

GREEN PARK NAIVASHA
BUILDING REGULATIONS & DEVELOPMENT GUIDELINES 2023

GREEN PARK WATER SERVICES LTD
P.P. 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) Ltd. is the MANAGEMENT company for the residential estate of 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 environment. Members pay an Annual Cost Reimbursement to finance these services.

The **Green Park Building and Development Committee (BDC)** is elected annually from members who are not directors. The BDC is responsible for assessment of all building plans to ensure they comply with these Regulations. 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 construction to confirm adherence to the approved plans.

Each plot within Green Park secures services through the ownership of a share in GPWS Ltd (the service company) provided they adhere to the company's rules and tenets. All plots must have an accompanying share certificate in order to be given building approval.

OBJECTIVES OF THE BDC

To approve and monitor all building developments.
To take necessary action when regulations are contravened.

NOTE: The BDC does not assess building plans for engineering soundness. That is the responsibility of the plot owner, his architect and builder.

HOW TO APPLY TO BUILD IN GREEN PARK

NOTE: Green Park is part of Nakuru County. Any building plans need approval from the County Council. Obtaining Government/County Council approval is the responsibility of the Applicant. This is mandatory.

1. Please complete and sign the Application to Build Form, which can be found on the website.

Submit the Application Form, together with:

- Copy of your Title Deed
- Copy of your GPWS Share Certificate
- Application to build fee of 15,000KSH
- Architectural drawings

Deliver the above documents and payment to the GPWS Estate Manager. A water connection application form is available through the GPWS Estate Office.

Contact Information:

estatemanager@greenparknaivasha.com

Mobile number: 0718467606

Mailing Address: Green Park Water Services, P.O. 1916

Naivasha, Kenya 20117

APPROVAL PROCESS

1. The Board/Estate Management will check the validity of an Application to Build which includes, but is not limited to: proper title deed and share certificate, all dues paid, etc.. Once all are confirmed in order, the applicant will be informed of the Board's decision and a water connection can be established.
2. The building plans will then be submitted to the BDC, which meets monthly, to assess the plans for compliance with the Building & Development regulations.
3. An initial site visit with the owner and members of the BDC will be arranged to view the plot in conjunction with the building plans prior to the BDC granting approval to commence building.
4. Building **may not** commence until detailed plans for the development have been approved by the BDC.
5. Once BDC has given approval, an Approval Form, in duplicate, will be issued by the BDC. This form needs to be signed by the applicant and architect, when applicable, and notarized.
6. Return the signed Approval form to the GPWS Estate Office, where an entry code will be issued. This allows entry of lorries for delivery of construction materials.
Without the entry code, delivery lorries will be turned away at the Residents Gate. Please check with the GPWS Estate Office with regards to axle weight limit of lorries prior to delivery of materials into Great Rift Valley Lodge complex and Green Park. The hours of entry are 7am-6pm.

GREEN PARK BUILDING REGULATIONS

These Regulations are effective from 1st January 2023 and are not retroactive. The Regulations will be reviewed annually.

1. A maximum of ONLY two (2) residential buildings and one (1) dwelling for domestic staff, per 5 acre plot will be approved within the Estate.
2. Buildings and land use intended for commercial business will not be approved.
3. Single story buildings are preferred. The **maximum height** of any building from the ground level must not exceed **8.5 meters**. A chimney may exceed this maximum height by one meter. *When building on sloping land, the maximum height will be measured from the center of the footprint to the highest point.* If the ground has been leveled, then the height will be measured from the leveled surface.
4. Plans submitted to the BDC for approval must include:
 - Elevation drawings to show the height of the building and details of **materials** and **colors** to be used. Exterior colors to be used must be clearly given on the Building Plans submitted and blend in well with the natural environment. Roofs should be muted colors. An artist's impression (if available) of the proposed buildings in relation to the surrounding land will provide the BDC an idea of how the completed development will look. Houses should be of an appropriate design to blend into the environment.
 - The ground plan of ALL permanent structures (defined as anything with foundations and/or slab) on the plot **MUST NOT EXCEED 5%** of the plot area.
5. Buildings may not be constructed closer than **10 meters** to the plot boundary/plot beacon.
6. If erected, boundary fences should be at least **3 meters** from the road edge and cleared of all vegetation to act as a firebreak. (See Residents Association Guidelines for detailed fence requirements)
7. Temporary site buildings must be painted in dark colors, and must be removed within **three months** of completion of construction.
8. Staff quarters must be permanent structures and comply with current Government regulations.
9. Members of the BDC, with prior arrangement, **must be** allowed access to the plot to ensure compliance with the approved plans. Any changes or additions to the approved building plans require new approval before being implemented.
10. Entry codes may be revoked and water connection shut off for noncompliance of above Regulations.
11. In the event of a dispute between the applicant and the BDC, an appeal may be lodged with the Chairman of the Board of GPWS. A BDC member(s) must be present at any meeting or deliberation of an appeal before judgement can be made.

IT IS IN ALL OF OUR INTERESTS TO ADHERE TO THESE REGULATIONS IN ORDER THAT GREEN PARK RESIDENTS CAN CONTINUE TO LIVE IN A HARMONIOUS AND ENVIRONMENTALLY FRIENDLY COMMUNITY.

