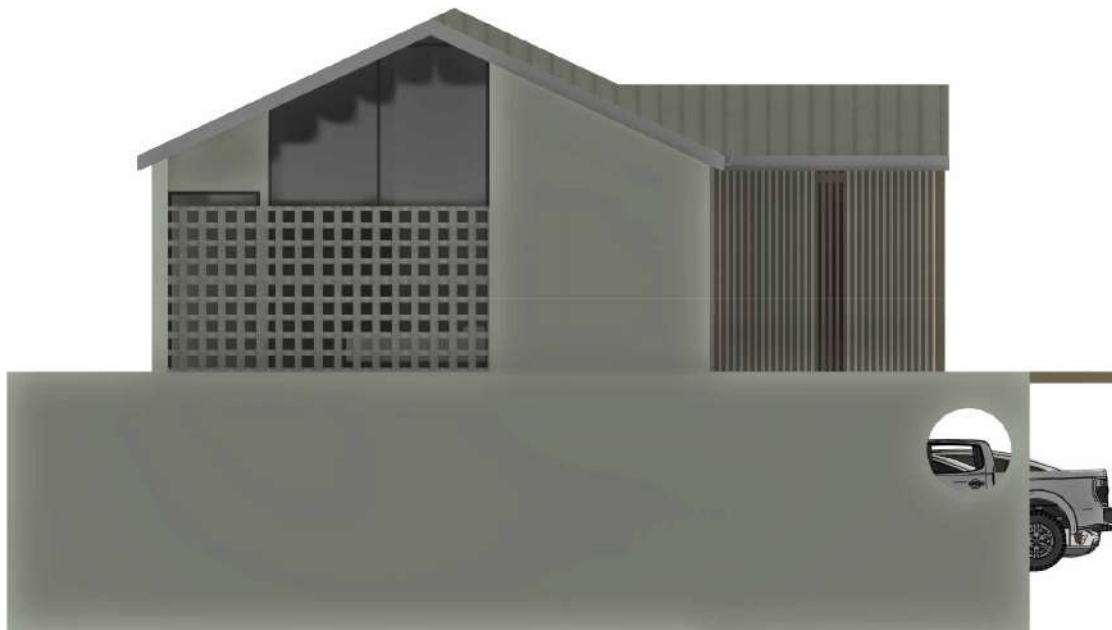


# UNIT





# UNIT 4





//SIZES

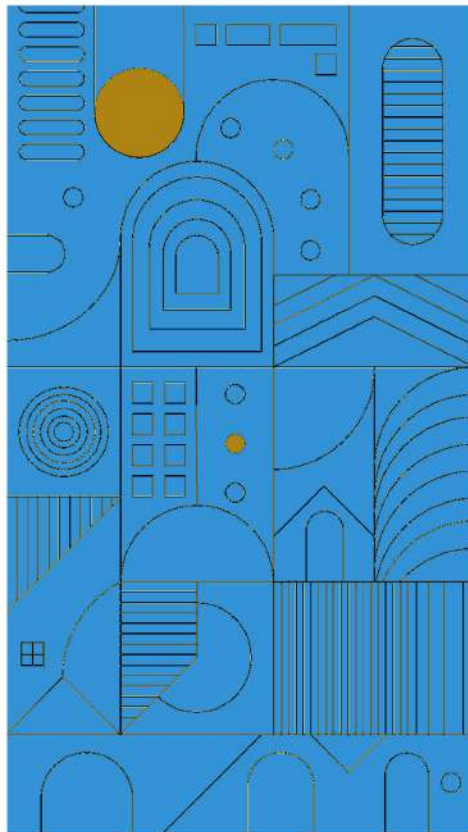
Typical Unit A (Unit 1-5)	
Room Description	m²
Bedroom 1	9.68
Bedroom 1 Ensuite	3.51
Bedroom 1 BIC	3.25
Bedroom 2	9.55
Bedroom 2 Ensuite	3.43
Bedroom 2 BIC	3.19
Main Bedroom	16.59
Main Bedroom BIC	6.15
Main Bedroom Ensuite	8.27
Living	17.67
Dining	16.33
Kitchen	12.63
Scullery	3.25
Study	4.43
Passage First Floor	7.60
Passage Ground Floor	12.27
WC	2.09
Walls Ground Floor	19.14
Walls First Floor	16.08
Stairs	5.26
<b>Internal Unit Size</b>	<b>180.37</b>
Entrance Patio	14.67
Patio 1	7.55
Patio 2	11.22
Patio 3	4.65
<b>Total Unit Size</b>	<b>218.46</b>
Carport	38.50
Yard	3.19
<b>Total Unit Size</b>	<b>260.15</b>

Typical Unit B (Unit 6-10)	
Room Description	m²
Bedroom 1	12.89
Bedroom 1 Ensuite	3.36
Bedroom 1 BIC	1.97
Bedroom 2	12.79
Bedroom 2 Ensuite	3.55
Bedroom 2 BIC	1.33
Main Bedroom	13.37
Main Bedroom BIC	9.65
Main Bedroom Ensuite	11.14
Living	20.98
Dining	14.79
Kitchen	11.18
Scullery	4.10
Study	4.18
Passage First Floor	4.90
Passage Ground Floor	5.57
WC	1.87
Walls Ground Floor	15.33
Walls First Floor	15.78
Stairs	5.44
<b>Internal Unit Size</b>	<b>174.17</b>
Entrance Patio	8.22
Patio 1	5.50
Patio 2	13.08
Patio 3	5.39
Patio 4	3.04
<b>Total Unit Size</b>	<b>209.40</b>
Carport	38.50
Yard	4.70
<b>Total Unit Size</b>	<b>252.60</b>

X

X

//BY



x



x

