

GREEN PARK NAIVASHA

BUILDING REGULATIONS & DEVELOPMENT GUIDELINES 2020

BUILDING & DEVELOPMENT COMMITTEE

GREEN PARK WATER SERVICES LTD

P.O. BOX 1916

NAIVASHA, KENYA 20117

Web site: 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 Estate Manager, Raymond Behr:
estatemanager@greenparknaivasha.com
Mobile number 0718 467606
- The mailing address is: 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: Proper title deed and name, proper share certificate, all dues paid for etc. Once all confirmed are in order, GPWS through the estate manager (Raymond Behr) will be informed of the Board's decision and a water connection can be established.
- The building plans will then be handed to the BDC, to assess the plans in conjunction with the Building & Development regulations.
- An initial site visit with the owner and members of the BDC 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 March 1st 2019 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 meters**. A chimney may exceed this maximum height by one meter. 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:
 - a. 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.
 - b. An artist's impression (if available) of the proposed buildings in relation to the surrounding land will give the BDC an idea of how the completed development will look.
4. Green Park is a residential estate in a natural environment. Houses should 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 services 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 **may not** be constructed closer than **10 meters** from the plot boundary and/or closer than **25 meters** from the runway (airstrip) and boundary **fences** should be at least **3 meters** from the road edge. 5 Meters 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. Please apply to the Naivasha office for a connection. 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. Where a plot owner intends on having a Wind Turbine then they must include this in their building plans to the BDC for approval and the site placement. 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 rain water is **strongly encouraged** in Green Park (Guideline tank capacity is 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 water is metered and charges invoiced monthly, leakage or meter damage will be charged to the plot owner. Excessive water consumption should be avoided at all times. Estate borehole water has a high fluoride content. Fluoride removal is possible through filtration units. Recommendations can be supplied on request.
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 that any structure or modification of an existing structure for which building permission has not been approved, may be removed at the expense of the owner.
15. Members of the BDC, 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 can be directed to the BDC itself 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 BDC member/s must be present at any meeting or deliberation of an appeal, before judgement can be made.

GENERAL INFORMATION

Government and County regulations.

Please note it is MANDATORY in Kenya to get permission from the county council for all structures (including fencing, garages, stables etc...) to be constructed on one's plot. 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. Once county council approval has been obtained a copy must be lodged with the Greenpark Building and development committee for their files before any construction commences.

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 anything without having a fire-proof pit (Please request a design for the fire-proof pit from the BDC). 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 BDC 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 3 meter s 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 subdivision, 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. Speed bumps can be constructed by GPWS only.

Temporary trenches are to be filled in after use.

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

Staff housing.

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

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

Please do not allow staff to hire out unused rooms. Any visitors should have the approval of the plot owner. GPWS security team have instructions to apprehend unidentified visitors and remove them from the estate. All Staff should be issued with Green Park ID cards and visitors with Temporary ID's. These can be obtained from the Estate Manager.

Fire risk and prevention.

Green Park is very susceptible to serious bush fires during the dry season. Fires can come from outside Green Park, or start within as a result of carelessness by plot owners or staff. It is therefore strongly recommended that the following precautionary measures are put in place by all plot owners and in particular for all new buildings:

- It is the responsibility of all plot owners to maintain fire-breaks along their boundaries of **at least five meters** width (preferably more) and cleared of all vegetation.
- Provide external perimeter water points at strategic points comprising a stone box with a lid and containing a control valve and hose permanently connected and ready for immediate use in case of a fire. Extension hoses should be fitted with quick connect couplings.
- Provide water points adjacent to any potential fire hazards such as kuni boosters, waste pits etc.
- Roofs built with combustible material like makuti thatching should be fitted with a sprinkler system that can be activated in case of fire in the vicinity.
- A minimum of 4 purpose-made rubber-flap fire beaters should be readily on hand at each plot/residence.
- Regular fire drill with your staff is encouraged and can be attended by Green Park Security so that they are familiar with the location of water points etc.
- Plot owners with fenced areas need to ensure that access through their gates is always available for firefighting teams.
- Employees may only burn rubbish in fire-proof pits and **must not** light open fires to burn rubbish without the express approval of the Estate Manager.

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. In the event that a fire starts from your plot you may also be charged for damage and loss on affected properties.

Special precautions must be taken with regard to burning rubbish and when the fire ban notice is sent out by the Estate Manager it is essential that there are no fires.

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 North Lake road below the entrance to GRVL. 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 Green Park radio network.

Personal security by means of alarms is recommended.

Please ensure that your own staff have GP identification papers, and provide temporary workers with GP temporary ID's, 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 they have 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. BDC FENCING RECOMMENDATIONS

GENERAL

To maintain the openness of the Green Park environment, fencing should be kept to a minimum and where possible, fence only a portion of your plot for safety and security purposes.

Fencing design and construction materials should take into consideration the existing wildlife in the area and the impact on your immediate neighbors.

Fencing must be a minimum of 3 meters 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 must be well maintained for both ascetic reasons and also to prevent injury to people and animals.

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

- a. Stranded wire fence
- b. Chain-link fence
- c. Natural hedge fence

a. **STRANDED WIRE FENCE**

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

POST SPACING 16ft (5m) centers.

FENCE WIRE 2.5mm diam. Galvanized High Tensile Wire. Barbed wire and razor wire are prohibited so as to avoid injury to people and animals.

STRAND SPACING Wire spacing should be not less than 6in (15cm) and 8in (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 chicken wire can be added to the lower 2 or 3 strands and buried in the soil to a depth of 6-12in (15–30cm).

b. CHAINLINK- FENCE

FENCE POSTS Treated Gum Poles 7ft (2.13m) long 4/5in (10/12cm) diameter with 2ft (60cm) below ground and 5ft (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 8ft (2.5m) to 10ft (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 2in (5cm) made from 12 gauge (2.5mm) wire. Plastic coated wire is also an option.

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

c. 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.

APPLICATION TO BUILD

TO: BUILDING & DEVELOPMENT COMMITTEE
GREEN PARK WATER SERVICES LTD.
P.O. BOX 1916, NAIVASHA 20117
[EMAIL: estatemanager@greenparknaivasha.com](mailto:estatemanager@greenparknaivasha.com)

NAME & ADDRESS OF PLOT OWNER:.....

.....

TEL..... EMAIL.....

PLOT NO AREA (Acres/Ha)

Brief Description of Building(s) to be Constructed:

Total permanent building surface area – sq.mt -
Permanent OR Weekend Residence -

PLEASE PROVIDE:

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

Copy of Title Deed, Share Certificate and approval of water connection application.

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 (GPWS) has the right to remove any unauthorised structures (or modifications) at MY expense. I also agree to pay the Building Approval Fee of shs15,000 to cover costs relating to Building Approvals.

SIGNED PLOT OWNER

DATE:

This application is only valid for two years from Date of Approval. Approval is void on change of Ownership of the above mentioned plot.

PLEASE NOTE: Building contractors must apply to the Estate Manager for Security passes to enter Green Park.

BUILDING & DEVELOPMENT COMMITTEE APPROVAL

Signed..... Date

GREEN PARK WATER SERVICES LTD
P.O. BOX 1916 NAIVASHA 20117, KENYA
Email: estatemanager@greenparknaivasha.com

APPLICATION FOR WATER CONNECTION

Name: Plot No

Address:

Tel Nos:

Email:

APPLICATION

I wish to apply for a water connection for: (tick which are applicable)

- a. To commence construction b. To water trees, etc

NB: It should be noted that if the reason for the water connection is to commence construction, building plans must be approved and this form signed by the BDC. It should also be noted that any alterations in the plans of a building must also be approved by the BDC before commencement. Failure to do so will result in the water supply being disconnected.

DECLARATION

I undertake to pay all GPWS bills raised in the future within the stipulated period and I understand action will be taken against me if I delay payments. Should I default in any such payments, I understand that my water will be disconnected until such time as all outstanding amounts are fully paid, plus a reconnection fee of **shs10,000**.

I also agree to pay a water connection fee of **shs50,000** plus a refundable deposit of **shs50,000** to be attached with this application form.

In case of default of Annual Management Charge, this deposit will be forfeit to GPWS. The deposit is refundable at the time of sale of the plot, when all accounts are up to date.

Proof of Ownership must be provided with this Application. Please request assistance with a Share Certificate from the Company Secretary via the Estate manager on estatemanager@greenparknaivasha.com

Signed: Date:

GREEN PARK WATER SERVICES APPROVAL

Accounts Administrator Date

Estate Manager Date

