

GREEN PARK NAIVASHA

BUILDING REGULATIONS & DEVELOPMENT GUIDELINES. 2017

BUILDING & DEVELOPMENT COMMITTEE
GREEN PARK WATER SERVICES LTD
P.O. BOX 1916
NAIVASHA, KENYA 20117
Website: www.greenparknaivasha.com

INTRODUCTION

Green Park is a residential estate in a natural environment situated on Eburru mountainside with beautiful views of Lake Naivasha, Mount Longonot and the Aberdares.

Green Park Water Services (GPWS) is the company set up to manage the residential estate on Green Park. A **Board of Directors** is elected annually by members (plot owners) to manage road maintenance, water distribution services, airstrip, security and the protection of the natural environment. Members pay an annual management and maintenance charge (ACR or Annual Cost Reimbursement) to finance the management services.

The **Building and Development Committee (BDC)** is elected annually from members who are not directors. The Committee is responsible for assessment of all building plans to check whether they meet the building regulations for Green Park. If all requirements are met, the BDC will give approval for the building activities to start.

The BDC will follow up with regular site visits during the construction phase to confirm adherence to the approved plans. In case of deviations, the BDC has the authority to enforce adherence to the building and development regulations.

REQUIREMENTS FOR BUILDING IN GREEN PARK

The building approval process is twofold.

- Any building plans and requests for the supply of water, using the forms attached to these regulations, are to be submitted to the GPWS Board of Directors through the secretary: Triza Wamuhu: Email: info@greenparknaivasha.com.
Mobile numbers 0722 205894 or 0733 411105.
Wireless numbers 020 2103454, 2103484, 2103445, 8157810.
Green Park Water Services
P O Box 1916, Naivasha 20117
- The Board will check the validity of a request, which includes, but is not limited to the following: Proper title deed and name, proper share certificate, all dues paid for (ACR) etc. Once all confirmed are in order, GPWS, through the Estate Manager (Raymond Behr), will be informed about the Board's decision and a water connection can be established.
- The building plans will then be handed to the Building and Development Committee, to assess the plans in conjunction with the Building and Development Regulations. An initial site visit with the owner and members of the Building committee will then be arranged to view the plot and its terrain prior to the BDC granting approval for building to commence.
- Green Park is part of Nakuru County. Any building plans also need prior approval from the County Council. This is mandatory!

OBJECTIVES OF THE BUILDING AND DEVELOPMENT COMMITTEE

- To maintain the value and superiority of the estate and ensure that the beauty of its natural environment, flora and fauna, is protected and enhanced for future generations.
- To promote good community relations and neighbourliness by avoiding nuisance to others.
- To approve and monitor all building developments.
- To take necessary action when regulations are contravened.
- The Committee does not assess building plans for engineering soundness. That is the responsibility of the plot owner, his architect and builder.

GREEN PARK BUILDING REGULATIONS

These Building regulations are effective from January 2017 and are not retroactive. The regulations will be reviewed annually.

1. Building **may not** commence until detailed plans for the development have been approved by the BDC. Single storey buildings are preferred, but when a double storey is approved, the **maximum height** from ground level must not exceed **8.5 metres**. A chimney may exceed this maximum height by 1 (one) metre. When building on a sloping plot, the maximum height achievable will need to be discussed with the BDC during an on-site visit.
2. ONLY Residential buildings and guest cottages are approved within the estate. Buildings intended for **commercial purposes will not be approved**, except and unless exception has been given by the Board based on them providing services deemed to be beneficial to the Greenpark community.
3. Plans submitted to the BDC for approval must include elevation drawings to show the height of the building and details of materials and colours to be used. Colours to be used must blend in well with the natural environment. Tin roofs (mabati) should be in muted colours. Uncoloured tin roofs are not permitted. An artist's impression (if available) of the proposed buildings in relation to the surrounding land will give the committee an idea of how the completed development will look.
4. Green Park is a residential estate in a natural environment. Houses have to be of an appropriate design to blend into such an environment. Multi-storey town houses or blocks of apartments are not allowed.
5. Each plot within Green Park secures services through the ownership of a share in Green Park Water Services Ltd (the service company) provided they adhere to the company's rules and tenets. All shares have been issued to existing plot owners and no additional shares are available for future subdivisions. All plots must have an accompanying share certificate in order to be given building approval.
6. The ground plan area of all permanent structures (defined as anything with foundations and/or slab) on the plot must **not** exceed 5% of the plot area. A **maximum of only two dwellings** is allowed excluding their associated staff quarters.
7. Buildings must not be constructed closer than **10 metres** from the plot boundary and/or closer than **25 metres** from the runway (airstrip) and boundary fences should be at least **3 metres** from the road edge. 5 metres is preferred and cleared of all vegetation to act as a fire break.

8. Green Park has a perimeter fence and it is therefore recommended not to fence your plot and to allow Green Park wildlife free access to the plot. However, if a fence is really required, preferably only fence off an area immediately around the house. Fencing regulations are dealt with in more detail in Appendix 1. Do not leave broken fence wire lying around – it can be used for snares.
9. Mains electricity power is supplied through KPLC Ltd. Apply to the Naivasha office for a connection to the mains. Use underground connections where possible, and avoid power lines to your property running across a neighbour's view. All power installations to your property and staff quarters must be done by a registered electrician approved by KPLC. The type and positioning of any security lights should take into consideration the impact on your neighbours.
10. Given the arid area we live in and the limited water resources available to GPWS, collection of **rainwater** is **strongly encouraged** in Green Park (guideline tank capacity of 0.3m³ for every square metre of roof). Ensure that the roofing material used is safe for rainwater collection and consumption. The maximum height for constructed water storage tanks is 4 meters and water tanks on towers **will not** be approved. Underground construction is recommended. Estate borehole water has a high fluoride content. Fluoride removal is possible through Nakuru Defluoridation Company Ltd and others. Estate water is metered and charges invoiced quarterly, leakage or meter damage will be charged to the plot owner. Excessive water consumption should be avoided at all times.
11. Sewage disposal must be via a proper septic tank and must not encroach on neighbouring property. Grey water disposal can be via a soak pit. Long drop latrines should be of a hygienic design to avoid flies, smells etc.
12. Temporary site buildings must be painted in **dark** colours, and must be removed within **three months** of completion of construction.
13. Staff quarters must be permanent structures of a good building and living standard with proper facilities for sewage disposal and comply with the current Ministry of Works regulations. Staff quarters should be positioned such that they cause minimum disturbance to neighbours.
14. GPWS reserves the right to demand any structure or modification of an existing structure for which building permission has not been approved, to be removed at the expense of the owner.
15. Members of the Building Committee, with prior arrangement, must be allowed access to the plot to ensure compliance with the approved plans. Any changes to the approved original building plans require new approval before being implemented. These requests to be directed to the BDC to avoid delays.

16. These regulations apply to all future developments and/or additions on the same plot and these developments will also require prior approval from the BDC.
17. In the event of a dispute between the applicant and the BDC, an appeal may be lodged with the Chairman of the Board of Directors of GPWS. A Building Committee member/s must be present at any meeting or deliberation of an appeal, before judgement can be made.

GENERAL INFORMATION

Government and County regulations

As permission to build is necessary from the County Council, it is the responsibility of the plot owner to deal directly with the Council, but only after first obtaining building approval from the Green Park BDC.

Views

Every effort must be made to avoid building a house which interferes with a neighbour's view. In general, avoid the roof of your building coming above the horizon of the house behind. Where this is not possible, on flat ground, consult your neighbours before you build. Be aware that in the future, houses may be built on plots in front of you.

Refuse disposal.

Refer to the Estate Manager for the latest facilities available. Do not burn in the dry season and carefully monitor burning of rubbish at any time. The lodge will accept organic waste and also glass, plastic and metal rubbish, provided these are in separate bin liners and clean.

Garden and vegetation.

Avoid removal of indigenous trees. Contact members of the Committee for advice on tree planting. The planting of trees, especially indigenous trees, is highly recommended. Do not allow trees to grow to a height which will obscure a neighbour's view. In general, it is encouraged to clear selectively to maintain a natural environment of indigenous trees. Trees should not be planted within the area 3 metres from the edge of the road.

Roads.

GPWS are responsible for the maintenance of all main roads. Roads within plot boundaries are the responsibility of the owner. In the event of sub-division, the owner must put in access roads to individual plots.

Culverts on your plot must be maintained and standing water to be drained to avoid mosquito breeding.

Road naming is the responsibility of the BDC.

Temporary trenches are to be filled in after use.

Lorries **over 7 tons** carrying capacity are **not** allowed to pass through the resort and no lorries are permitted to enter Green Park estate after **6pm** or leave before **7am**.

Speed bumps can be constructed by GPWS only.

Staff housing.

Single occupancy is advised, and permanent residence of spouses and family is discouraged.

Staff must **not** keep their own livestock including **dogs and cats**.

Do not allow staff to hire out unused rooms, and all visitors should have the approval of the plot owner. The estate security team have instructions to apprehend unidentified visitors and remove them from the estate. All Staff should be issued with Green Park security ID's and visitors with temporary Security ID's. These can be obtained from the Estate Manager.

Fire risk and prevention.

It is the responsibility of all plot owners to maintain fire breaks along their boundaries of **at least five metres** width (preferably more) and cleared of all vegetation.

Employees **must not** light fires to burn rubbish. Absentee owners must make arrangements for this responsibility.

Charcoal preparation is **strictly forbidden** anywhere on Green Park.

Make your own staff available for firefighting on other plots, and you will benefit from the same co-operation. If there is a serious fire during your absence, the Company may levy a charge for the cost of firefighting services.

Special precautions must be taken during dry seasons with regard to burning rubbish.

Security.

GPWS maintains a 24 hour mobile security service with radio and cell phone communications. Foot patrols during the day and static station during the night.

Members are advised to purchase their own radios and subscribe to the rapid response service. Please liaise with the Estate Manager with regard to subscribing to the GPWS radio network. More reliable than mobile phones.

There is a police patrol base off the main road and below the entrance to Green Park.

The Lodge has a security team, and guard dogs, which patrols the golf course properties and monitors entry through the main gate. The main gate is on the GP team radio network.

Personal security by means of alarms is recommended.

Ensure that your own staff have GP identification papers, and provide temporary workers with GP temporary dated papers, which must be returned to the employer at the end of the period of employment. References for a new worker can be obtained from the area chief, or from the police to ensure that the worker has a clean record.

Animals.

All dogs and cats must have current certificates for **rabies**

Owners have a responsibility to avoid nuisance to neighbours – bitches on heat, or barking at night, or straying onto other plots.

Part time residents must ensure that their animals are provided for especially during their absent periods to avoid nuisance to neighbours.

Green Park is a natural habitat for wild animals. They can be dangerous, especially if caught in a snare. In the event of this happening, the Estate Manager and Green Park security must be informed. Any rescue operation must be done through these channels.

Any open pits, holes, unused long-drops should be made safe to avoid danger to anyone or anything.

AIRFIELD

The airstrip is maintained by Green Park Water Services and Great Rift Valley Lodge.

**IT IS IN ALL OUR INTERESTS TO ADHERE TO THESE
REGULATIONS AND GUIDELINES, IN ORDER THAT GREENPARK
RESIDENTS CAN CONTINUE TO LIVE IN A HARMONIOUS
COMMUNITY**

Appendix 1. BUILDING & DEVELOPMENT COMMITTEE FENCING RECOMMENDATIONS

GENERAL

- Green Park now has an electric, alarmed perimeter fence. It was completed in November 2015.
- Green Park's policy is to encourage and maintain the openness of the environment. Fencing of individual plots can now be kept to a minimum in order to create open spaces for wildlife to graze. GPWC does encourage/ shareholder plot owners to fence only a portion of a plot (s) for safety/security/vegetable garden or for domestic animal control.
- Prior to the perimeter electric fence, some plot owners erected low budget barbed wire fences around the entire plot and this is now considered to be unnecessary. It is recommended that these are removed and replaced, where necessary, in selected areas with fencing types as recommended below to minimise the danger to animals and humans.
- Fencing design and construction materials should take into consideration the existing wildlife in the area and the impact on your immediate neighbors. **Barbed wire and Razor wire** are considered to be dangerous to animals are no longer encouraged or necessary.
- Fencing must be a minimum of 3m from the edge of the road and ideally the same from the boundary to allow for animal corridors.
- Fenced areas need adequate access points for bush firefighting purposes.
- Fencing should be well maintained for both ascetic reasons and to prevent injury to people and animals.

TYPES OF FENCE Two types of fencing are recommended for Green Park: -

- a. Stranded Wire Fence
- b. Natural Hedge Fence

a. STRANDED WIRE FENCE

FENCE POSTS Treated Gum Poles 7' (2.13m) long 4/5" (10/12cm) diameter with 2'(60cm) below ground and 5' (1.53m) above ground. Concrete or steel posts are an option but not preferred.

POST SPACING 16' (5m) centers.

FENCE WIRE 2.5mm diam. Galvanized High Tensile Wire.

STRAND SPACING Wire spacing should be not less than 6" (15cm) and 8" (20cm) is preferable.

ELECTRIC FENCE Not considered necessary but if used then through post insulators are better in the case of fire. Electric fences are required by law to have warning signs to alert the public.

CHICKEN WIRE If required to keep small pets inside the fence perimeter then chicken

wire can be added to the lower 2 or 3 strands and buried in the soil to a depth of 6" to 12" (15 – 30cm). Note that chicken wire has a limited life span and will require periodic replacement if used.

b. NATURAL HEDGE.

PLANT OPTIONS Typically hedges are grown using kei-apple or sand olive grown in double rows. Chain link or stranded wire fence can also be used in conjunction with the hedge, either on one side or in the middle of the hedge.

PLANTING The best way to plant kei-apple is to set them in alternate rows spaced, depending on the vigour of the species, not less than 45cm apart. If a very wide hedge is needed a third row can be added. The best method for planting is to dig a trench for each row of plants about 40cm wide and 50 com deep, running the length of the hedge.

Place a 5 cm layer of compost at the bottom of the trench into which has been mixed plenty of bonemeal then backfill half the trench depth with soil and water well. Repeat the exercise to complete the backfilling. Water again and allow to soak in well, preferably overnight so that the planting can be done the following day.

CHAINLINK FENCE - Whilst Chain Link fencing is an option, it should be used sparingly in areas where smaller livestock or domestic dogs need to be contained. It is not necessary as a perimeter fencing system and is discouraged.

FENCE POSTS Treated Gum Poles 7' (2.13m) long 4/5" (10/12cm) diameter with 2'(60cm) below ground and 5' (1.53m) above ground.

Hollow section or angle iron steel posts can also be used but may require concrete foundations. Steel posts should be painted in an environmentally friendly colour.

POST-SPACING 8' (2.5m) to 10' (3m) centers.

STRAND SPACING At least 3 strands of 2.5mm diam. Galvanized High Tensile Wire equally spaced on the portion of the post above ground are required to support the chain-link

CHAIN-LINK Galvanized chain-link with a mesh size of 2" (5cm) made from 12 gauge(2.5mm) wire. Plastic coated wire is also an option.

Chain link height should be 5' (1.5m) if fixed above ground or alternatively 6' (1.8m) if 1' (30cm) is to be buried under ground.

APPLICATION TO BUILD

To: Building & Development Committee

Green Park Water Services

P O Box 1916, Naivasha, 20117

EMAIL: info@greenparknaivasha.com

From (Name & Address of Plot Owner)

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Tel

Email

Plot No AREA (Acres/Ha)

BRIEF DESCRIPTION OF BUILDING(S) TO BE CONSTRUCTED:

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TOTAL PERMANENT BUILDING SURFACE AREA IN SQ.METRES

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PERMANENT OR WEEKEND RESIDENCE

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PLEASE PROVIDE: Detailed plans to show roof heights and position of the buildings on the plot. Include details of materials, colours of walls and roof.

DECLARATION:

I HAVE READ AND UNDERSTOOD THE BUILDING REGULATIONS AND AGREE TO CONSTRUCT ONLY BUILDINGS APPROVED BY THE BUILDING & DEVELOPMENT COMMITTEE. I ALSO UNDERSTAND THAT THE COMPANY HAS THE RIGHT TO REMOVE UNAUTHORISED STRUCTURES OR MODIFICATIONS AT MY EXPENSE. I ALSO AGREE TO PAY THE BUILDING APPROVAL FEE OF kshs 15,000 TO COVER COSTS RELATING TO BUILDING APPROVALS.

SIGNED PLOT OWNER

DATE:

PLEASE NOTE: BUILDING CONTRACTORS MUST APPLY TO ESTATE MANAGER FOR SECURITY PASSES TO ENTER GREEN PARK. THIS APPLICATION IS ONLY VALID FOR 2 YEARS FROM DATE OF APPROVAL. APPROVAL IS VOID ON CHANGE OF OWNERSHIP OF ABOVE MENTIONED PLOT.

