

GOVERNMENT OF KENYA
MINISTRY OF LAND, HOUSING
AND URBAN DEVELOPMENT

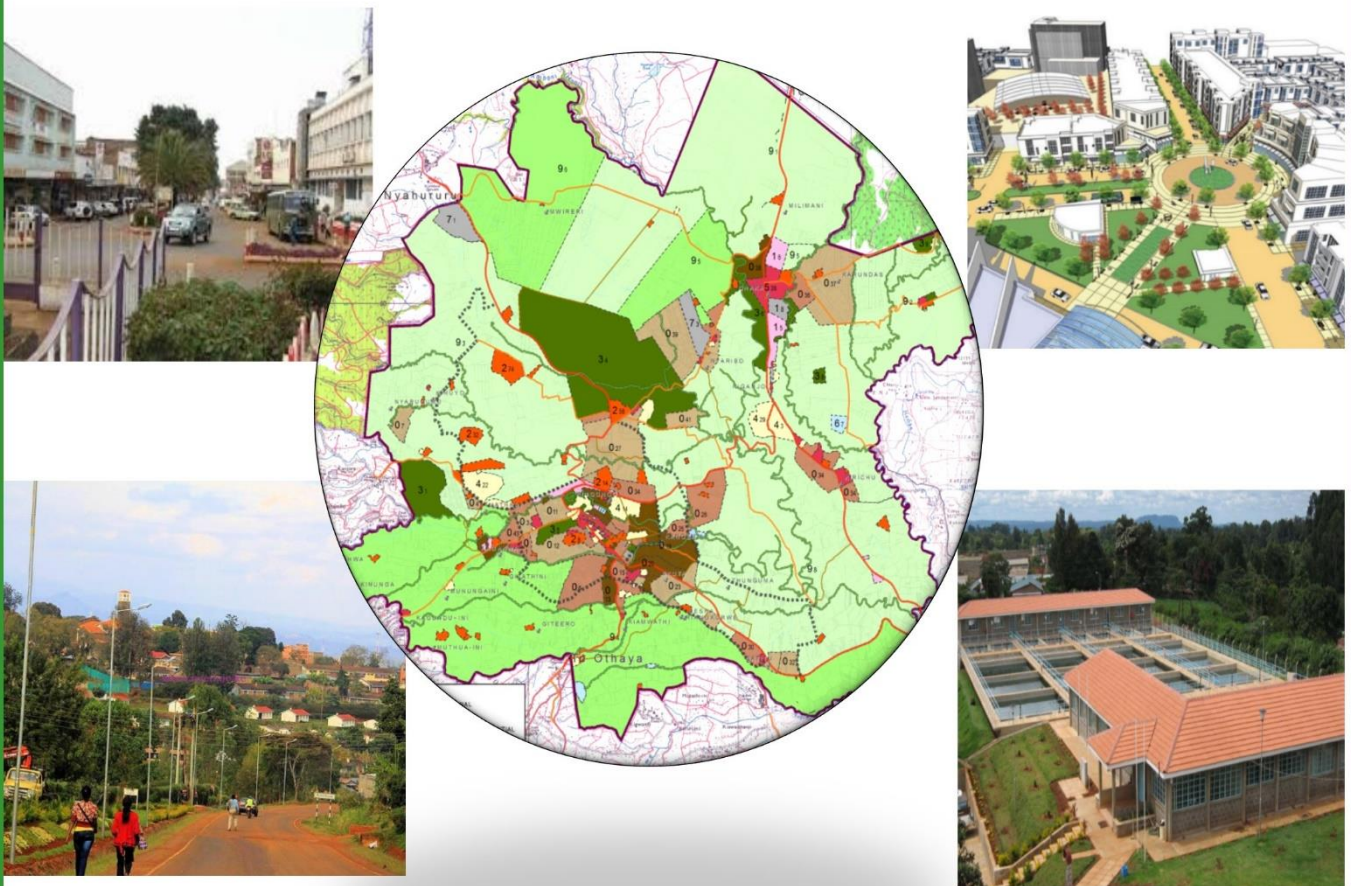


COUNTY GOVERNMENT
OF NYERI



NYERI TOWN INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN (2014-2034)

FINAL PLAN REPORT



A well planned Technology, Tourism, Agribusiness green town



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ABBREVIATIONS

AFD:	Agence Francaise de Development
AP:	Action Area Plan
BCR:	Business cum Residential
CBD:	Central Business District
CBOs:	Community Based Organizations
CDF:	Constituency Development Fund
CFAs:	Community Forest Associations
CHP:	Culture Heritage and Conservation Plan
CIP:	Capital Investment Plan
DMP:	Disaster Management Plan
DP:	Detailed Plan
EIA:	Environmental Impact Assessment
EMP:	Environmental Management Plan
EMP:	Environmental Management Plan
ESA:	Environmental Significant Area
GoK:	Government of Kenya
ICT:	Information and Communication Technology
IDA:	International Development Association
ISUDP:	Integrated strategic urban development plan
KeNHA:	Kenya National Highway Authority
KERRA:	Kenya Rural Roads Authority
KFS:	Kenya Forest Service
KISIP:	Kenya Informal Settlements Improvement Project
KMP:	Kenya Municipal Programme
KURA:	Kenya Urban Roads Authority
LPG:	Liquefied petroleum gas
MoLHUD:	Ministry of Land, Housing and Urban Development
N/A:	Not Applicable
NEMA:	National Environment Management Authority
NGOs:	Non-Governmental Organizations
NMT:	Non-Motorised Transport
NTSA:	National Transport and Safety Authority
NYEWASCO:	Nyeri Water and Sewerage Company
PGH:	Provincial General Hospital
PPP:	Public Private Partnership
PWD:	People with Disability
RPC :	Real Plan Consultants
SGR:	Standard Gauge Railway
SIDA:	Swedish International Development Agency
SP:	Structure Plan
TOD:	Transit Oriented Development
TP:	Transport Plan
WARUA:	Water Resources Management Authority
WRMA:	Water Resources Management Authority
WSTF:	Water Services Trust Fund

EXECUTIVE SUMMARY

This report presents the Integrated Strategic Urban Development Plan (2014-2034) for Nyeri town. The project is an initiative of 'Making Kenyan towns work' through Kenya Municipal Programme (KMP) being prepared under Ministry of Lands, Housing and Urban Development. It is implemented by the County Government of Nyeri and Government of Kenya (GoK) with the assistance from International Development Association (IDA), Swedish International Development Agency (SIDA), Agency Française de Développement (AFD) and the Italian Government. The planning process was executed by a consortium led by Real Plan Consultants and other Associates with consultation from various stakeholders.

The main purpose of the strategic urban development plan is to formulate a framework to guide the development of Nyeri for the next 20 years. The plan strives to contribute towards achieving the national and local development aspirations as enshrined in the Sustainable Development Goals and also elaborated in the Kenya Vision 2030 that seeks to transform Kenya to a medium income country and provide a high quality life to all its citizens by the year 2030.

Nyeri town is one of the fastest growing urban Centres in the Kenya attracting tremendous investments in housing, commerce and industry. One of the main obstacles to the development of Nyeri is the lack of a physical development plan. This is manifested by the increasing land use conflicts, unregulated land subdivisions, traffic congestion within CBD, poor solid waste management, inadequate parking spaces, encroachment to riparian reserves, poor agricultural practices and the general lack of spatial order.

Preparation of the planning process was launched at Nyeri on 7th April, 2014. Since then, the process has been participatory and involved a series of meetings and consultative workshops with the stakeholders. The strategic planning process involved an assessment of the development constraints, potentials and envisioning process. Critical development factors that required considerations included the rich agricultural hinterland, many rivers and streams that transverse the area, the emerging industrial and commercial activities at Chaka, dualing of A2 road, greening of the town and the need for the sustainability of the environment.

The expected outputs of the planning process includes updated Digital Maps, Structure Plan, Detailed Land Use Plan, Urban design plans and sector plans, policies and development control processes. The sector plans involved the preparation of strategies for infrastructure and services, transportation, Environment management plan, culture heritage and conservation plan, disaster management plan and Economic Investment Plan.

The planning area covers 267km² (8%) out of 3337km² of Nyeri County. This consists of four sub-counties (Former Municipality-167km², part of Kieni east-52km², part of Kieni west-44km² and part of Tetu-3km²) and sixteen wards (Mweiga, Thigu river, Ngonde, Mathari/Kihuyo, Kiganjo, Chania, Nyeri Central, Nyaribo, Kirichu, Kamakwa, Mukaro, Karia Gatitu and Muruguru).

The structure plan delineates Nyeri into 32 broad zones while the detailed plan has delineated the area into 168 small planning zones. Each zone has been provided with planning regulations and guidelines indicating permitted land use, types of dwelling units, and the number of dwelling units, minimum plot sizes, ground coverage, plot ratios and parking areas among others.

These are expected to guide day to day planning and development activities submitted to the County Government for approval such as building plans, changes of use, extensions of use, extension of leases, subdivisions and amalgamations of land.

The planning policies are intended to guide the development of outdoor advertisements, parking, landscaping and greening, change of use, extension of use and the establishment of educational facilities, urban agriculture and environmental.

This plan addresses the planning and development challenges and provides basis for future growth of the town. The implementation of the plan is therefore expected to be a significant step towards achieving the development vision of Nyeri *“To be a well-planned technology, tourism, agri-business green town”*. It is hoped that the plan will be given appropriate support by the various actors.

CHAPTER ONE

INTRODUCTION

The Nyeri town Integrated Strategic Urban Development Plan (2014-2034) is a spatial development framework that is to guide the town's growth for the next 20 years. It is a culmination of a process that started in 7th April 2014. This final plan has been achieved following successful submission of other earlier reports. These reports include inception report which submitted on 18th June 2014, situational analysis report on 15th May 2015 and Draft plan Report on 27th July 2015.

The plan addresses various development concerns that have been afflicting the town's development in the recent decades. The planning process from validation of the challenges, data collection and analysis and formulation of proposals was participatory. It involved stakeholders including local residents, business entrepreneurs, civil society organizations, county and local administration. It also details the proposed strategies and policies intended to address concerns identified to achieve the overall set vision.

1.1 KENYA MUNICIPAL PROGRAMME

The planning project is an initiative the Kenya Municipal Programme (KMP) being prepared under Ministry of Lands, Housing and Urban Development. It is implemented by the Government of Kenya (GoK) with the assistance from International Development Association (IDA), Swedish International Development Agency (SIDA), Agence Française de Développement (AFD) and the Italian Government.

Preparation of Plans in this project is one of the four components objective of KMP which is geared towards strengthening the local governance and improving urban service delivery. The four components are:

- i. Institutional restructuring and empowering local governments
- ii. Participatory strategic planning for urban development:
- iii. Investment in infrastructure and service delivery that will facilitate realization of the Kenya vision 2030 for national transformation.
- iv. Programme management, monitoring and evaluation system

Preparation of ISUDP for Nyeri town falls under component II. The programme entails the preparation of Integrated Strategic Urban Development Plans such as physical structure plans, CIPs, community mobilization, and participation in planning processes, establishing and strengthening municipal planning and social Development services.

The KMP covers five Clusters of 13 towns within Kenya which were previously major municipalities. The five clusters include;

- i. Mombasa
- ii. Malindi/Garissa/Kitui
- iii. Thika/Machakos/Embu
- iv. Naivasha/Nakuru/Nyeri
- v. Kakamega/Kericho/Eldoret

1.1.1 Objectives

The preparation of ISUDP addresses the following objectives

- i. To prepare up-to-date digital maps,
- ii. To prepare ISUDP plan which is to
 - Define a vision for future growth and development of the areas over the next 10 to 20 years.
 - Provide an overall integrated physical framework for urban growth of the Nyeri town.
 - Provide a basis for coordinated programming of projects and budget, thereby serving as a downstream management tool.
- iii. To prepare a capital investment plan (CIP).

The **specific objectives** of the study are to:

- i. Produce accurate up to date digital topographic maps;
- ii. Prepare digital cadastral layers in the same system as the digital topo maps;
- iii. Conduct participatory planning exercises in the planning area to identify citizens priorities;
- iv. Prepare short, medium term plans to guide urban development, including action area plans, subject plans, advisory or zoning plans and regulations and other reference materials;
- v. Prepare strategic structure plans, showing current and proposed land use and infrastructure, housing settlements and environmental assets (10-20 years);
- vi. Provide hands on training to key staff of the planning department on plan preparation and implementation and
- vii. Prepare a monitoring and evaluation strategy to assist the planning department in reviewing and updating the plan in line with the ever changing trends of the city.

1.1.2 Purpose

The purpose of the ISUDP is to:

- i. Define a vision for future growth and development of Nyeri Town over the next 30 years.
- ii. Provide an overall integrated physical framework for urban growth of the town.
- iii. Provide a basis for coordinated programming of projects and budget, thereby serving as a downstream management tool.

1.2 LOCATION

Nyeri town is located in the central highlands of Kenya, about 160 km North of Nairobi city. It lies between the eastern base of Aberdare Ranges and western slopes of Mt Kenya. It is between longitudes 260000W and 288000E, latitudes 996800N and 994800S at an altitude of 1769 metres above the sea level.

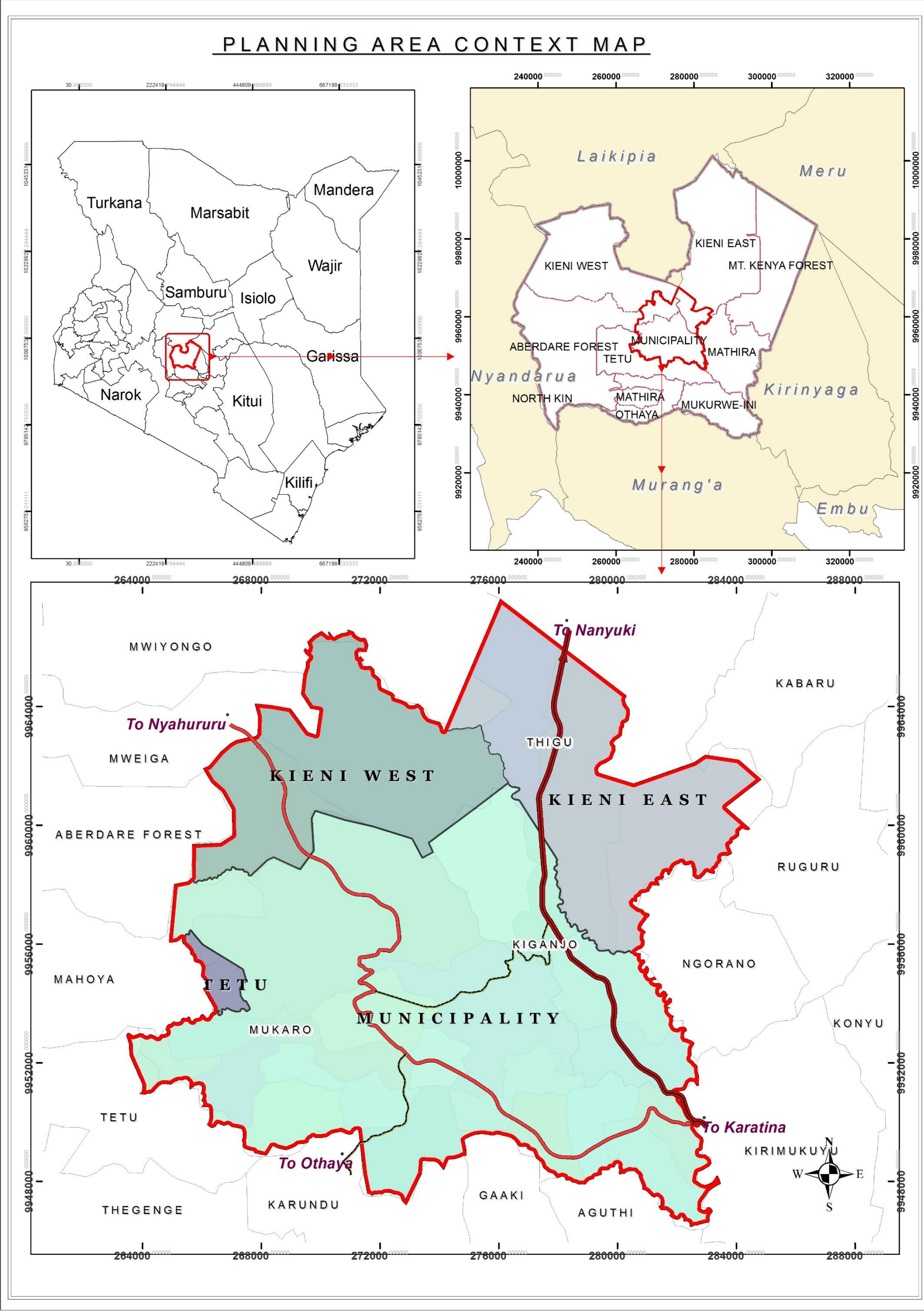


Figure 1: Locational context

1.3 PLANNING AREA

The planning area covers 267km² (8%) out of 3337km² of Nyeri County. This consists of four sub-counties and sixteen wards. The sub counties include former municipality is (167km²), part of Kieni east (52km²), part of Kieni west (44km²) and part of Tetu (3km²).

The sixteen wards covered include Mweiga, Thigu river, Ngonde, Mathari/Kihuyo, Kiganjo, Chania, Nyeri Central, Nyaribo, Kirichu, Kamakwa, Mukaro, Karia Gatitu and Muruguru.

1.4 HISTORICAL DEVELOPMENT

The history of Nyeri Town dates back to 20th century. At the beginning of the century, the today built-up area of Nyeri town was mainly forest with few agricultural activities to the West (Tetu), Northwest (Kihuyo and Ihururu) and south (Gatitu). It began as a military base in 1902, where the military moved to the present location of former provincial offices to build a fort. This was considered better place for defense since it was surrounded by a deep defensive ditch ("Mukaro" in Kikuyu) leading to the present name of the central area of Nyeri town.

Asian traders set up businesses within the area of safety near the fort and Missionaries moved in at the request of the military officials. The town then flourished into a trading centre for white settler farmers who reared cattle, grew wheat and coffee.

Later following the establishment of districts and Provinces, the town flourished as the district headquarters of Nyeri and as the headquarters of Central Province. With the devolution arising from the new constitution, the town's prospects have been accelerated by its selection as the county headquarters.

1.5 PLANNING HISTORY

Planning of Nyeri town began during the colonial period. Several plans have been prepared for the town with the last one done in 1975. This was amended over time with several Part Development Plans. It is noted that most of the planning was piecemeal consisting of preparation of plans for local centers, part development plans for alienation of land, subdivision plans for company and cooperative farms and other types of development applications. This section looks into some of the plans previously done on the local, regional, and national level.

The National Spatial Plan

The National Spatial Plan is under preparation led by the Director of Physical planning, Ministry of Lands, Housing and Urban Development. The plan is still at formulation stage and concrete proposals are yet to be finalized. Several stakeholder and consultative meetings have been held. However, the plan will only make broad guidelines unlike the ISUDP, which will formulate detailed plans, which will cover specific zones within the planning area.

Proposals of the National Spatial Plan will be considered during the later revision of the overall plan as well as in the subsequent revisions of the short term plans that are components to the ISUDP.

Nyeri County Spatial Plan

The County Government of Nyeri is yet to initiate the preparation of the County Spatial Plan. This is an essential component of county planning. The plan is to cover the entire county area. One of the main objectives of the plan is to provide a broad planning framework to guide spatial planning and growth within the county. The plan is also to provide guidelines for local area and detailed planning.

Since the ISUDP process is already more advanced, it is expected that the county spatial planning process will be informed significantly by the proposals to be formulated in the ISUDP particularly with regard to the planning area.

Regional Development Plan

A Regional Development Plan was prepared by the Department of Physical Planning in 1970s to cover Central province. At that time, regional plans were prepared for all provinces to guide development for all districts. It dealt with broad development plans across various sectors. It lacked local area Specific development proposals that at that time could have been covered by district plans. Unfortunately, no district plans were prepared. This plan is now obsolete.

Nyeri old town plan

The plan of the old town area covered an area of approx. 73.04km². It was initially planned in 1972 by the department of physical planning. The plan was approved in 1988. The plan provided for various types of land use including commercial, public, residential, industrial, recreational, educational and other facilities. Overtime numerous part development plans have been prepared for alienation purposes. The PDPs have significant altered the initial plan. The plan is now out-dated and there is need of a more updated and detailed plan.

Nyeri Strategic Structure Plan, 2005

This district-specific Strategic Plan is a localization of the National Plan of Action (NPA) for the implementation of the National Population Policy for Sustainable Development (NPPSD) contained in Sessional Paper No. 1 of 2000.

The Plan preparation involved addressing all the critical issues as identified in the NPPSD, pinpointing problems associated with each issue and prioritizing them according to the needs of the district. These issues include: Population and Development; Gender Perspectives; Reproductive Health (RH); and, STI/HIV/AIDS. In this regard, the stakeholders proposed the activities that need to be undertaken to address the identified issues/problems in a draft plan. The draft plan was then discussed with the members of the District Executive Committee (DEC) and approved by the DDC.

Part Development Plans (PDPS)

Numerous PDPs were prepared overtime within the planning area. The bulk of the planning work in Nyeri town was preparation of PDPs by the department of physical planning. They were to alienate and setting apart land for development of specific projects. Projects covered included residential, commercial, industrial and various types of public purposes. Developers targeted by PDPs included individuals, organizations and public bodies. Request for preparation of PDPs came from the then local authorities. The director of the physical planning had discretion to initiate preparation of PDPs.

Immediately after preparation of the PDPs, they were circulated for comments to various agencies including District surveyor, District land office, District Public Health Officer, District environmental officer, District roads officer and other relevant agencies depending on the type of development. After recommendations, the commissioner of lands then approved the plans and letters of allotment issued as development proceeded. Many plots within the old Nyeri were allotted and developed through PDP system.

Unfortunately, many of land registration process were not completed and some of the plots do not have titles. Lack of secure land tenure arising from the above is one of the challenges facing Nyeri town. The PDPs were also not well coordinated by way of long-term development creating an uncoordinated planning of the town. This also created shortage of public spaces within the old town. A review summary of the planning initiatives undertaken in Nyeri is illustrated in the table 1 below;

Table 1: Summary of Development Plans Prepared

Type		Remarks
Local Physical development plans	• Ruringu C6/81/13 • Ring Road C6/77/6 • Marua C6/02/04/1 • Kamuyu Village Municipality C6-230/02/1 • Kiganjo 168/71/3 • Chaka C2434/2009/1 • Kirichu C751/79/1 • Kihuyo C2300/03/01	• Limited in coverage • Focus on public land • Based on inadequate data • Lack of development control guidelines • Some not approved • Outdated • Manual
Part development plans	• Kiawara 50/94/1	

Other significant planning efforts have targeted rapidly urbanizing parts of the former municipality. Such areas include Ruring'u and Kiganjo which have approved plans. The more recent plan prepared in 1988 covered the Chaka area.

It was established that the planning area has existing colonial villages and informal settlements many of which have never had any plans at all. The existing informal settlements in the planning area are Transformer, Kiawara, Majengo and Witemere among others. Some of the informal settlements have however been targeted by the Kenya Slum Improvement Programme run by the Ministry of Lands, Housing and Urban Development. Such settlements include Majengo, Transformer among others.

Some of the old colonial era villages that are still unplanned include Giaichamwenge, Chorong'i and Kiamwathi, Ithenguri, Gitathini, Kihatha, Kihuyo, Riamukurwe and Gatitu villages. Among the planned and surveyed villages within the planning area include Kamuyu.

Subdivision Plans

Subdivision remains the most common form of plans affecting private land in Nyeri town. This is particularly in the Municipality sub-county and in the peri-urban areas. Some of the subdivisions have in the past not prepared and or approved procedurally.

This is common especially in freehold land where land subdivision procedures and guidelines are often not adhered to. This creates a constraint to proper planning and development management. There is need to adhere to the set guidelines and procedures so as to effectively manage the subdivision of land.

Change of Use & Extensions of Use

The conversion of use of land from one use to another has also significantly impacted on planning in Nyeri. This is common in both the old town and in the peri-urban areas. Within the old town, most change of use are from residential to commercial use such as the conversion of former residences to hotels and business premises. Whereas many of the applications are approved, many more are also not approved. Many of the plots within the old town are

leasehold and many developers apply to the county government for approval given the conditions spelt out in the lease.

In the peri-urban areas where freehold predominates, many such changes are not submitted to the county government for approval. Most land emanating from the subdivision of large farms in the peri-urban areas is registered as agricultural freehold land.

There is need to adhere to the set guidelines especially in the freehold areas where most of the urbanization is taking place. Updated development regulations and guidelines are required to provide appropriate interventions and guide the County officials when considering the development control applications. From the foregoing state of planning, it is therefore apparent that

1. Town lacks an up to date comprehensive plan to guide physical development
2. Spatial Development Planning has in the past been piecemeal targeting specific parcels or areas of land
3. Subdivisions, change of use and extension of use applications need to be controlled
4. Appropriate conditions of approval need to be imposed

1.6 METHODOLOGY

The methods employed in plan preparation took into account the guidelines provided in various statutes including the Constitution of Kenya 2010 (Kenya supreme law), Physical Planning Act 1996, the County Governments Act 2011 and the Urban Areas and Cities Act 2012. This was necessary in order to ensure that the processes and the final products are compliant.

The methods used were participatory and elaborately incorporated the wishes and aspirations of the stakeholders. It was an all-inclusive process that saw active and well-structured participation by the consultants and stakeholders including County Government of Nyeri and GoK agencies, NGOs, CBOs, international agencies and local communities. The planning methodology was also in line with the existing regulatory framework. The methodology is summarized in figure 3 overleaf.

The process had six major phases namely inception phase, awareness and mobilization, data collection, situational data analysis, preparation of draft plans and the final plan preparation workshops. All the processes were sequentially adhered to and all were validated through technical and stakeholder workshops.

The process began on April 2014 with a commencement meeting whose objective was to notify key players and stakeholders of the intention to prepare the ISUDP and familiarize with steps and requirements. Shortly after, a County Introductory Meeting was convened to introduce the planning team to the county offices with which they would partner in the process of plan preparation.

Prior to the commencement of data collection, public notices were issued on local daily newspapers on 30th July 2014. Official data collection began in August 2014, soon after which the situational analysis report preparation began. In December 2014, an Awareness and Mobilization Workshop was held. A situational analysis & validation workshop also took place on the same date. The draft plan proposals report was then compiled and was reviewed in stakeholders' workshop on 3rd July 2015.

The preparation of the plan was undertaken through a systematic process as shown below:

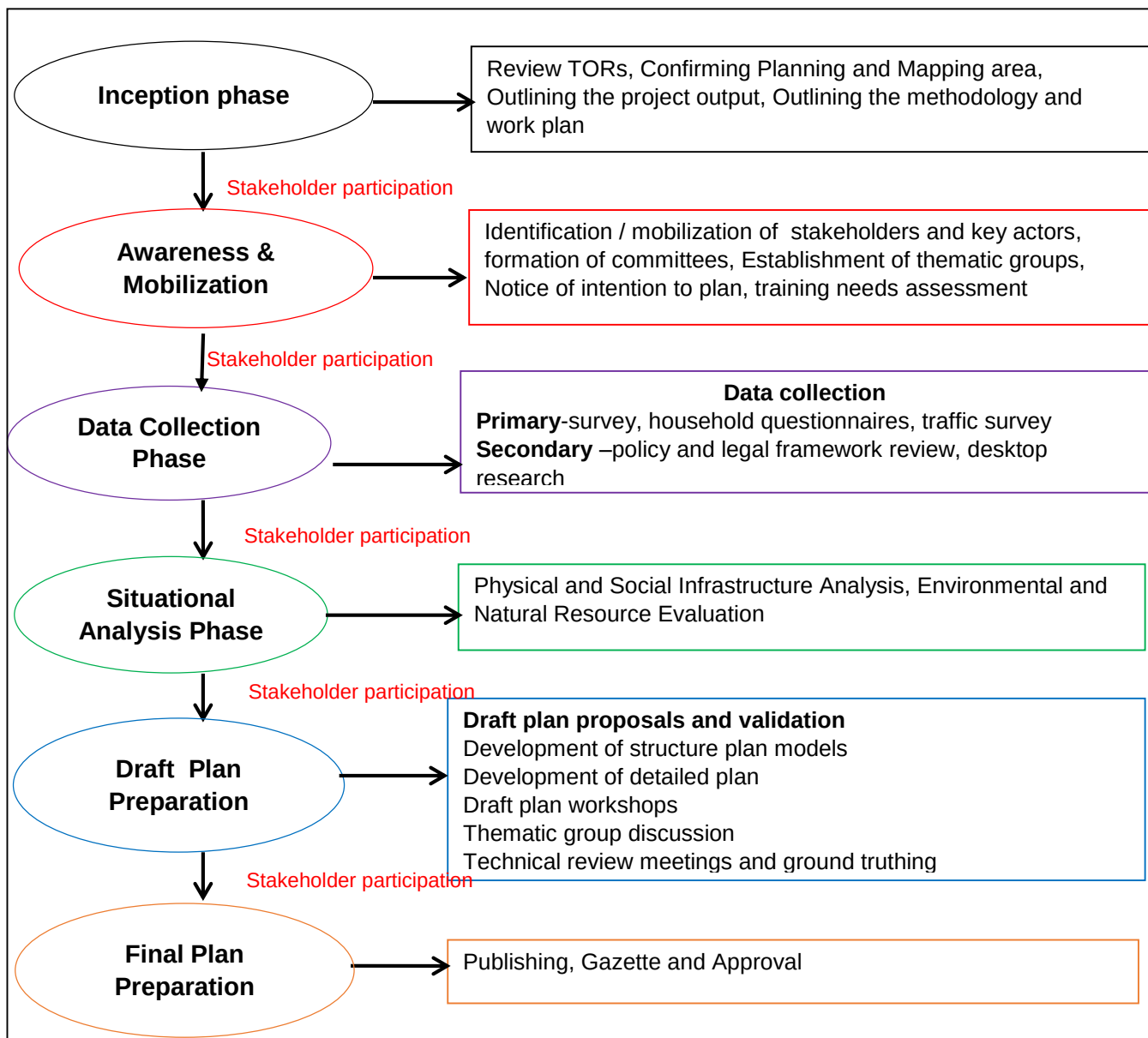


Figure 2: Planning preparation process

Table 2: Activities Achieved

ACTIVITIES	DATES
Kick-Off Meeting	9 th April 2014
County Introductory Meeting	29 th April 2014
The Inception Report	26 th May 2014
Evaluation of the inception report	29 th May 2014
Inception Report submission	19 th June 2014
Public Notices	30 th July 2014
Data Collection	11 th -15 th August 2014
Launch, Situational Analysis & Validation Workshop	5 th December 2014
Situational Analysis Report submission	15 th May 2015
Thematic Group Discussions	19 th -20 th March 2015 8 th -10 th June 2015
Visioning workshop	24 th March 2015
Draft Plan Proposals Workshop	3 rd July 2015
Submission of Draft Plan Proposal Report	27 th July 2015
Technical workshop presentation	25 th August 2015
Final workshop presentation	10th November 2015

1.7 PUBLIC PARTICIPATION

Various methods were used to enhance public participation as follows;

1.7.1 Public Notices

To sensitize and attract the involvement of the greater public, notices were published in local daily newspapers. This was in the Standard and Daily Nation dated 30th July, 2015. The notices were also simultaneously placed at strategic notice boards within the local area

1.7.2 Stakeholders

Actors from different agencies were involved as shown in the table below. As evident, actors were drawn from the National Government, the County Government, opinion leaders, Civil society including NGOs, Churches, professional groups, businessmen, farmers, land owners, resident associations and the general public. The actors were identified in collaboration between the County Government, the ministry of Lands and Urban Development and the Consultants.

Workshops

Three stakeholder workshops were held and participation was as shown in the table below:

Date	Name of Workshop	No. of participants	Venue
1. 5 th December 2014	Launch, Situational Analysis and Validation workshop	84	White Rhino Hotel
2. 24 th March 2015	Visioning workshop	107	Green Hills Hotel
3. 3 rd July 2015	Draft Plan Proposal workshop	91	Green Hills Hotel
4. 10 th November 2015	Final Plan Workshop	89	Green Hills Hotel

Thematic Group Discussions

The discussions were held at two levels. These are the situational analysis and draft plan proposal stages as summarised in the below table:

Date	Thematic Group	Venue	no. of participants
Situational analysis thematic discussions			
19 th March 2015	Infrastructure and Services	Project office MoW, Nyeri	10
19 th March 2015	Land Use	Project office MoW, Nyeri	12
20 th March 2015	Environment and socio-Economic	Project office MoW, Nyeri	13
23 rd March 2015	Institutions and Legal framework	Project office MoW, Nyeri	10
19 th of March 2015	Ring road resident's association		
19 th of March 2015	Land Management Board.		
Draft plan Proposals thematic discussions			
8 th June 2015	Environment and Socio-economic	Project office MoW, Nyeri	13
9 th June 2015	Land Use	Project office MoW, Nyeri	13
9 th June 2015	Institutions and Legal framework	Project office MoW, Nyeri	10
10 th June 2015	Infrastructure and Services	Project office MoW, Nyeri	9

Monthly Technical Meetings

A number of monthly technical meetings were held for Nyeri town. The objective of the technical meetings is to assess the stakeholders' progress in the project.

Date	Venue	No of participants
17 th July 2014	Municipal Yard	17
12 th August 2014	IFAD	17
9 th September 2014	IFAD	14
14 th October 2014	IFAD	18
6 th November 2014	Delta House	15
11 th November 2014	County Board room	16
4 th December 2014	IFAD	10
17 th February 2015	Project office MoW, Nyeri	16
10 th March 2015	Project office MoW, Nyeri	15
14 th April 2015	Project office MoW, Nyeri	10
22 nd June 2015	Project office MoW, Nyeri	16
6 th November 2015	County Commissioners Board room	11

Project Review Meetings

Apart from the technical meeting there were three other technical reviews organized by the client. They include the inception report validation meeting held on 29th May 2015 at Transcom House, Nairobi, the Situational and interim report review meeting held at UN Habitat offices held on 7th and 8th April 2015 and Draft plan proposals review held at Voi Safari Lodge on 26th August 2015. The consultants presented their work and received several comments from the client which were to make the final output better.

1.8 CONCLUSION

Nyeri town has over time continued to witness tremendous growth. It is one of Kenya's principal towns and is expected to experience accelerated growth as urbanization continues to take effect.

Its growth is expected to arise from its importance as Kenya's agricultural hub, a key administrative centre, as a renowned tourism destination. The town also offers significant opportunity in commerce and industry. This underscores the need to plan the town. The various functions assumed by the town have been considered in preparing this ISUDP. It is also imperative to have a fully functional urban planning department for the town and Nyeri County in totality. This is necessary for the efficient execution of the various town planning functions within and outside the context of this ISUDP.

CHAPTER TWO

POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK

The main objective of this section is to examine the guiding tools that are involved in the planning process and the implementation of the plan. Various statutory requirements as laid out in the policy, legal and institutional framework have been highlighted in this section.

2.1 POLICY FRAMEWORK

Vision 2030

The vision is a product of highly participatory, consultative, and inclusive stakeholder's process conducted throughout the country and in all sectors of the economy. It is based on three key pillars; economic, social and political. Its aim is to make Kenya a globally competitive and prosperous nation with high quality of life. It also emphasizes the need for planning urban areas in order to achieve orderly development. This plan will target Nyeri town for detailed planning. It will give direction for the development of urban areas that will apply to all centres within the town. It is expected that the data generated from this plan will be used to develop future comprehensive County Integrated Development Plan for Nyeri County.

National Land Policy (Sessional Paper No. 3 of 2009)

The land policy proposes development control as a tool of ensuring equitable and sustainable use of land. The preparation of ISUDP will give guidelines, which the relevant agencies can use. It recognizes land use planning as an important tool in land use management, which can address the current challenges and create new opportunities for sustainable human settlements.

National Housing Policy

The policy aims at promoting planning of human settlements, which includes re-planning, and re-development of areas with inadequate infrastructure and services.

Nyeri ISUDP also takes into account those aspirations especially in the re-planning of the neighbourhoods and informal settlements by ensuring provision of basic services.

Integrated National Transport Policy

The Policy identifies challenges besetting the transport sector in Kenya as is evidenced in Nyeri Town. In relation to this policy vision, the project shall seek to incorporate it and the county's vision when preparing the transportation strategy for Nyeri Town.

Draft National Urban Development Policy

The goal of this Policy is to ensure orderly, competitive, and sustainable urban development that enhances physical, social, and local economic development of the urban areas.

Secondary towns in Kenya, continue to absorb large numbers of people who migrate from the areas. The Nyeri Town Strategic Urban Development Plan will cater for a population greater than what is expected from natural growth.

2.2 LEGAL FRAMEWORK

The Constitution of Kenya, 2010

The preparation of the plan recognizes the provisions of the Constitution. Chapter 5 forms the basis for administration, management and use of land in Kenya.

It establishes the NLC who have oversight responsibilities over land use planning countrywide. Further, the 6th Schedule provides for devolution of functions from national to county governments. This ensures effective preparation and implementation of the ISUDP to guide the urban development in Nyeri Town. The constitution also provides a basis to promote sound conservation and protection of ecologically fragile areas such as Nyeri forest, Riparian reserves. It further promotes all forms of national, cultural expression and other cultural heritage.

Physical Planning Act, Cap 286

The PPA regulates all physical planning activities in Kenya. It gives guidance on the objectives and the contents of structure plans, development plans, advisory plans, zoning plans, subdivision plans etc. It also stipulates the planning preparation and approval processes which have been adopted in the project. It gives power to local authorities (currently the County Governments) to regulate development within their areas of Jurisdiction. It also stipulates the planning preparation and approval processes which has been adopted in this project.

However, the act is out dated and it is expected to be repealed in the ongoing preparation of Physical Planning Bill 2015. This may also affect the preparation and approval processes for preparation of ISUDP and provided in the old Act.

Urban Areas and Cities Act, No. 13 of 2011

It provides for management and classification of urban areas The Urban Areas and Cities Act 2011 defines a municipality as an area whose population is at least 250,000 residents as at the time of the last Population and Housing Census and should include an integrated development plan among other requirements. Based on these requirements, Nyeri town does not qualify to be a municipality. The ISUDP is thus timely since it will be a ready platform for the new County government to use for the aforementioned purposes.

County Government Act 2012

This Act makes it mandatory for County Governments to plan their areas of jurisdiction for them to be allocated public funds. The plan is supposed to integrate economic, physical, social, environmental and spatial aspects. The Act also establishes the County Executive Committee to monitor the process of planning, formulation and adoption of the integrated development plans. The planning principles and objectives are also laid out to guide the preparation of the ISUDP.

Public Finance Management Act, 2012

This Act provides for effective and efficient management of public resources. Section 125 of the Act requires the budget process for county governments in any financial year to consist of integrated development planning process. These include long term and medium term planning as well as financial and economic priorities for the county over the medium term.

Section 126 of the Act further obligates each county government to prepare an integrated development plan. This plan includes strategic priorities for the medium term that reflect the county government's priorities and plans, a description of how the county government is responding to changes in the financial and economic environment; and, programmes to be delivered.

Environment Management and Co-Ordination Act (EMCA), 1999

The Environmental Management and Co-ordination Act governs the management of natural resources in the country. It upholds the importance of environmental protection.

The Act provides for an independent National Environment Management Authority (NEMA) to ensure enforcement and implementation of the provisions of the Act. It also provides for the involvement of the public in any major development decisions, which have an environmental impact. Any activity that involves land use change shall only be undertaken after an Environmental Impact Assessment (EIA) has been conducted. The Act also has provisions for addressing environmental offences and a tribunal was established to deal with such offences.

Ongoing Legislation

It is significant to note that there are ongoing legislative processes that seek to align various statutes with the new constitution. To date, there are 3 bills before Parliament, namely the Physical Planning Bill 2015, The Community Land Bill and the Land Amendments Bill. The three are still undergoing discussions and once passed may alter the current responsibilities of various public organs from the current situation. Other laws may also be passed as required of the constitutional guidelines.

2.3 ADMINISTRATIVE STRUCTURE AND FUNCTIONS

The National government is represented in Nyeri Town through ministries and state corporations. The town has a number of national and county government offices. All of the eighteen (18) national government ministries' offices are established in the town. In addition, several parastatals and service departments have offices in the town.

Nyeri town is the headquarters of County Government of Nyeri. The Governor heads the county government. The county government has several arms all of which have offices in the town. The executive arm comprises of various County Executive Committee members who head different departments in the county. The chief officers manage the day-to-day administrative affairs of each department. The county government has nine (9) ministries all of which are represented in the sub-counties within the planning area. These ministries are:

1. Agriculture, Fisheries and Livestock Development
2. Land Housing, Physical Planning and Infrastructure Development
3. Finance and Economic Planning
4. Health Services
5. Education,
6. ICT, Youth Affairs and Sports,
7. Public Administration, Information and Communication,
8. Trade, Investment, Industry and Tourism,
9. Transport, Roads, Public Works and Energy
10. Water, Sanitation, Environment and Natural Resources

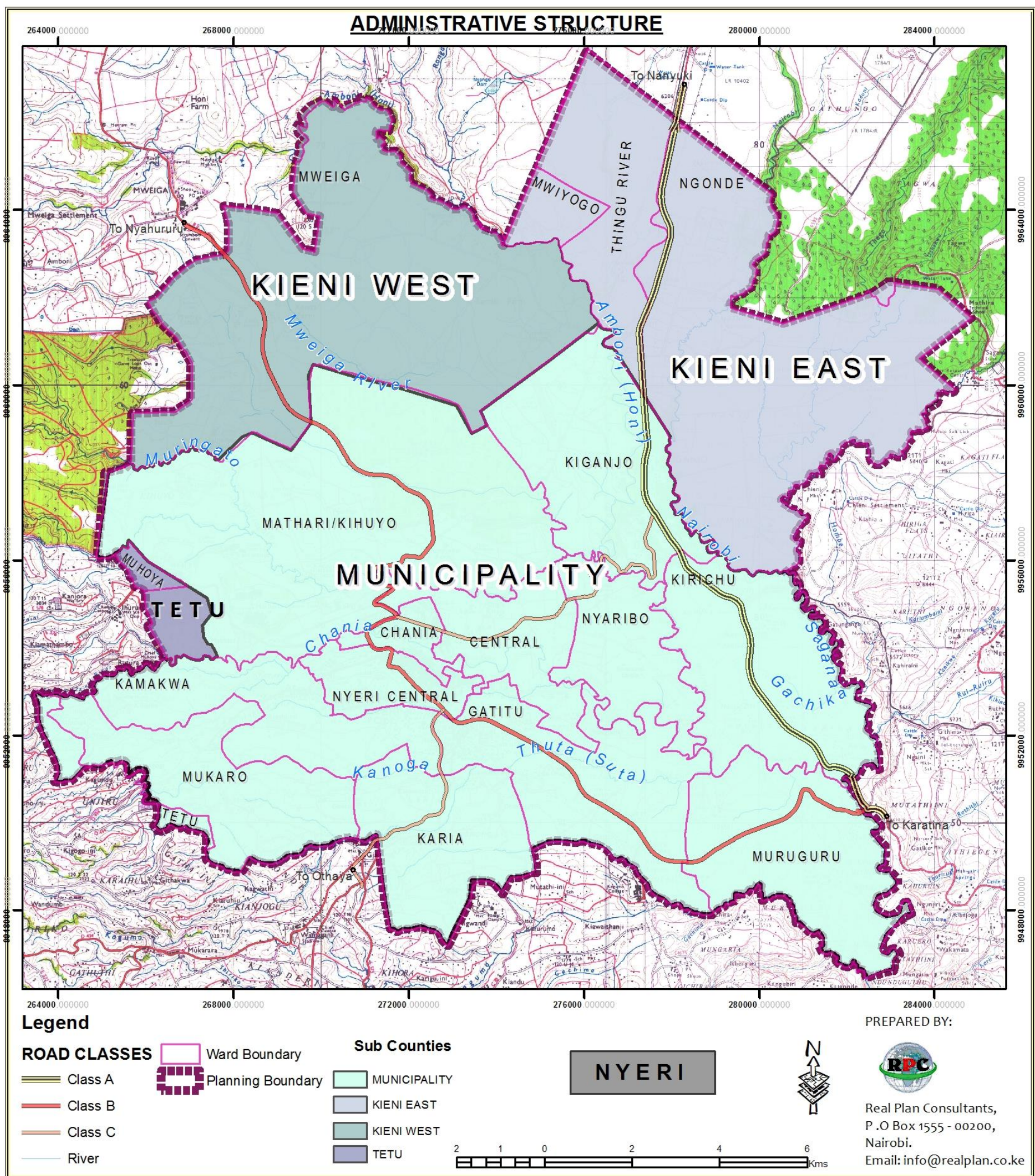


Figure 3: Planning Area Administrative Structure

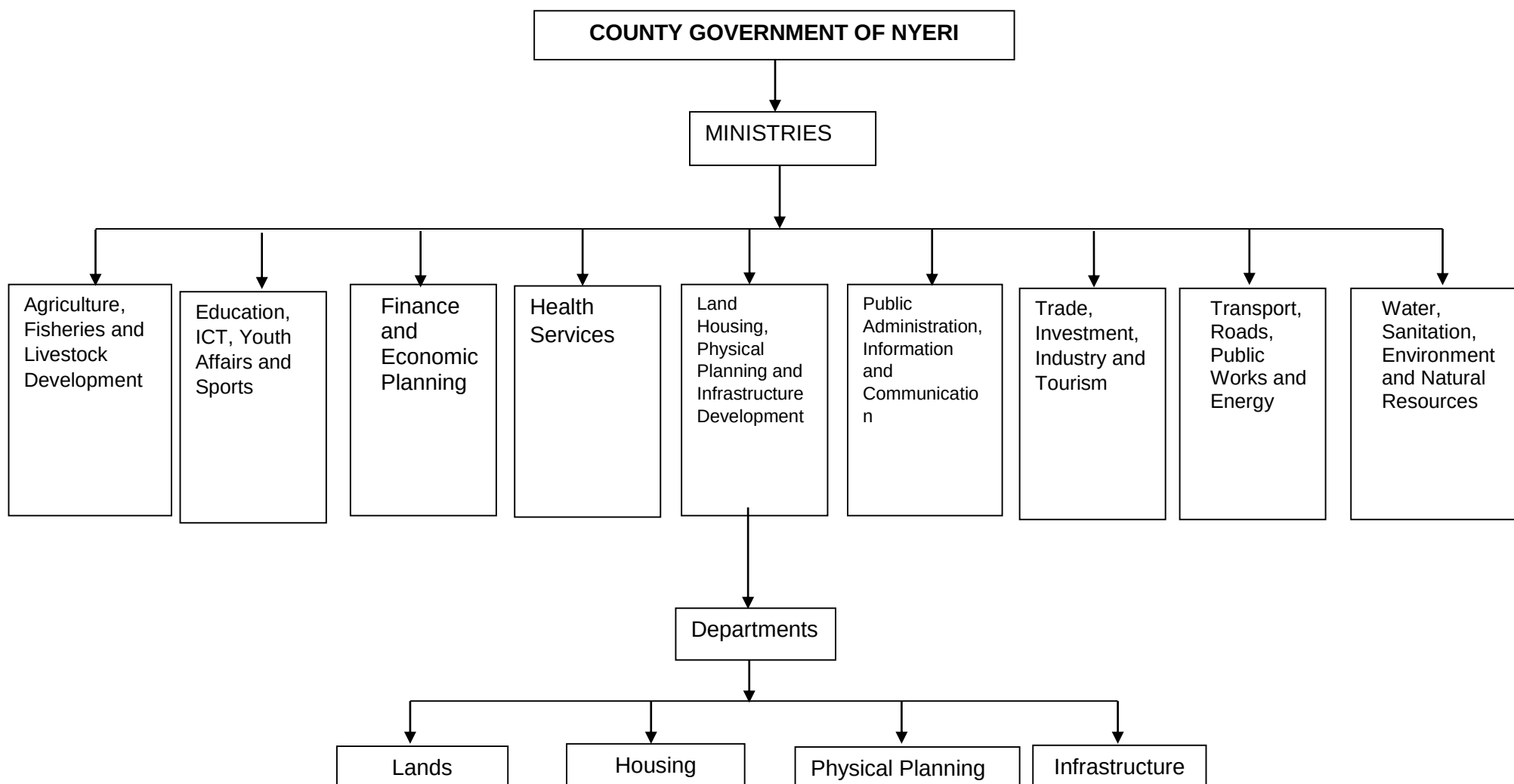


Figure 4: County structure

2.4 KEY INSTITUTIONS

In the preparation of this ISUDP, key institutions were involved including the National Government, the County Government of Nyeri as well as organized interest groups.

The Ministry of Lands, Housing and Urban Development (MoLHUD), is the National Government agency managing the project under the Kenya Municipal Programme (KMP). The Ministry provides the overall supervision function of the project. The Ministry particularly represents the Government of Kenya component in the project.

The County Government of Nyeri has the local jurisdiction over Nyeri town. The County Government provided technical support to the project steering committee that aided the plan preparation process. In addition it provided the logistical support and administrative services needed by the project team and consultants.

The County Assembly, the legislative arm of the county government is a crucial entity within the devolution structure as it is the law making body and its members are the legal representatives of the community at the County level. The duty to approve all plans including this ISUDP is vested in the county assembly of Nakuru.

The County Executive Committee the administrative arm of the county in charge of monitoring the plan preparation and it is also its duty to monitor and oversee its implementation. This institution also ensured as mandated by law that the ISUDP proposals aligned to Nakuru County's developments strategies and aspirations.

The County Executive Committee (CEC) member in charge of Lands, Housing and Physical Planning is the policy head on matters related to planning. The member oversees planning matters and will be responsible for submitting the plan to the County Assembly for approval.

Hierarchically below, the CEC is the Chief Officer and subsequently the Director of Lands and Physical Planning who heads the section on Lands and Physical Planning. Personnel within this structure are critical stakeholder in the planning process. Figure 4 above shows the department's organogram.

2.5 PLANNING VISION

The vision directs the overall development objectives and leads to the establishment of growth trajectories that underpin the urban design proposals and interventions. It was achieved through a consultative process from the Constitution of Kenya, Vision 2030, KMP Mantra, Nyeri County Government vision and Stakeholders' vision for the town as shown on the table below.

Table 3: Guiding visions

Guideline	Driving objective
Constitution of Kenya, 2010	Well planned environment
Kenya Vision 2030	Well planned urban area for sustainable development in order to achieve a middle level economy
KMP Mantra	Making Kenyan towns work
County Government of Nyeri	To be the leading County Government in the region providing innovative, strategic and high quality government services to its citizens

Stakeholders' visions	To be an agri-business town (26 votes) To be a green world class city in service provision and commerce (17 Votes) To be a hub of technology to empower the community (10 Votes) To have a two tier rural-urban economy towards agri-business and tourism capital (4 Votes) To be a society that is empowered both socially and economically (4 Votes)
Planning Vision	To be a well-planned technology, tourism, agri-business green town

The stakeholders' vision statement was achieved through a participative visioning workshop held on 24th March 2015 in Nyeri Town. The stakeholders identified the planning challenges and opportunities and ranked them by priority. From the ranked opportunities and challenges, the stakeholders drafted several visions and later voted as shown in table above. This was further analysed by stakeholders in the thematic and focused discussions.

The stakeholders unanimously agreed on a well-planned which shall ensure compactness, sustainability and regulated town development and growth. The well planned town will also ensure allocation of sufficient space for all land uses while maintaining order, efficiency and beauty.

Seventy three percent of the stakeholders felt that Nyeri should be an Agri-business and green town. This was based on the potentiality of agriculture as the main economic activity in Nyeri town hence preserving agricultural land a major output of the plan. This will also be complemented by landscaping and greening of the streets and also preservation of forest and riparian reserves.

Sixteen percent suggested a technological town leading to centre of research and innovations. They felt this vision would involve all high tech businesses in the area that supports innovation and entrepreneurship. Only eleven percent felt that Nyeri should be a Tourist town because it offers high quality tourism experiences offered by the diversity and richness of its cultural and natural heritage.

The suggested visions were further analysed by stakeholders in the thematic and focused discussions and the consultants. They integrated all the suggestions and formulated the final vision as *a well-planned technology, tourism, agri-business green town*.

This vision aims to develop Nyeri as a well-planned, compact and integrated city that is socioeconomically sustainable and provides a safe and livable quality of life for all its citizens. It further guides development of the planning area as a model urban Centre with a well-functioning multi-sectoral economy based on agriculture and tourism, working in harmony with its natural environment.

The Rationale for adopting the final vision was;

- Creation of Heritage Town
- Strong Agricultural Economy
- Tourist Destination
- Liveable & Friendly Urban Environment
- Unique Natural Setting
- Enhance Competitiveness
- Aid Planning and Development

2.6 CONCLUSION

From the foregoing, it is evident that the ISUDP has a sound basis considering the variety of policies and statutes. The policies and legislations provide guidance on the importance and order of the planning process. The plan upholds the spirits the Constitution of providing a properly planned nation. It is in line the Vision 2030 as it advocates for sustainable social, political and economic growth of Nyeri Town. It should however be noted that the County has indicated the need to prepare a County Spatial Physical Development Plan in the near future.

CHAPTER THREE

EXISTING SITUATION

This chapter presents summary of the main findings from the situational analysis report. These forms the basis of a sustainable plan for future growth. For detailed situational analysis refer to the final approved situational analysis report.

3.1 PHYSICAL AND NATURAL ENVIRONMENT

3.1.1 Climate

Nyeri town experiences equatorial climate. Temperatures are relatively low and vary from a mean annual minimum of 12^o C to a maximum of 27^oC. The driest season is experienced between January-February while the coldest season occurs between July-August. The Nyeri prevailing wind direction is 0^o North 90^o East. The rainfall experienced ranges from 600-1,200 ml. The north eastern zone which covers 54 km² (20.1%) of the area receives rainfall ranging from 600-800 ml while the others zone covering approximately 213 km² (79.9%) receives annual rainfall ranging from 800-1,200 ml.

3.1.2 Hydrology

The town is characterized by steep ridges and valleys with several rivers and streams traversing the landscape. It has a series of rivers originating from the Nyeri forest, the Aberdare national park and Mt. Kenya that neighbours the planning area to the northeastern part. The area generally drains from the east towards the western side. Many of the rivers drain from the Aberdares and feed in to River Tana. The rivers and streams in the northern parts of the planning area drain into the Ewaso Nyiro River. The major rivers traversing the planning area include River Chania, Muringato, Amboni and Sagana.

These rivers pose limitations to the extension of urban developments and the type of developments taking place in the adjacent areas since they are environmentally fragile areas. The plan has formulated policies measures to protect them from encroachment and endangerment.

The planning area falls within this two watershed regions. Delineation these watersheds/catchment areas provide key information for sustainable planning with regards to water resource management. For instance, the flow direction is key in determining the drainage pattern for the planning area (Dendritic drainage pattern); hence aiding in strategic location of Dumpsites, Storm Water Drainage facilities and Sewer system.

3.1.3 Forests and hills

According to a survey in 2013 by Kenya Forest Service, Nyeri County has 38.5% forest cover, the highest in the country and the planning area covers 8% these which include Nyeri forest, Kiganjo forest and Nyeri Hill forest. The entire forest area is marked for conservation and therefore no urban development should occur within.

The purpose of this plan is to guide the day to day implementation of the structure plan. From this land use plan, development regulations are set out for each zone. These regulations will enable the local authorities evaluate development applications with a view to ensuring conservation of the forests and hills adheres to the envisioned plan.

Fertile volcanic soils cover the area at higher altitude. The soils are deep and well drained for growing crops.

3.1.4 Transport corridors

The growth of Nyeri has greatly been influenced by the Nairobi- Nyeri-Nyahururu (B5) and Marua-Kiganjo-Nanyuki (A2) roads. These roads influence linear developments along them and they are expected to influence the future growth of Nyeri. Other roads include Nyeri-King'ong'o-Kiganjo and Nyeri-Othaya.

Linear growth can lead to overcrowding along on the roads and cause disparities in the provision of safe and cost-efficient services. The plan has formulated planning interventions to redistribute growth. These include the creation of an efficient transportation hierarchy that would reduce the overdependence on the major roads.

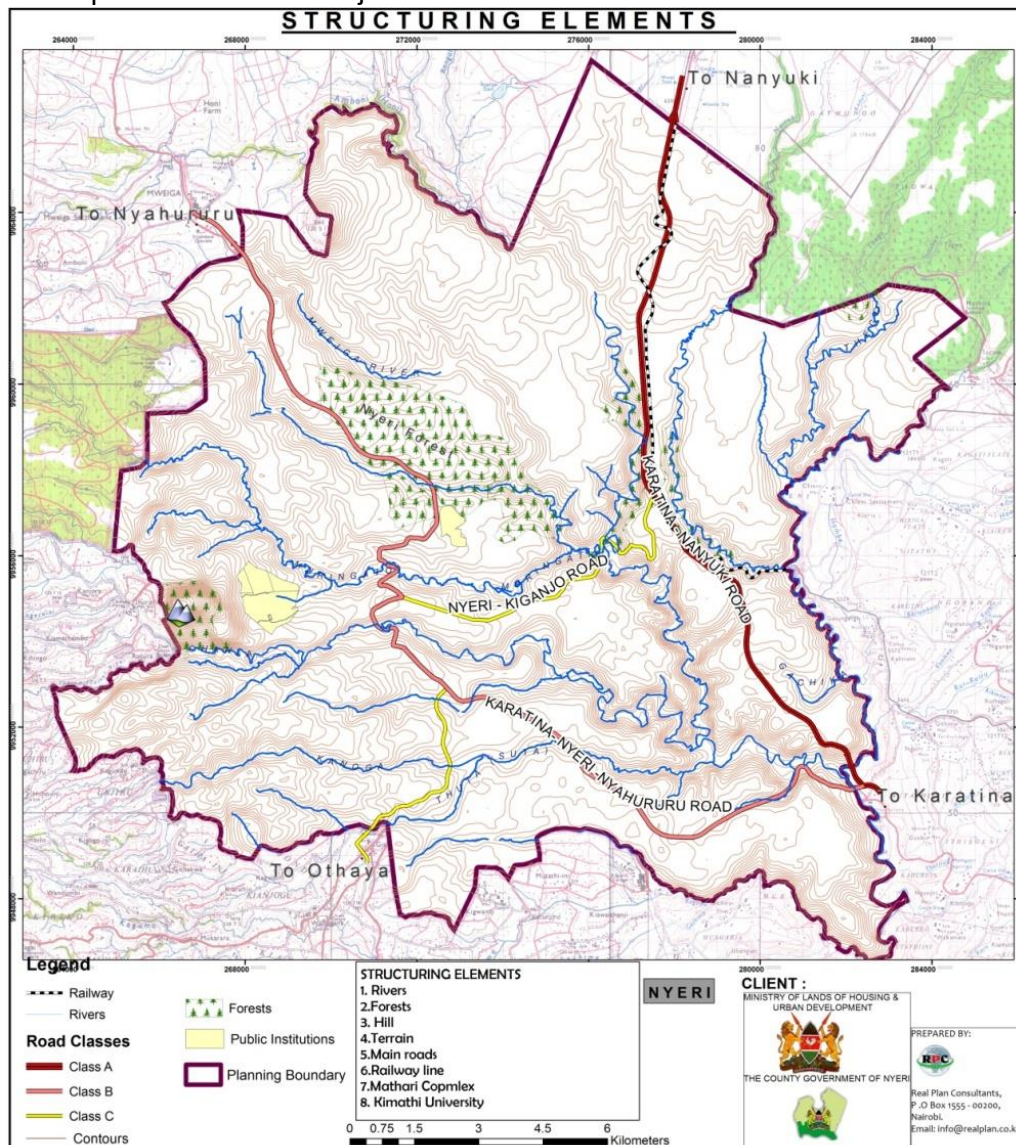


Figure 5: Key-Structuring elements

3.2 POPULATION

According to 2009 census, the population of the planning area was 133,346 but currently stands at 145,765 (2015) and is projected to be 355,477 by 2034. This represents 13% of the total county population of 693,558 (2009 census).

Table 4: Population size by sub-county:

Sub County	Total Population			
	2009 Census	2014	2030	2034
Municipality	119,808	145,765	273,015	319,389
Kieni East (part)	5,841	7,106	13,310	15,570
Kieni West (part)	6,915	8,413	15,758	18,434
Tetu West (part)	782	951	1,782	2,084
Total	133,346	162,236	303,865	355,477

Source: KNBS, 2009

From the above table, Municipality sub-county has the highest and most dense population. This is because the CBD and most urban areas are in this sub county are attracting more people due to the availability of services and employment opportunities. Kieni East and West are sparsely populated because they are semi-arid areas and have large land holdings. Tetu sub-County has sparse population attributed to more land allocated to agricultural activities.

It is anticipated that the Municipality will be the most dense populated sub-County as a result of its urban character due to attracting more people seeking better services and employment opportunities. Chaka Centre which is in Kieni east is also anticipated to attract population due to the Dualing of A2 road. It is also projected that urban areas and commercial nodes such as Chaka Kamakwa, Gatitu, Mukaro, Kiganjo and Karia will have more population by the year 2034 compared to the rural areas.

The current and projected population aids to understand the number of persons to be planned for. The population was considered to ensure adequate provision of infrastructure and services by the year 2034. The Plan seeks to contain the extent of urban growth and protect the agricultural land which is the backbone of Nyeri. This has been achieved by provision of zoning regulations for each parcel in the planning area.

POPULATION DISTRIBUTION 2034

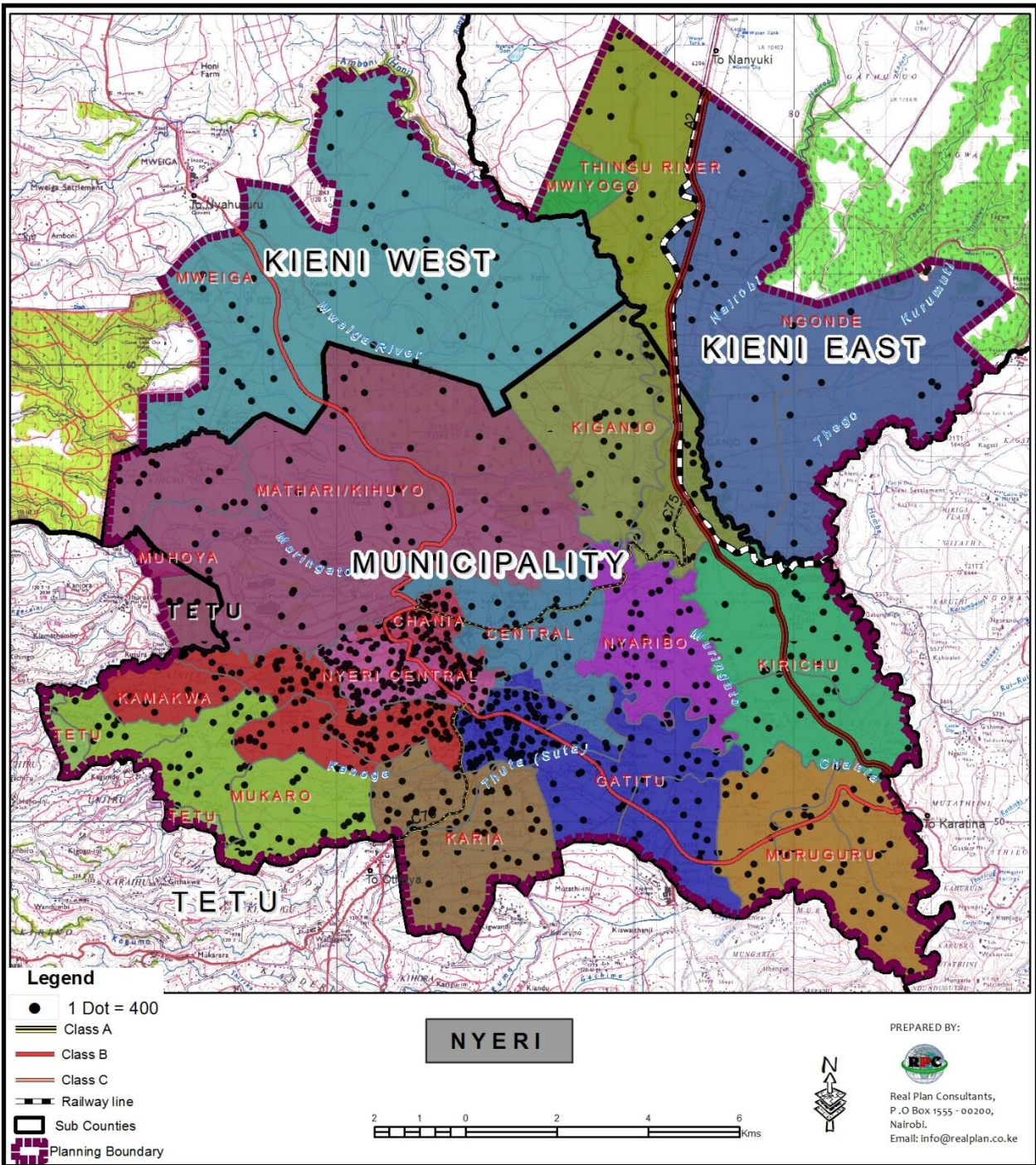


Figure 6: Population distribution 2034

3.3 LAND TENURE

Land tenure refers to the way land is held or owned by individuals and groups governed by sets of relationships legally or customarily, defined amongst them. In Kenya, there are three land tenure systems these include freehold, Public/Government and Leasehold.

In Nyeri town, Freehold land accounts for the highest percentage (83%) while public/government land is the least (6%). Leasehold land accounts for 11% of the land. This is land held by individuals and institutions on lease basis. This applies to land that was largely within the initial town area that had been initially set apart for urban development. Land here is held on government leaseholds usually of 99 years and is subject to considerations for renewal or extension of lease upon expiry.

Table 5: Summary of the land Tenure

Land Tenure	Area	%
Government Leasehold	28	11
Freehold	223	83
Public Land	16	6
Total	267	100

The land tenure was considered in making of development proposals to ensure that all the proposals have been allocated land depending on land available for development. The largest land tenure is held under freehold thus any development in these areas, would need acquisition.

The freehold land tenure is available for development but with application to change the use. However there are parts of the planning areas which will require strict regulations to be adhered to; these are mainly located at the periphery of the town where only agriculture is allowed such as Mweiga, part of Mathari, Karia, Maragima, Kihuyo, Kirichu, Muruguru and part of Kamawa and Tetu and Mukaro areas.

Public and government land areas are not available for any type of development. Lease hold land which is designated for urban is more available for development than freehold areas. The structure plan aims to protect the agricultural zones, controlling urban sprawl and aid in achieving the vision of the stakeholders which is to have a sustainable development.

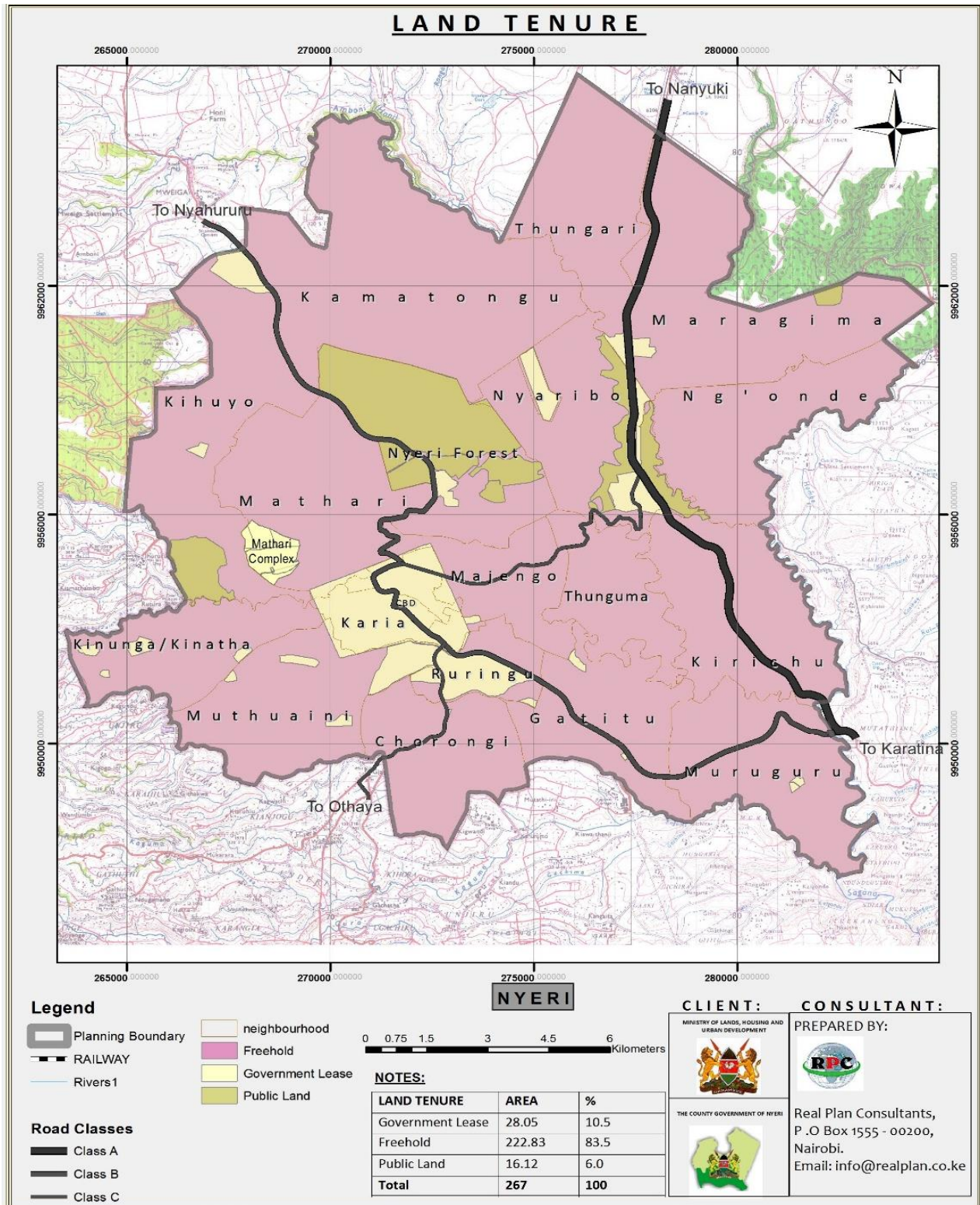


Figure 7: Land tenure

3.4 LAND VALUES

The most expensive lots of land are within the CBD ranging between 9-15 million Kenya shillings. Residential and commercial nodes areas rank second most expensive such as Karia, Majengo Ruringu and areas along A2 road (Chaka Nyaribo and Kirichu). The most affordable lands are in the periphery and agricultural areas.

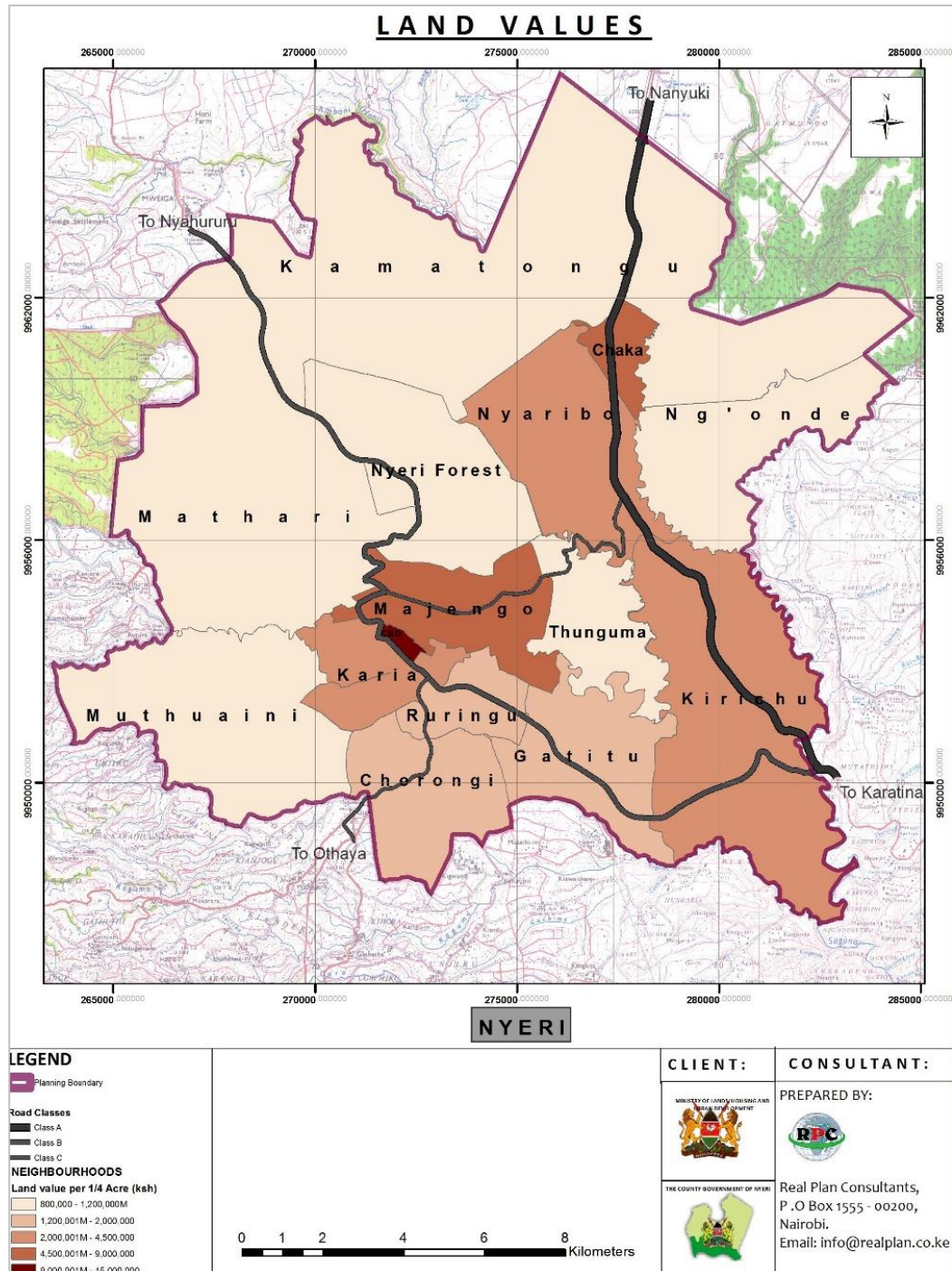


Figure 8: Land Values

Table 6: Summary of Land Values

Area	Land Values (Kshs) 2000	Land Values (Kshs) 2015
Majengo	5000-800,000	150,000-8m
Gatitu	8,000-100,000	1.2-5m
Muruguru	15,000	5m
Nyaribo	15,000-400,000	1.2-4.5m
Karia	10,000-400,000	1.2-3m
Mathari	10,000	1.2m
Thunguma	1,000-15,000	100,000-1m
Maragima	10,000-20,000	180,000
Thungari	20,000	800,000
Kihuyo	4,000-5,000	600,000-800,000
Kinanga/Kinatha	8,000	800,000
Muthuaini	5,000	600,000
Kinunga	4,000	800,000
Chorongi	3,000	900,000
Kirichu	15,000	700,000

3.6 LAND USE

The existing land use pattern was a key consideration in the preparation of the ISUDP. Key highlights from the existing land use include emergence of urban sprawl and haphazard subdivision on agricultural land.

There was thus the need to develop a proper strategy to reorganize the land use pattern in order to address the spatial challenges.

3.6.1 Agriculture

This is the largest land use in the planning area covering 208km² (78%) of the land. Agricultural activities are practised on areas outside Old Municipality. Areas under agricultural use include Kinunga/Kihatha, Muthuaini, Chorongi, Gatitu, Muruguru, Thunguma, Kirichu, Ngonde, Kihuyo, Maragima, Thung'ari and Kamatongu.

Agriculture is the prime economic activity due to favorable climatic conditions. Nyeri County has 60,662 hectares under food crops production while 21,593 hectares are under cash crop production. This is approximately 33% of county size, which is 2,475.4 km². The average farm size for small-scale farmers is one hectare while that of large-scale farmers is four hectares. Livestock production is also widely practiced within the planning area at both small scale and at large scale levels. An estimated 70% of the population makes an earning from livestock.

The agricultural land is however decreasing day by day due to increased urbanization resulting into increased subdivision and change of use to residential and commercial use. This plan gives guideline on the coexistence of urban development and agriculture and to provide strategies to protect and conserve the agricultural land.

3.6.2 Housing

The residential area covers 29 km² (11%) of land. It is concentrated on the periphery of the CBD and diminishes towards the agricultural area. Areas covered by residential use include Rware Ward, Garden estate, Pembe Tatu, Asian Quarters, Majengo, Kiawara among others. The informal housing within the planning area include kiawara, Waitemere, Chania and Kwa Rwamba.

According to Household data collected between 11th-15th August 2014, house ownership in Nyeri is mainly rental with 53.8% of the residents paying rent. However, 43.8% own houses, 2% were operating on leasehold ownership whereas only 0.3% resided in houses with communal ownership.

The average number of building structures per household was established to be two with the common type of house unit size was 3 bedroom and 2 bedroom houses making up to 28.5%, and 27.5% respectively. The table below is a summary of the dwelling house units.

Table 7: Size of Dwelling Houses

Size	%
Single room	13
Bed sitter	5
1 Bedroom	17
2 Bedroom	28
3 Bedroom	29
3 Bedroom and above	8
Total	100.0

Source: Field Survey, 2014

Table below shows the percentage dwelling physical characteristic by the type of floor, wall and roof of the dwellings

Table 8: Dwelling physical characteristic by the type of floor

Roof Type	%	Wall Type	%	Floor Finish	%
Ordinary Mabati	71.0	Bricks	3.8	Tiles	14.1
Improved Mabati	21.7	Mud	.7	Earth	16.5
Tiles	5.5	Stones	63.5	Cement	67.0
Asbestos	1.7	Timber	30.2	Wooden	2.4
		Mabati	1.7		

Majority of the houses in Nyeri (71%) have ordinary Mabati roofing, 63.5% have their wall made of stones, and 67% have a cemented floor.

3.6.3 Recreation/Conservation

Recreation and conservation covers 11km² (4%) of the land. The main recreation facilities found in Nyeri town include Dedan Kimathi Stadium, Ruring'u stadium, Whispers Park and Sungura park. Conservation areas include Nyeri Hill, Nyeri Forest and Kiganjo Forest, Rivers such as Chania, Sagana, Amboni river and Naromuru.

The town serves as a tourist destination for both local and international tourist. The main tourist attractions include Heritage sites, Hotels, and Natural features. Some of the tourist attraction sites include; the burial place in Town Centre of Lieutenant-General Baden Powell, Thuguma Mau Mau Caves, Museum at Outspan-PAXTU, African Court-Ruringu, Italian War Memorial Chapel in Mathari and Nyeri Kiganjo war cemetery in Kiganjo.

The planning area also has a series of rivers such as Chania, Mulingato, Thuta, Sagana, Thegu and Amboni. These rivers drains from the east to west of the planning area. The riparian reserves of these rivers are marked for conservation. Forests within the area need to be conserved hence these areas should be devoid of human settlement.

3.6.4 Commerce/urban nodes

The commercial area covers 6Km² (2.6%) of the land. Areas with major commercial activities include Nyeri Town (CBD), Chaka, Kamakwa, Gatitu, Muruguru, and Kihuyo.

Nyeri town is the main commercial hub in Nyeri County and in the Planning area. The main commercial activities practiced in Nyeri town include but not limited to; Petroleum outlets, Supermarket outlets such as Maathai, Samrat, Naivas, Kasturi among others, Banks & Insurance, Garages, Wholesale and retail outlets, Hardware stores, Pharmacies, Hotels and restaurants. Licensed businesses is as shown in the table below;

Table 9: Number of Registered Businesses

Category	Number registered
General traders	11,810
Informal sector	1,755
Transport, Storage and communication	387
Agriculture, forestry and exploitation of natural resources	436
Accommodation and catering	2,606
Professional and technical services	1,005
Education, health and entertainment	570
Industrial, factories and workshops	1,041

Small-scale business and hawking activities are concentrated around major transport termini, on the reserves of busy internal roads and outside designated market structures. Juakali artisans also operate in the town supplying the population with various Juakali products. These activities are located in both the residential estates and in the Central Business District.

3.6.5 Industrial

Industrial area covers 4km² (1%). There are a number of industries within the planning area. This is mainly due to the favorable conditions such as availability of raw material, labor and other resources. There are both heavy and light industries available in the planning area. The heavy industries are mainly Agro processing industries while the light industries are mainly service industries.

Industrial areas are in King'ong'o, Chaka and Kiganjo. Some of the industries are Brookside Kenya Limited, Maisha Millers, Mount Kenya Coca-Cola bottling plant, Kenya Co-operative Creameries Limited and Jua Kali activities.

Manufacturing

Nyeri town has agricultural processing industries with many agro-based processing and manufacturing industrial activity, benefiting not only the immediate hinterland but also the country at large.

The principal industrial manufacturing area is located along King'ong'o and Mathari roads. Many manufacturing enterprises are located here. Other manufacturing locations include Chaka-Kiganjo area and Bradegate poultry industry.

Mining

The main quarrying activities in the planning area include production of ballast, murram, and natural building stones. The quarries in Chaka produce most of the building stones used in Nyeri town, Othaya, Karatina and Nanyuki. Below is a table showing the areas where these materials are mined.

Table 10: Quarries

AREA	MINING ACTIVITY
Nyaribo	Ballast, Building stone
Gatitu	Ballast
Chaka	Ballast, Building stone, murram
Gatei	Building Stones, Ballast
Kangemi	Building stone, Ballast
Kabiruini	Building Stones
Kiganjo	Building Stones
Thuguma	Building Stones and Murram

3.6.6 Transportation

The main mode of transport in Nyeri is Road. The transportation land use in Nyeri town Covers 3Km² (1%) with total of 483km length. The main transport routes include Nairobi-Nanyuki Road, Nakuru-Marua Road and Nyeri-Othaya Road.

3.6.7 Educational and Public purpose

Public facilities are necessary support facilities for socio-economic growth. Public facilities and services covers 1km² (0.4%) of the land. The main public facilities located in Nyeri Town include educational such as Dedan Kimathi University, Nyeri High, Tetu Boys and Temple road primary and secondary schools among others. Health facilities include Provincial General Hospital and Mathari Missionary hospital. Others include religious facilities, which cater for Places of worship has accommodating Christian, Muslims and Hindus. Administrative offices also fall under this category.

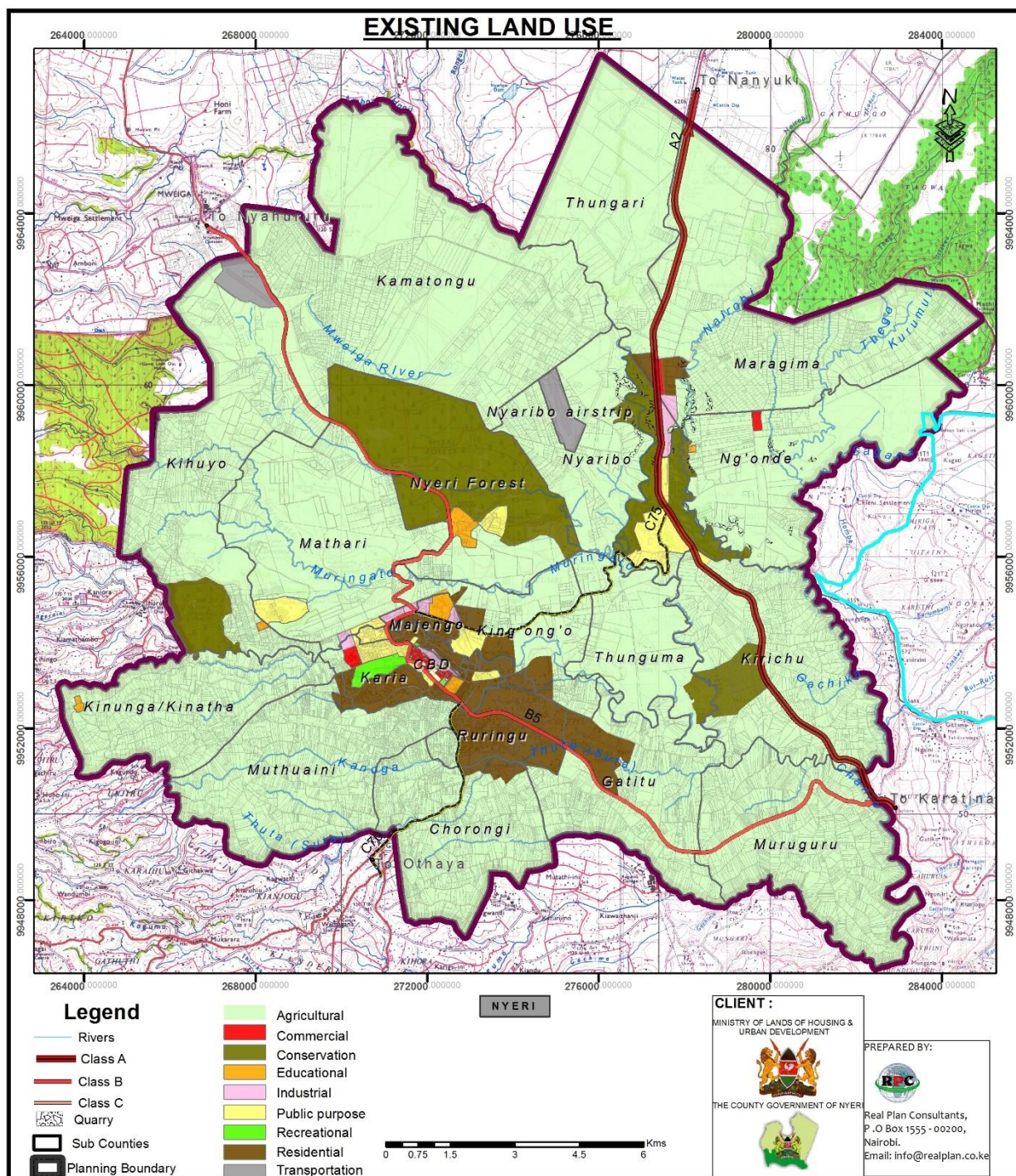


Figure 9: Existing Land Use

Table 11: Existing Land use

No.	Land Use	Area (Km2)	%
1.	Agricultural	20800	78
2.	Residential	2900	11
3.	Recreation/ Conservation	1100	4
4.	Commercial	600	3
5.	Education	500	2
6.	Industrial	400	1
7.	Transportation	300	1
8.	Public Purpose	100	0.4
Total		26700	100

Table 12: Summary of the land use

	Land Use	Area	%
1.	Public spaces	900	3
2.	Business & industry	1000	4
3.	Agriculture	20800	78
4.	Conservation	1100	4
5.	Housing	2900	11
Total		26700	100

3.7 URBAN AND NON-URBAN AREAS

The concept of the urban and non-urban areas in the preparation the plan guides the extent of commercial nodes and urban development limit. The existing urban areas covers 11% (29km²) while the non-urban area covers about 89% (238km²).

Urban areas are concentrated along B5 and A2 roads at Nyeri Town, Ruring'u and Kamakwa Kiganjo and Chaka areas. Urban growth trend indicates the likely direction of urban development hence its importance to factor it during plan preparation. The non-urban areas are the agricultural areas and conservation areas.

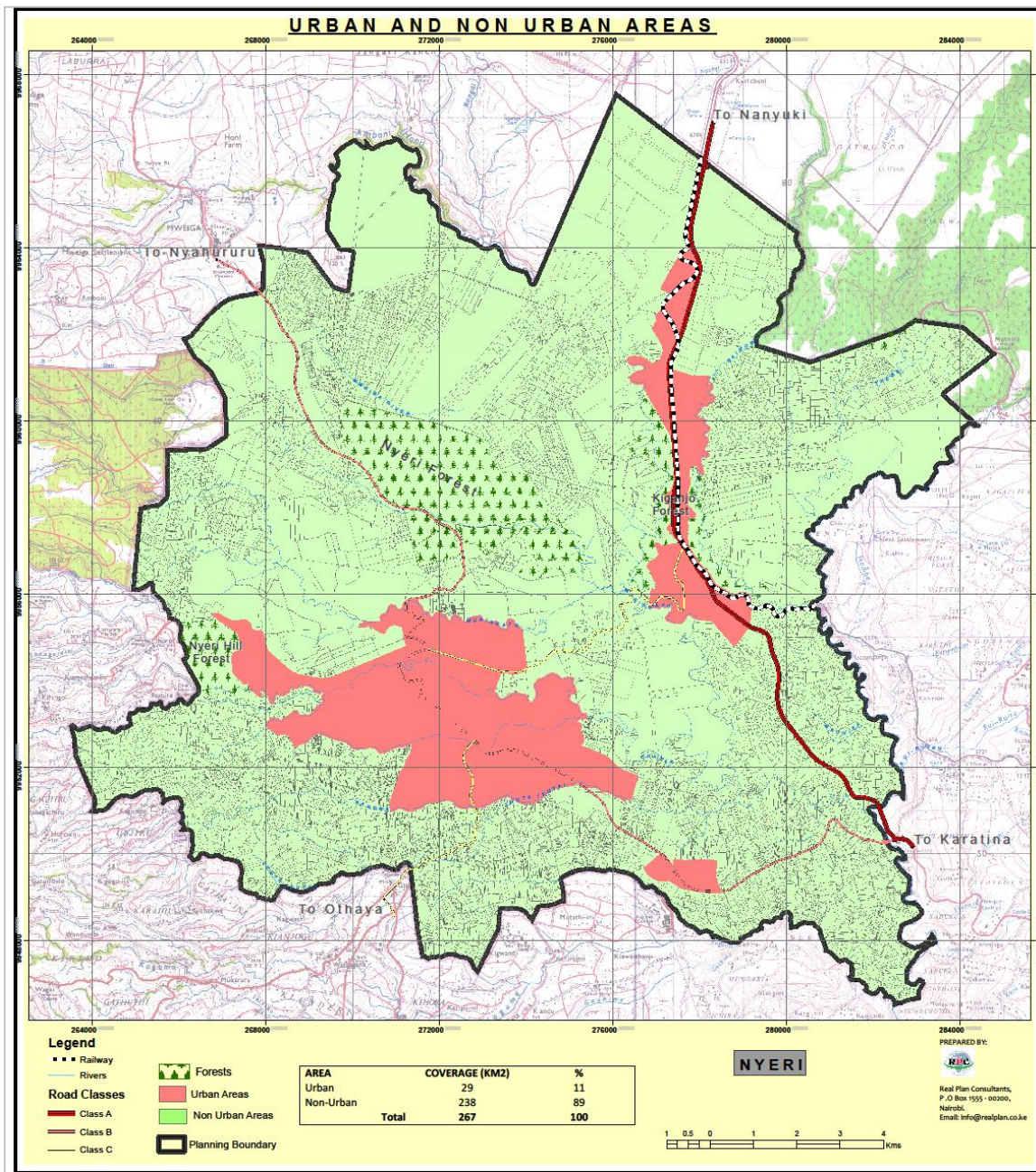
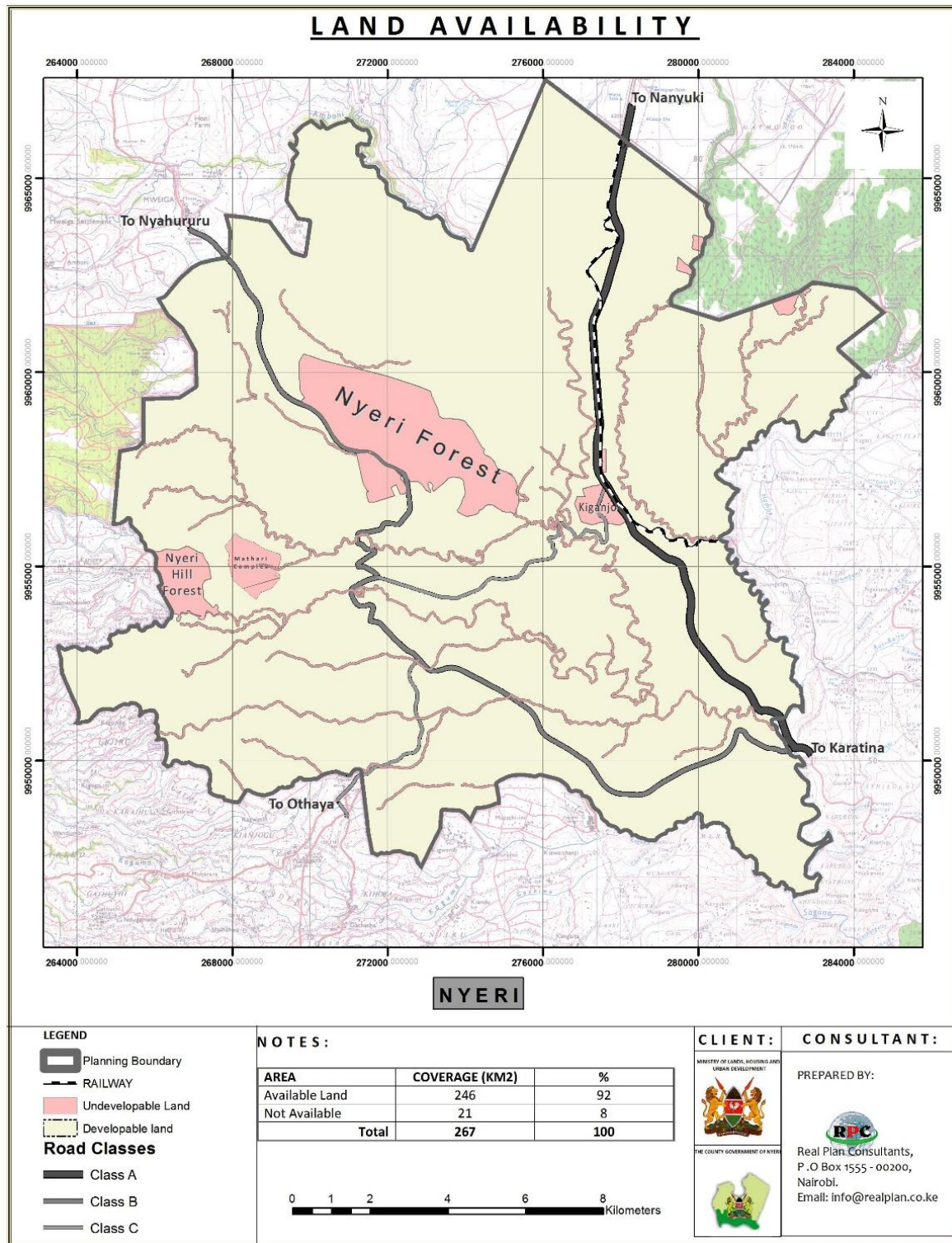


Figure 10: Urban and Non-urban areas

3.8 LAND AVAILABILITY

The available land for developments was consideration. The analysis revealed that 87% (233km²) is available for development. These areas include the existing urban settlement areas and the agricultural areas. Only 13% (14km²) is not available for development and these areas include all roads and forests/conservation areas (Nyeri Forest, Nyeri Hill and Kiganjo forest) as shown on the figure 13 below;



3.8 INFRASTRUCTURE AND SERVICES

Most infrastructural facilities in Nyeri town are overstretched while others are underutilized. The road sector facilities are generally overstretched while the railway facilities are particularly underutilized. Vehicular and pedestrian congestion is particularly a nuisance within the CBD. This can be attributed to the increased traffic volumes as a result of the town's growth. Informal business activities along Gakere road further compound the congestion problem. There is no provision for non-motorized movement on the road reserves which is a major planning challenge.

Also, the sewerage network needs to be expanded to cover areas outside the former municipality. It also emerged that existing sewer treatment plant is underutilized, calling for the need to rehabilitate the plant and optimize its use.

3.8.1 Transport

Nyeri town is located along B5 road. A stretch of approximately 20km of A2 international road transverses through the planning area. The main means of transport in Nyeri is Road. Rail and Air transport facilities are also available though not operational. The total length of all classified roads in the planning area is approximately 483 km. Most of these roads lack NMT facilities and road furniture hence pedestrians share the roads with motorists. Some roads are impassable during the rainy season while in the dry season they are characteristically dusty. Such roads include Kamwenja Teachers college road, Gitathini road and Nyaribo road among others. There are two airstrips (Nyaribo and Mweiga) and one railway station (Kiganjo).

The following table shows road surface type of all classified roads in the planning area.

Table 13: Major roads within the planning area

Type of road surface	Approx. Distance (km)	Percentages (%)
Gravel surface	117	24
Earth surface	283	59
Tarmac	83	17
Total	477	100

Source: Field Survey, 2014

Rail Transport

Nyeri town Lacks a railway transport facilities. The nearest line is the Nairobi-Nanyuki railway which passes through the planning area at Kiganjo. This line is not operational and has a railway station at Kiganjo, 10 kilometres from the Nyeri town. The railway reached Kiganjo in 1927 leading to it being chosen as Nyeri railroad station. This was due to its topographical advantages and its closer proximity to the settlers' farmlands.

Air Transport

The town lacks a major air transport facility. The nearest international airport is Jomo Kenyatta International airport 150Km form Nyeri. However, there are two airstrips within the planning area; Nyaribo air strip and Mweiga airstrip. Nyaribo airstrip facility is underutilized and currently not operational. The total length of the runways is up to 1-km and is in good condition with proper drainage. When the airstrip is operational, two planes land in one week. Mweiga airstrip is privately owned

3.8.2 Energy

Charcoal, electricity, liquefied petroleum gas, and kerosene are the leading sources of energy for heating and cooking in the Nyeri. Charcoal is the main type of energy used for cooking at 89.3% followed by Firewood at 76.3%. The majority 94.9% of residents in Nyeri use electricity for lighting, with a considerable percentage 59.6% using kerosene as an alternative source of lighting energy. However, the use biogas for lighting was not well developed as there are only 8.5% residents using biogas as a lighting energy source.

Electricity supply in Nyeri can be termed as adequate and affordable. The Kenya Power (KP) has two offices within the planning area; Diana Centre along Temple road provides the services and the KP headquarter receives payment. The Government funded Rural Electrification Programme is the second category, which has led to augmented reliability of electricity provision through increase in connections. The projects associated with this programme are geared towards public institutions like primary and secondary schools, market centers, health centers and dispensaries, boreholes and rural houses within the planning area.

The challenges in the provision of electricity include:

- i. Delay in the procurement of equipment such as transformers directly translating to delay in installation of this amenity.
- ii. Vandalism of transformers e.g. oil they contain is then sold locally to businesspersons leading to interruptions in the supply of electricity, thus high maintenance costs.
- iii. Inadequate equipment

The following is recommended;

- i. Exploring alternative sources of energy such as solar and wind.
- ii. Installation of solar powered street lights
- iii. Subsidizing power for public purpose facilities.

3.8.3 ICT

The planning area is characterised by the existence of ICT infrastructures such the fibre optic network and Communication boosters. The communication boosters mainly located at Nyeri Hill. Some mobile service provider have their boosters in the town such as Mwenji Primary School and King'ong'o. The major challenges in provision of this service are vandalism and theft of telecommunication equipment and also unaffordable tariffs. To better the sector, it is proposed that there should be a construction of a comprehensive trunk cable channel in the following areas;

- i. All urban nodes
- ii. Public purpose and residential estates
- iii. Proposed industrial and conference zone

The trunk channel will reduce incidences of frequent excavations as evident in Kenyan urban areas. The channel can also be leased to ICT service operators.

3.8.4 Services

Water supply

According to Water Design Manual for Water Supply in Kenya (2005), for design purposes domestic water demand is estimated at 180, 120, 60, and 30 litres per capita per day (l/c/d) for high, medium, low cost and peri-urban settlements. However, WHO (1978) recommends a global rate of 65l/c/day for planning purposes

Based on the projections of the 2009 population census for the project area, a projection for water demand to the year 2034 is made as illustrated in Table below. According to Ministry of Water and Irrigation (MWI) design manual guidelines, an average figure of 100l/c/day* is used to derive global water demand for the project area.

Table 14: Population size by sub-county and Water Demand

Sub County	Area (Km ²)	KNBS Census	Population and Projections		Ultimate Year 2034	water Demand (M ³ /day)
		2009	2 014	2030	2034	
Municipality	170.93	119,808	145,764	273,014	319,388	31,938
Kieni East (part)	35.33	5,841	7,106	13,310	15,571	15,57
Kieni West (part)	45.27	6,915	8,413	15,757	18,434	1,843
Tetu (Part)	16.04	782	951	1,782	2,084	2,08
Total	267.57	133,346	162,235	303,864	355,478	35,547

*adopted per capita domestic water demand in m³/day

It should be noted that the above computed projections of water demand exclude commercial and industrial demand. The current daily water demand in 2015 is estimated by using daily per capita demand of 100 litres per capita per day.

From the design calculations on the projected water demands for the ultimate design year 2034, the demand then would be 36,296m³ per day. If NYEWASCO maintains the design water production capacity of 27,000m³ per day, then it would not be sufficient to provide adequate water by the year 2034, thus expansion plans should be underway in response the ever increasing demands due to the population growth.

Sewer Services

The main type of liquid waste disposal used is pit latrine (62.9 %.) followed by Flush toilets (22.8%). The table below shows the different methods used and their percentages.

It was established that majority use internal dwelling unit toilets, which accounted to 60% of the total area.

3.8.5 Solid Waste Management

The area covered by the county government solid waste management is very small, mainly in the CBD and Kiganjo town. There is one designated dumping site near Asian Quarter estate. This site is not licensed and unsuitable due to its incompatibility with residential land uses in the area. The County Government has advertised an Expression of Interest tender to acquire land for solid waste Disposal.

From the findings, 56.8% of the respondents admitted that there were no waste disposal points within their estates while 43.2% had waste disposal points. On average, a distance of 115.12 m is covered for one to access a solid waste disposal point.

There are 35 waste collection chambers constructed by the County within Former Council Housing and 17 private chambers (7 in King'ong'o and 10 in Ruring'u). There are also numerous illegal dumping sites within the estates from which the county also collect garbage.

3.8.6 Social Services

Education

The planning area has a total of 112 of early childhood development education centres, 120 primary schools, 36 secondary schools and 5 special needs education centres

Health

There are 262 health facilities in the planning area (Health Kenya facilities, 2014). These include dispensaries, medical clinics, radiology units, dental clinics, health care, sub-district hospital, provincial general hospital (PGH), VCT centers, Eye Care Centers, medical laboratories, maternity homes and nursing homes among others. The following table shows the distribution of health facilities

Sub county	Type	Existing no of facilities
Municipality	Hospitals	5
	Health Centers	5
	Dispensaries	24
Kieni west (part)	Hospitals	1
	Health Centers	2
	Dispensaries	3
Kieni east (part)	Hospitals	0
	Health Centers	2
	Dispensaries	1

Security

King'ong'o Maximum Prison is the main security reprimand facility located in King'ng'o area. The Crime hot spots are Embassy area, Majengo, Ruringu, Skuta, King'ong'o, Ngangarithi Mweiga and Samaki/Kamatongu. Crime is higher in the urban centers as compared to the rural areas.

The Nyumba kumi initiative has been implemented in all areas of Kieni East. Success of Nyumba Kumi include:

- i. Marked decrease in criminal activities
- ii. The initiative has helped detect bars operating outside the designated time
- iii. The initiative led to recovery of cows stolen from Thungari

Challenges

- i. Inadequate personnel
- ii. Poor communication equipment
- iii. Lack of housing for officers
- iv. Poor attitude of the community towards police officers
- v. Lack of morale and motivation of officers due to lack of housing and poor working environment

Recommendations

- i. Provision of proper road network in the Town
- ii. Continued education of the community on need for public cooperation with the police

Recreational

There are a number of stadia facilities within the planning area ad they include; Ruring'u and Dedan Kimathi which face the following challenges

- i. Small in size
- ii. Dais is small and lacks seats
- iii. No lighting
- iv. Irregular dumping of waste

The following are interventions to address the challenges:

- i. Upgrade the Ruring'u stadium to have seats and dais
- ii. Construct an arena in Dedan Kimathi stadium
- iii. Provide lighting in Dedan Kimathi stadium
- iv. Control solid waste dumping in the stadium
- v. Addition of more stadia to support sporting facilities

The planning area also has a number of recreational parks which include; whispers park, Sungura Park and ministry of Works Park. They face the following challenges:

- i. Encroachment due to growth of town and developments
- ii. Poor landscaping
- iii. Inadequate social amenities

Proposals

- i. Proper maintenance of parks
- ii. Landscaping and greening of parks
- iii. Integrating social amenities within the park
- iv. More land to be set aside by the county government for public parks

Fire stations

There is only one fire station in Nyeri Town. It is Located near Nyeri town off Kenyatta Road. Nyeri fire brigade has 16-trained firefighters who work in shifts having four firefighters on duty.

Challenges

- i. Insufficient number of fire fighting vehicles
- ii. Inadequate staff
- iii. Inaccessibility of informal settlements

Interventions to address the challenges are:

- i. Equipping the existing fire station with the following:
 - 2 modern fire engines
 - Appliance room and store room for specialised equipment
 - Training area
 - Kitchen
 - Rest &recreational room
 - Equipment room fire engine bay
 - Vehicle and equipment workshop
 - Operations control room.
- ii. Incorporation of fire training School in National Youth Service
- iii. Establishment of fire Sub-stations at Nairutia, Narumoru and Othaya.
- iv. Improvement of the access roads to the slums.

Social Halls

There are a number of public social halls as well as privately managed social halls. Public social halls include Nyeri town hall and IFAD hall

The private social halls are mainly run by churches and they include the following; YMCA hall, Nyeri Cathedral Secretariat hall, P.C.E.A Chaka hall and St.Peters Cathedral hall

Challenges

- i. Lack of maintenance
- ii. Inadequate provision

Proposals

- i. Provision of social halls and community centres at each sub-county
- ii. Upgrading the existing community centres and social halls to have facilities such as libraries and seats.

Mortuary and cemetery

Cemeteries in Nyeri include; Kaburini cemetery (Nyeri town cemetery), Italian war memorial cemetery and Saint Peters cemetery.

Challenges

- i. Steep terrain
- ii. Encroachment on cemetery lands by informal settlements
- iii. Uncontrolled burning of solid wastes within the cemetery land.

Proposals

- i. Creation of an alternative cemetery ground.
- ii. Improvement in management of the cemeteries.
- iii. Fencing of the cemeteries.
- iv. Addition of more libraries at each sub-county level to cater for the increasing reader population
- v. Upgrade the existing libraries to accommodate more reader population

Libraries

Some of the libraries in the planning area include:

- i. County library
- ii. Kenya National library service

Challenges

- i. Inadequate provision
- ii. limited capacity

3.9 CONCLUSION

The purpose of this ISUDP is to guide the establishment, development and sustainable management including conservation and rational utilisation of the natural resources for socio-economic development. This report also points out that proper and efficient environmental planning and management of Nyeri town can attract more investors and tourists for its socio-economic development. The protection of the environmentally fragile areas like river Chania and Nyeri Forest, legislated programmes, and action plans to environmental problems and mitigation against the natural hazards are therefore timely.

The Population projection undertaken reveals that Nyeri is a fast growing town. In 2034 the demand for services will be high. For instance, there will be need of 36, 296m³ water supply per day, 11 ECDEs and 7 secondary schools in Municipality sub-county, upgraded health facilities in each sub county to serve the projected population of 355,477. To realize the planning vision, a number of sectors need to be enhanced to provide better services and improving livelihoods e.g. Improving Gakere Street, Nyaribo Airstrip introduction of bypasses and rehabilitating the railway line.

Planning implications in the economic sector indicates underutilisation of economic potential such as agriculture, tourism, commerce, industries among others which affect economic development. The planning of the economic activities will address ways of maximising and identifying avenues of creating more potential economic development.

The land uses within the peri-urban areas are rapidly changing from the original agricultural land use to urban land uses such as commercial and residential. The unregulated urban growth poses a challenge to development, provision of services and environmental sustainability. The plan will address the challenges caused by urban sprawl, urban decay and conflicting land uses that currently affects development in the town. This will be done by setting area specific standards that for the various neighborhoods in the town that will be used to guide developments and land use.

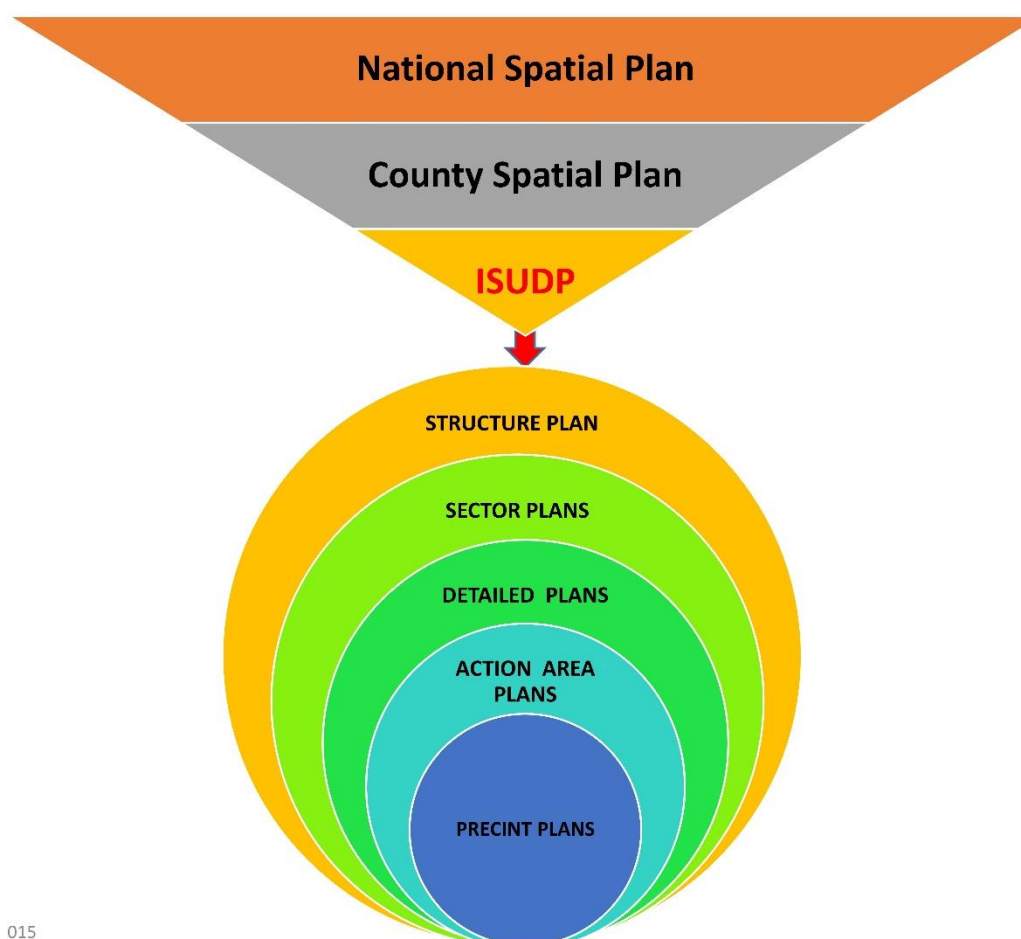
PART II

PLANNING PROPOSALS

The Integrated Strategic Urban Development Plan consists of interrelated components namely a Structure Plan, Sector plans, a Detailed Plan, Action Area Plans, Planning policies and a Capital Investment Plan.

The Structure Plan provides the overall growth strategy outlining the broad pattern and extend of growth. Through the analysis of constraints and opportunities, the plan systematically aligns the overall urban functions to sustainably meet the diverse needs of the city. This is further accentuated by the Sector Plans which pay special focus to key sectors including identification of priorities. The Detail Plan and the Planning Policies elaborate the Structure and Sector Plans to finer details levels to enhance day to day implementation. The Action Plans focus on priority areas that are of special or greater impact in stimulating growth and transformation of the urban landscape. The Capital Investment Plan finally provides an implementation framework stipulating prioritization, phasing, actors and resource mobilization strategy.

Proposals on each of the components are outlined in chapters four to seven of this planning report.



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Figure 11: Summary of Outputs

CHAPTER FOUR

THE STRUCTURE PLAN

This chapter discusses the formulation of a structure plan (SP) which forms the basis of all the project deliverables. The structure plan is a long term (20 years) strategy that entails generation of town-wide structure plan to guide on areas best suited for physical developments. The method used to prepare the SP included mapping out of the structuring elements, population and other design considerations to inform future development scenarios. The SP made has set out the planning framework for protection of the environment, connectivity of the settlements, and the scale, pattern and broad location of development. It provides planning policies for broad zoning.

4.1 DESIGN CONSIDERATION

The broad Structure Plan formulation process is guided by urban design considerations and principles that draw from best practices. The plan was formulated on a cluster model that concentrates development at or near certain nodes. This is in order to enhance compact development and to reduce undesirable urban sprawl throughout the entire planning area. The design considerations include concepts such as the Compact City, Smart and Eco-Friendly Green City and Transit Oriented Developments. The formulation of the plan considered the spatial structuring elements including natural system, nodes and transport corridors.

In the context of rapidly growing urban populations, well located serviced or buildable urban land is an immensely valuable resource that should not be underutilised or mismanaged. Equally important is the preservation of fertile agricultural land providing food and economic support to urban areas.

The call for a more compact and well-managed urban structure is the dominant discourse put forward by development organisations looking at the future of cities and towns. To counter urban sprawl, it is necessary to put in place controls and incentives, which do not necessarily have to equate to economic benefits but have to provide a better quality life.

The emerging structure is anchored on a clustered model and multifunctional centres with the Nyeri CBD as well as other evolving supporting centres located primarily along the A2 national road system. This system is also complemented by the sub centers situated along the B5 route.

As discussed above, achieving the vision for Nyeri and the spatial concept informing the development strategy, were emphasized on the urban core and CBD as a primary nodes supported by movement along the B5 movement route. The aim is thereby to:

- Improve connectivity between centres
- Establish a clear hierarchy and role of the emerging urban centres
- Define and stimulate an economic base for each urban centre

4.1.1 Growth Systems

i. Natural System

The Nyeri natural system is dominated by an undulating topography with foothills and ridges and a number of river systems. The Muringato and Chania rivers flow through Nyeri town. Within this landscape are two natural forest areas (Nyeri Hill, Nyeri & Kiganjo) that are classified as natural reserves.

These conservation areas are incorporated into the overall development strategy to ensure that development occurs in harmony with the natural environment.

The water resources and fertile areas have been intensively used, which has caused the gradual degradation of the river systems and their associated natural habitats. It is proposed that the river systems be rehabilitated.

It is also envisaged that these become important components of the open space system within the Nyeri settlement areas, providing recreational spaces, enabling the reintroduction of the natural environment and its bio-diversity, as well being a resource of water and enabling storm-water management.

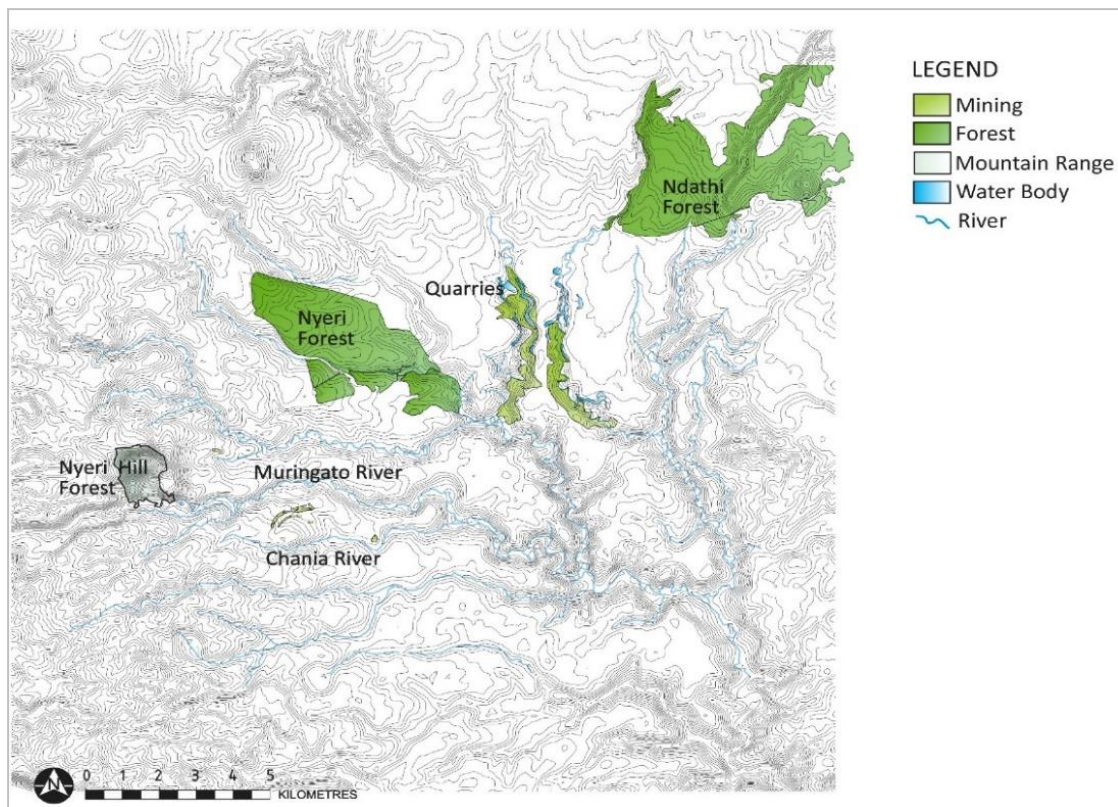


Figure 12: Natural Elements

ii. Movement System

Nyeri town is located 11km from A2 national trunk road that traverses the planning area in a north-south direction. The road links Nairobi to Abbis Ababa through Isiolo and Moyale. The town forms the primary urban node, centrally located within the planning area. It is situated at the knuckle of regional and local routes. The regional B5 route also traverses through the planning area, and through the town to Nakuru via an inter-county loop road. The local routes form an internal loop to the west returning to Nyeri town, whilst the routes to the east link back to the A2 highway. The two routes make Nyeri a key transit town.

The town is also a transit destination because of its functions as the county capital with various government facilities, as an agricultural service centre, and as a tourism and holiday destination. It also has some major institutional educational functions.

In this context the improvement of road connections are proposed from the A2 highway and national route. This encompasses the physical upgrading of roads on existing route alignments, in particular the B5, to improve connectivity and accessibility.

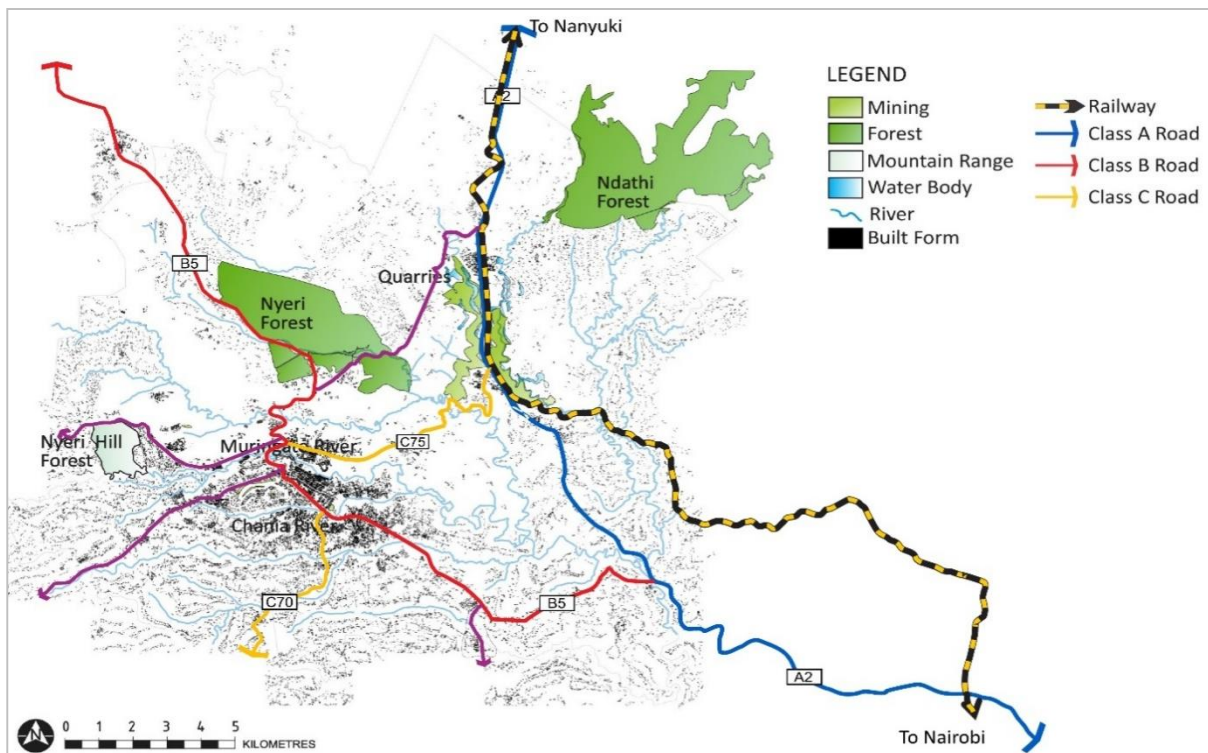


Figure 15: Movement Hierarchy

iii. Urban Nodes

In terms of the overall structure, a consolidated and connected urban system anchored by the CBD and supported by a hierarchy of centres can be formed with the following hierarchy

- Primary Urban node:
 - Nyeri CBD
- Secondary node
 - Chaka
- Service nodes
 - Kiganjo
 - Kirichu
 - Marua
 - Gatitu

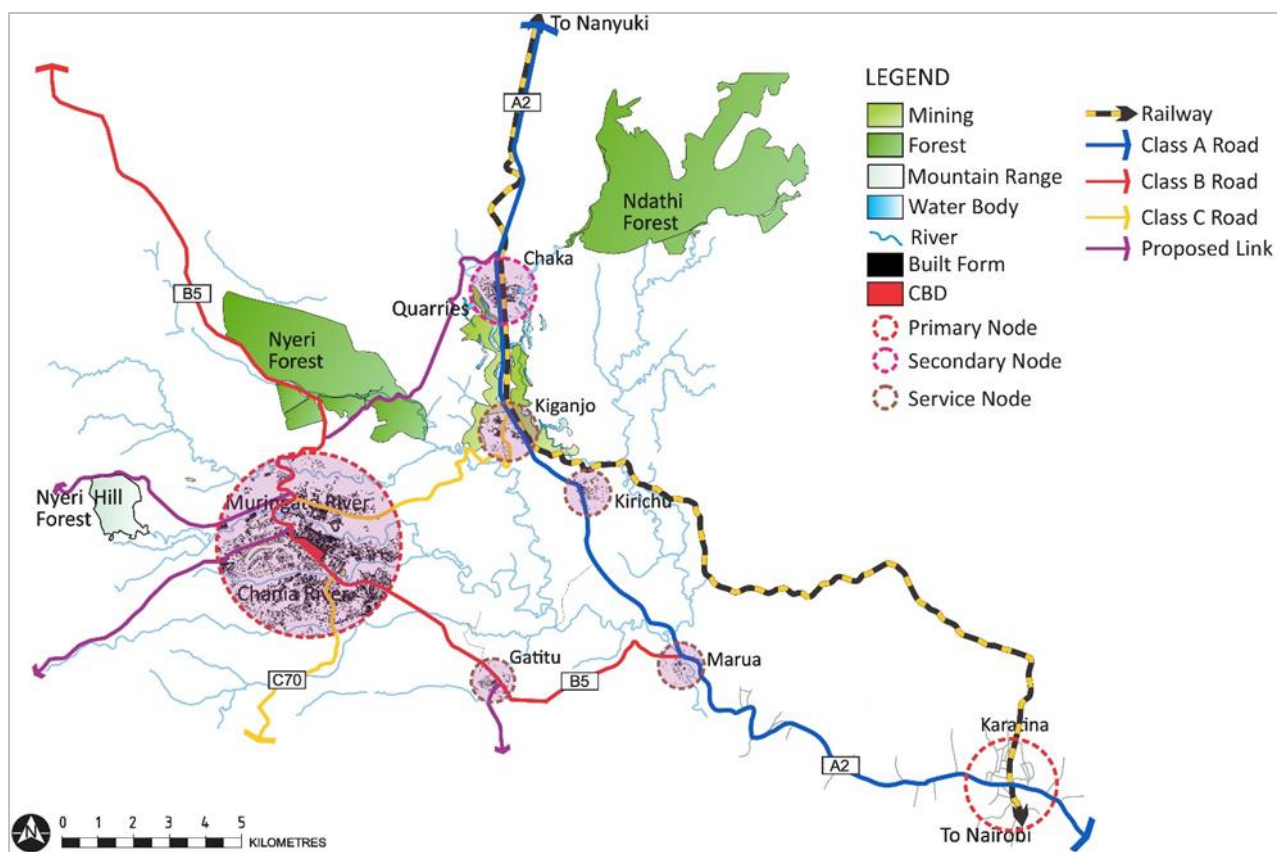


Figure 16: Nodal Hierarchy and Interconnecting Networks

iv. Agricultural and Economic Systems

Nyeri town also acts as a service centre for commercial and smallholder farming which are the backbone of the local economy. The CBD serves both as a tourism node, an agricultural hub for coffee farming and a centre for production of leather goods, soap, wood and other manufactured products as described within the situation analysis. The vision is therefore to support and enhance and promote agricultural activity by strengthening physical links between the town and peripheral areas.

This essentially allows easy movement of produce and goods that can be marketed and sold in the town centre, ultimately boosting employment creation and enhancing the local economy.

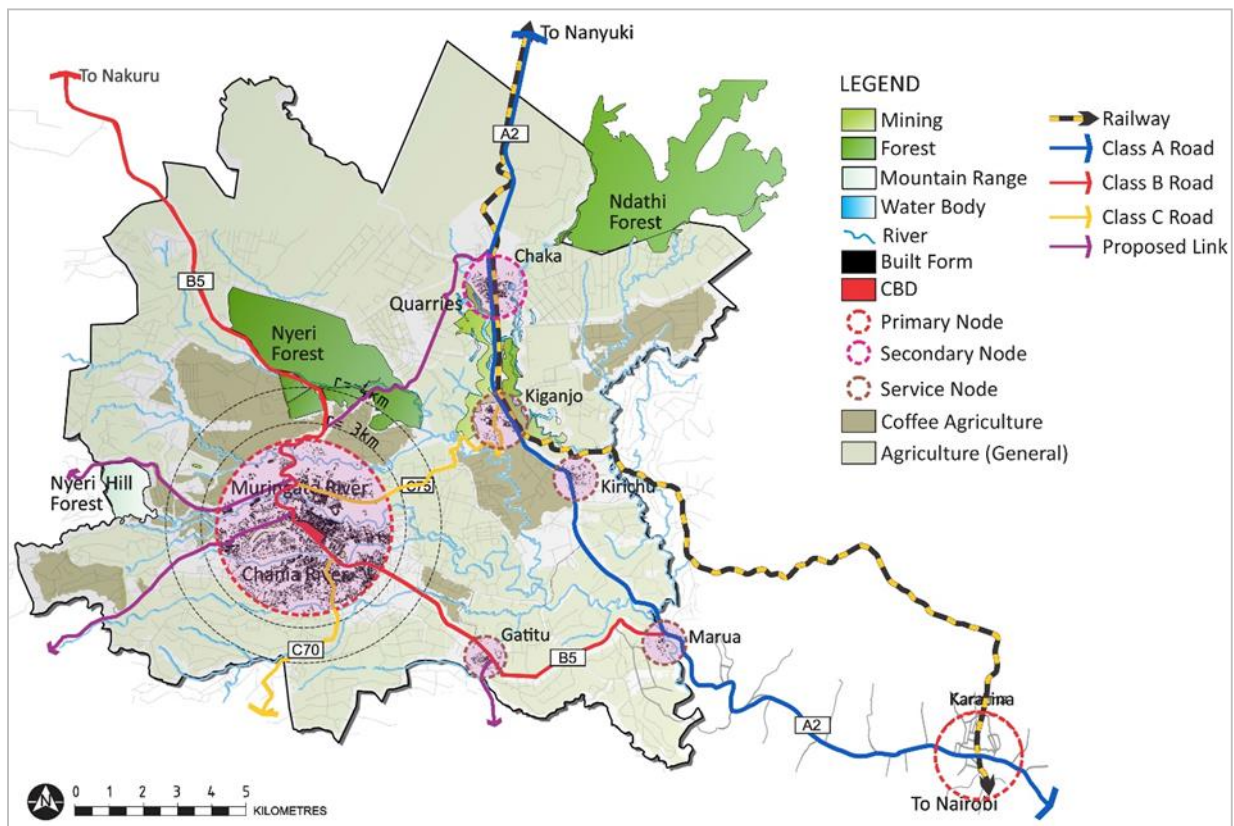


Figure 17: Integrated Economic Systems

v. Integrated Urban System

The development thrust is to consolidate and integrate all the systems into a well-synchronized entity. This identifies the various sectors that give Nyeri its competitive edge. Nyeri is foremost identifiable as an agribusiness centre supported by a well-functioning CBD, taking advantage of the economic opportunities that agriculture and tourism can create. This system can then be complemented by the development of Chaka as a secondary node this provides support and forges a direct relationship with the mining activity occurring alongside it. As such, Chaka in conjunction with other service nodes, which serve as smaller market centres collectively, provide support and alleviate pressure on the CBD. The collective layers that form the urban system therefore provide the following overall advantages:

- Enhancement of agri-business
- Enhanced employment access
- Easy mobility between nodes
- Reduced urban sprawl

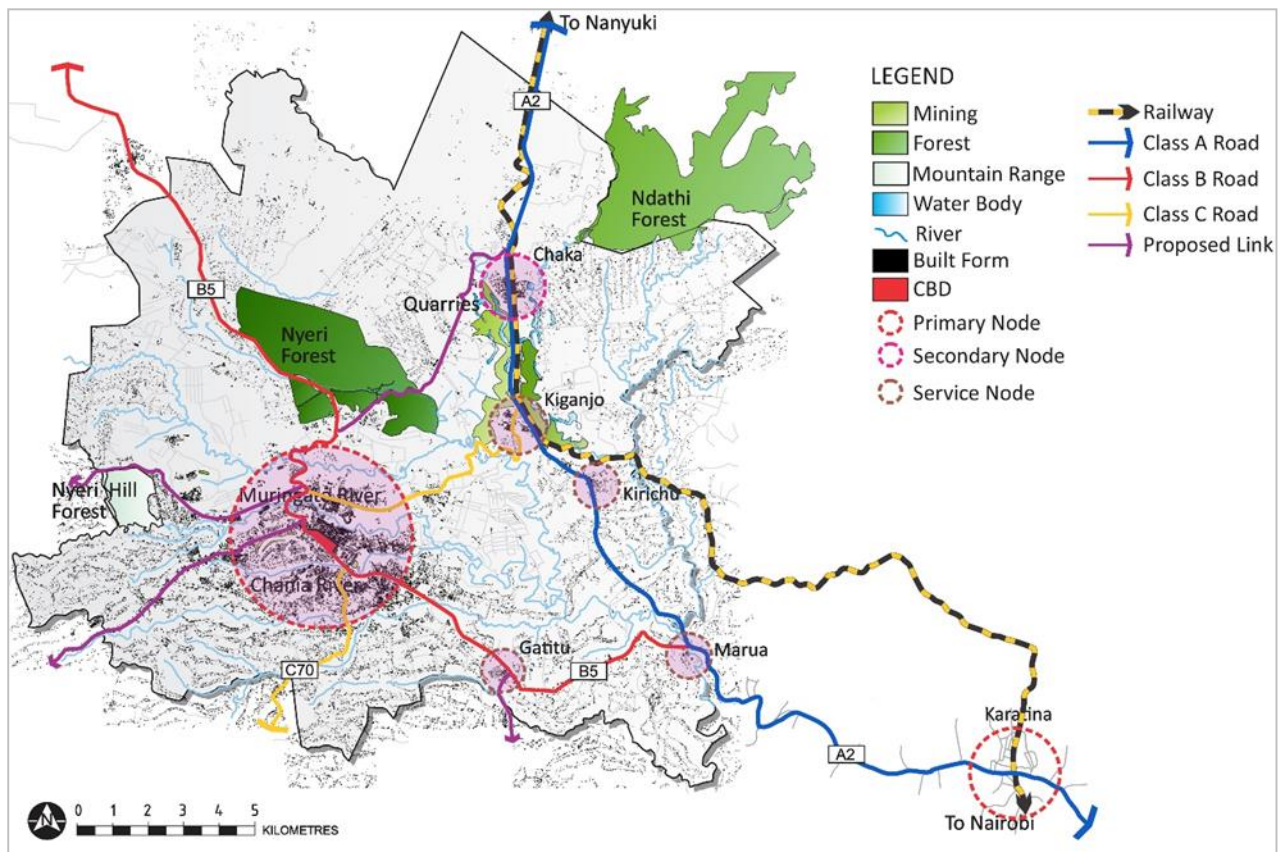


Figure 18: Integrated System

4.1.2 Compact City

The following considerations inform the thinking and layers explored with the aim of creating better urban futures, calling for planned achieving the desirable development. The high potential agricultural land coupled with the undulating natural system requires efficient use of land which can only be achieved through densification of development. The development of a compact city form draws to great extent from the UN Habitat urbanization recommendations. Such development is expected to achieve more efficient;

- Movement network and public transport
- Mixed Use
- Urban Form and Buildings
- Quality Public environment
- Public Facilities and services

The UN Habitat places special emphasis on the importance of compact designs to achieve good urban planning including, public space layout, street patterns, block typology, plot typology, open spaces and finally protection of the environment.

Figure below indicates the principles considered in the formulation of the development framework and planning strategy.

URBAN SUSTAINABILITY PRINCIPLES	Social	Infrastructure	Public Space / Pedestrian	Movement Economic	Environmental / Ecological
CROSS-CUTTING PRINCIPLES – PART 1					
1. Movement Network & Public Transport					
• Movement system: A legible street network, with good connections and access (the grid is the most legible type); accommodating a variety of movement types-pedestrian (sidewalk widths), cycling (non-motorised transport), vehicular and public transport.		✓	✓	✓	
• The provision of public transport services & facilities.	✓	✓	✓	✓	✓
• Establishment of a street grid that promotes connectivity and access; linking the local centres.	✓	✓	✓	✓	✓
2. Mixed Use					
• Mixed land use activities; fine grained (expansive / large land uses at the edge), with an urban activity mix: residential, commercial & recreational; includes trading and markets.	✓	✓		✓	
• (Mixed use & residential) Buildings with a range of unit sizes, to provide for a variety of household sizes (for extended families), designed to human scale (3 -4 storey walk-up?).	✓	✓		✓	✓
3. Urban Form & Buildings					
• A compact urban form; density range of 200-400 p/ha (40-80 du/ha) & 50% of built area.	✓	✓		✓	✓
• Sustainable / robust buildings; allowing for incremental development & expansion.	✓	✓	✓	✓	
CROSS-CUTTING PRINCIPLES – PART 2					
4. Quality Public Environment					
• Adequate space for streets & public space: 30-35% streets; 10-15% open space; 50% built area.	✓	✓	✓	✓	✓
• Provision of a variety of a variety of urban spaces and recreation areas- play spaces, parks, sport facilities, squares, natural areas & habitats, rivers & wetlands.	✓	✓	✓		✓
• Active streets: Buildings face the streets with active ground floor uses; this also provides surveillance on to public spaces, streets and parking areas.		✓	✓	✓	
• Development of a quality streetscape; which is tree lined (landscaped) with wide pedestrian sidewalks and cycling lanes.		✓	✓		
5. Public Facilities & Services					
• Provision of community facilities and social services.	✓	✓		✓	
• Urban management: Provision of regular public services to effect urban management and maintenance.	✓	✓	✓	✓	✓

Figure 19: Urban Sustainability Principles

4.1.3 Smart and eco-friendly green City

This concepts have been considered in the formulation of the town's growth strategy. A smart city uses digital technologies or Information and Communication Technology (ICT) to enhance the quality and performance of urban services, to reduce costs and resource consumption, and engage more effectively and actively with its citizens. The eco-friendly idea relies on the reconstruction of cities to be in balance with nature. It is underpinned by the following characteristics:

- Compact in extent (with emphasis on convenient walking distances)
- Complex in activity pattern (mixed-use, intense, dense)
- Structured on social integration (spatially inclusive and democratic)

- Growth of local economies (integration of dual logic economies)
- Public transport based (Mass transport and feeder systems)
- Reducing the need to commute (NMT as a default movement system)
- Incorporation of ecology and bio-diversity
- Energy efficiency (through spatial pattern/ waste-to-energy production)
- Smart cities and smart infrastructure
- Next generation logistics hubs
- Appropriate service infrastructure
- Urban agriculture (as an integral part of the urban economy)

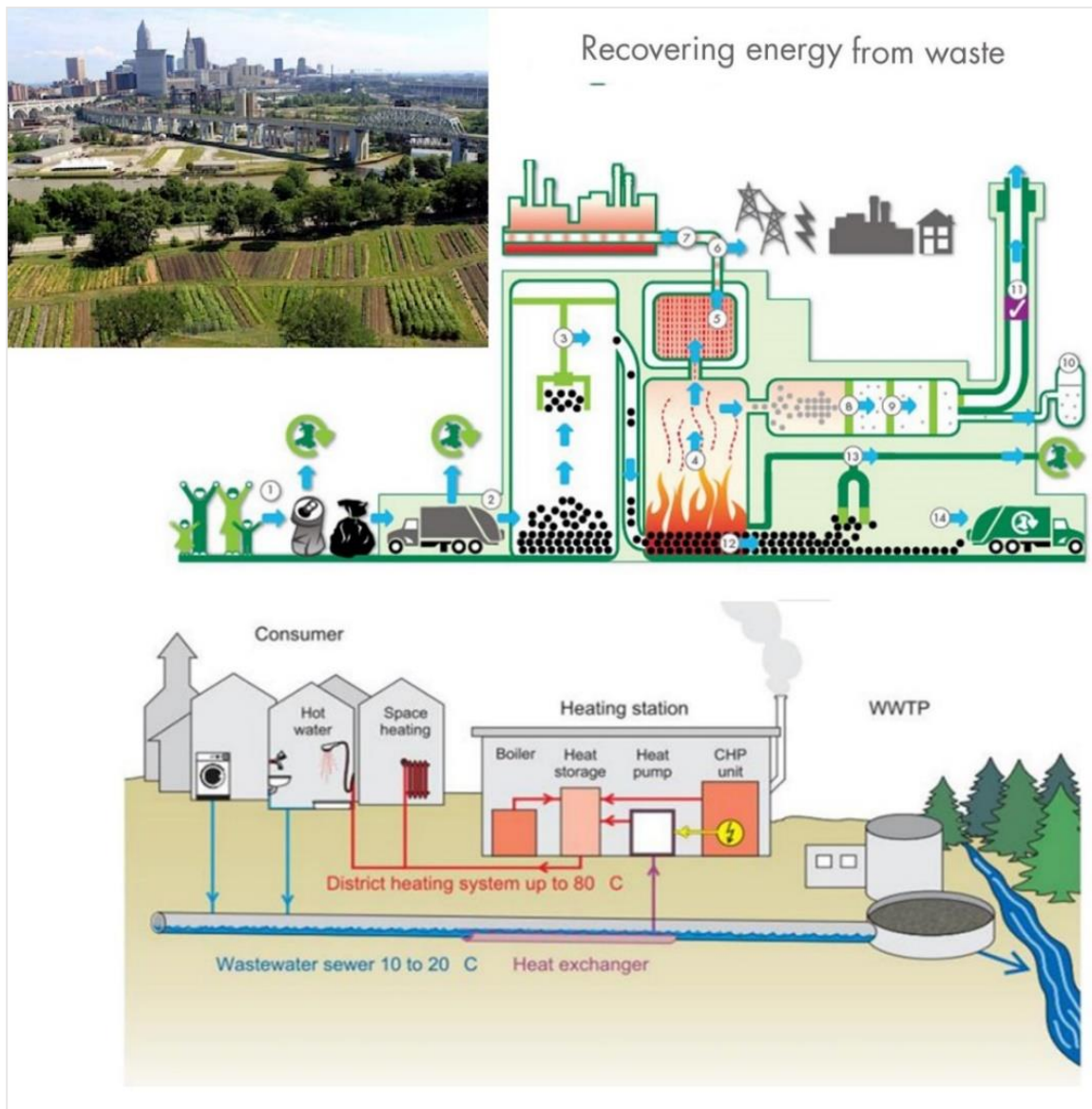


Figure 20: Smart Cities and energy efficiency

4.1.4 Transit Oriented Development

Nyeri is located along major transit corridors, this includes the A2, the B4 complimented by a local network centred at the town which is the county headquarters. It is also the principal town of central Kenya. It is therefore necessary to take into account the importance that transport plays in accessing economic, education and other opportunities.

The Spatial frameworks should also therefore be built on the principles proposed by the Transport Oriented Developments (TODs) of which the main objectives are to combat growing traffic congestion in urban areas and suburban sprawl. This can be achieved by creating compact and well located intermodal transport hubs to encourage more walkable cities and towns containing a mixture of uses.

The image below depict the conditions that could be created around transport in compact urban centres.

Even if Nyeri is not expected to grow to the scale indicated within this image, the principle of development supported by transport facilities (TOD's) is still relevant especially considering the impact that the consolidation and restructuring of the Matatus termini will have on the fabric of Nyeri's CBD.



Figure 21: Transport Nodes along Transport Corridor

4.2 THE STRUCTURE PLAN

The preparation of the Integrated Strategic Urban development Plan for Nyeri Town was the ultimate key objective of the planning process. It is particularly important considering that the last planning attempts were done in 1975. This has been amended over time by several scattered Part Development Plans. The ISUDP is projected to cover a 20-year planning horizon up to the year 2034.

The Key benefits of a structure plan include:

- i. Infrastructure coordination – structure plans identify and secure sites for future infrastructure development, reduce land use conflicts and enable better staging of infrastructure provision to support land development.

- ii. Land supply monitoring – structure plans enable the tracking of prospective amounts and yields (dwellings, employment etc) of land to ensure the future supply and timely release of land for urban development.
- iii. Efficient subdivision and development approvals – structure plans address and resolve broader, strategic planning issues ahead of detailed planning in respect to subdivision and development, allowing for more efficient assessment and approval processes.
- iv. Review and development of planning policy – use structure plans to measure the effectiveness of planning strategies and policies.
- v. Guidance – structure plans assist landowners, landowner's representatives, decision-making authorities, advisory agencies and local government to identify the specific issues and actions required to progress the land through the required planning and development processes.

This model discourages the over dominance of the Nyeri CBD as a centre above all others. It will ensure that the CBD will not expand to its hinterland and will also ensure people have easier access to goods and services in the centres.

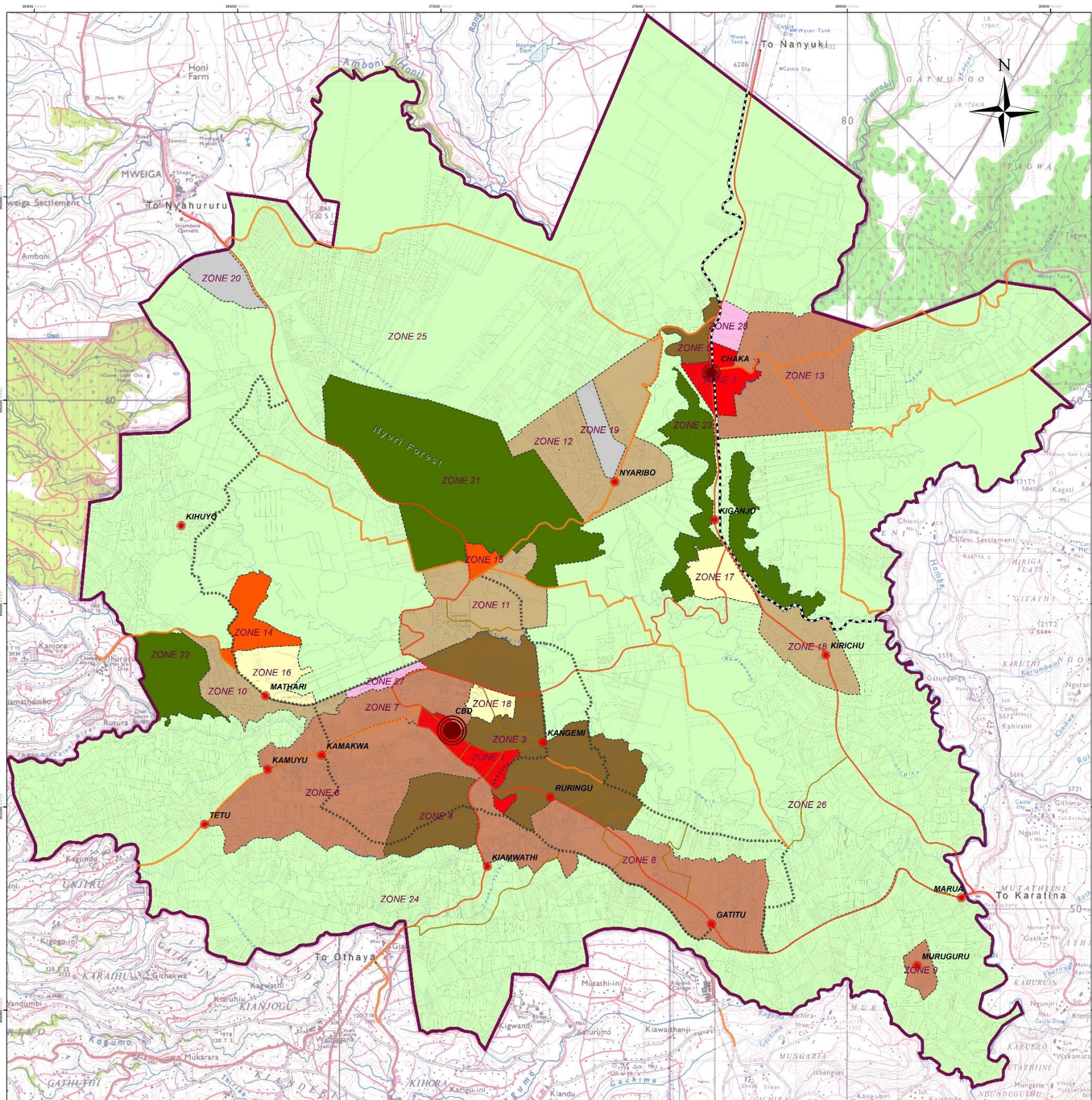
Advantages

- i. This model encourages development of specialized centers of growth.
- ii. Reduces overcrowding and congestion within Nyeri town.
- iii. Distributes development benefits.
- iv. Focuses development around the nodes.
- v. Reduces encroachment on agricultural and conservation areas.
- vi. Distributes development benefits.
- vii. Encourages growth of secondary centres of growth.
- viii. Focuses development around the major nodes.

The land use zone proposals have been grouped in the standard broad categories. The overall proposed structure has sixteen (32) broad land use areas consisting; residential, Industrial, Commercial, Agricultural, educational and Forest/ conservation.

The proposed pattern has taken into consideration the current development trend as presented in the existing land use map and other growth scenarios. Below are the figure and summary table of the SP.

STRUCTURE PLAN



Legend

- Commercial Nodes
- CBD
- Primary Nodes
- Secondary Nodes
- Primary Roads
- Bypass
- Link Roads
- Principal road
- Railway
- Rivers
- Property Boundary
- AGRICULTURAL
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- COMMERCIAL
- EDUCATIONAL
- PUBLIC PURPOSE
- INDUSTRIAL
- CONSERVATION
- TRANSPORTATION
- Planning Boundary

NOTES:

Land Use	No. Of Zones	Area (Sqkm)	%
Agriculture	3	180.20	67.5
Medium Density Residential	5	27.00	10.1
Low Density Residential	4	12.50	4.7
High Density Residential	3	12.30	4.6
Commercial	2	5.20	1.9
Education	2	2.60	1.0
Public Purpose	2	4.20	1.6
Conservation	3	17.20	6.4
Industrial	2	2.80	1.0
Transportation	2	3.00	1.1
Total	28	267.00	100.0

NYERI

CLIENT :
MINISTRY OF LANDS HOUSING & URBAN DEVELOPMENT
THE COUNTY GOVERNMENT OF NYERI

CONSULTANT :
PREPARED BY:
RPC
Real Plan Consultants,
P.O Box 1555 - 00200,
Nairobi.
Email: info@realplan.co.ke

Figure 22: Cluster Structure Plan

The proposed growth strategy makes the following key proposals;

CBD

This is Central Business District (CBD) zone covering 95Ha (0.4%) and bound by Kenyatta Highway to the western side and Kaburini Road to the Eastern and serves as the core centre of the town. The zone is proposed for commercial use. The extension of the zone from the current extent will provide for greater flexibility and growth opportunities for Nyeri's commercial and business centre.

Commercial Nodes

Besides the CBD, the commercial nodes are expected to be centres of growth. The towns proposed secondary growth node is Chaka. This zone lies under the current Chaka centre and covers 232Ha (1%) of the planning area. It is located along Nyeri-Nanyuki road to the North of Kiganjo. The proposed extension of the centre includes part of Maragima and Kamatongu areas. The proposed dualling of Nyeri-Nanyuki road is expected to influence growth of Chaka centre and along the road thus the need to ensure controlled land use. The zone is proposed for commercial.

The town's emerging tertiary nodes are Kiganjo and Ruringu. The other service nodes include Marua, Muruguru, Gatitu, Kiamwathi, Kamakwa, Kamuyu, Mathari, Kihuyo, Nyaribo and Kirichu centres.

The following nodes have been identified:

Table 15: summary of commercial Nodes

No.	Commercial Nodes	Area (Ha)	%
1.	Nyeri Town	8,000	37.4
2.	Chaka Centre	5,800	27.1
3.	Marua centre Outside	300	1.4
4.	Gatitu Centre	500	2.3
5.	Marua Centre	500	2.3
6.	Kamakwa Center	400	1.9
7.	Old Kiganjo Center	4,000	18.7
8.	Kirichu Shopping Centre	600	2.8
9.	Kihuyo Shopping Centre	100	0.5
10.	Ruring'u Centre	300	1.4
11.	Muruguru Shopping Centre	400	1.9
12.	Maragima Shopping Centre	300	1.4
13.	Othaya road Centre	100	0.5
14.	Muthuai-ini Shopping Centre	100	0.5
15.	Kamuyu Shopping Centre	1	0.01
16.	Tetu Shopping Centre	1	0.01
Total area covered		90	100

The nodes have been categorized in to the following

Table 16: categories of Nodes

	Node Type	Node Name
1.	Primary Urban Node	CBD – Commercial District
2.	Secondary Urban Node	Chaka
3.	Tertiary	Ruringu, Kiganjo
4.	Service Nodes	Kirichu; Kihuyo, Mathari, Kamuyu, Kamakwa, Tetu, Nyaribo, Muruguru, Kiamwathi, Marua; Kangemi; Gatitu

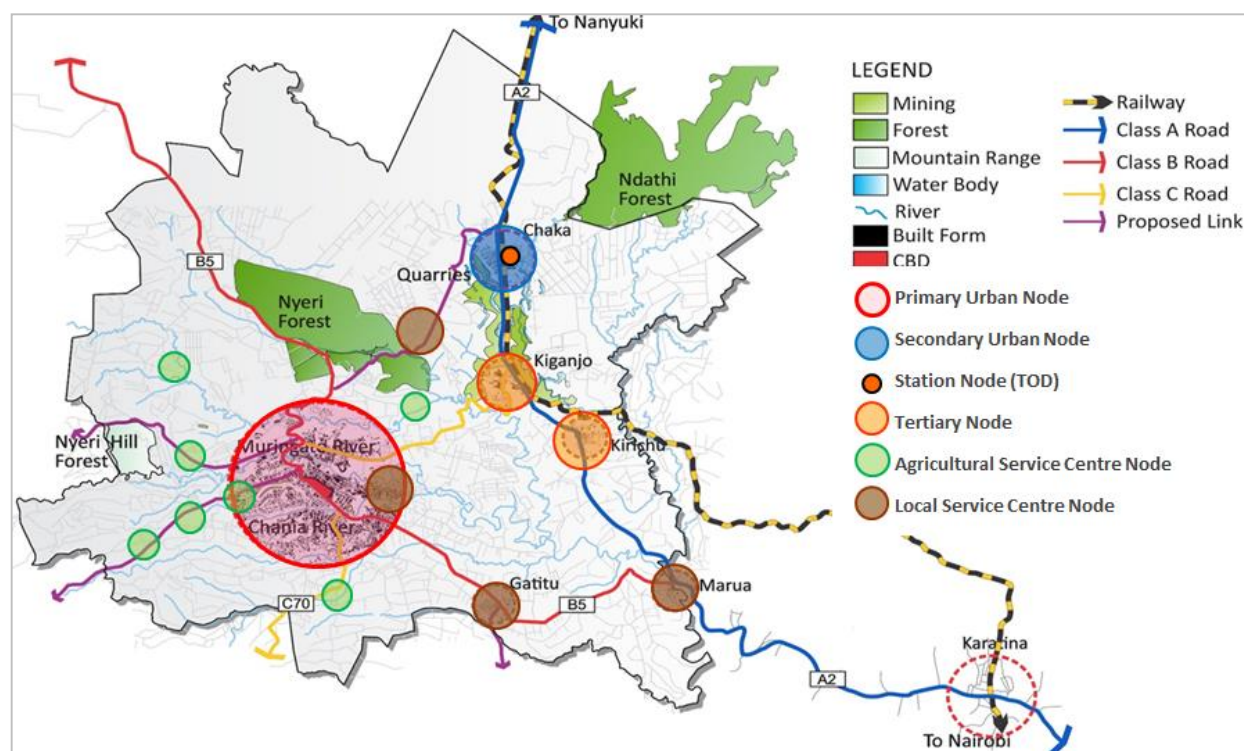


Figure 23: Nyeri Planning Unit Hierarchy

Housing

A total area of 5180 Ha of land has been reserved for housing. This represents 19.4% of the total planning area but increases to 77% of the urban land. It is the largest portion of land within the urbanized area dedicated to a single use. This emphasis on residential development is largely driven by the need to sustainably house the ever growing population of the town. Housing has been further categorised into high, medium and low density housing.

High Density Housing

This will be established in three major areas earmarked as zones 3, 4 and 5 accounting for 4.6% of the planning area. The strategy here is densification of existing residential neighbourhoods. They located close to the CBD, commercial nodes, the industrial areas and the major transportation corridors thus creating opportunity to lower cost of services to the low income residents. The majority of the people are expected to live here thus further benefiting the majority.

Zones 3 covers King'ong'o, Majengo, Kangemi and Ruringu located to northern, Eastern and south East of CBD. The area is characterised by dense residential units. It is about 712 Ha and 3% of the total planning area.

Zone 4 is located along Othaya road and covers Ngangarithi and Classic areas. It is expected to accommodate part of the growing population spreading to the periphery of the town.

Zone 5 covers north part of Chaka centre. It is expected to house people working at industrial and commercial developments within Chaka centre.

Medium Density housing

Medium density housing is expected to dominate the housing sector from land acreage perspective. Zones covered under medium density residential include 6, 7, 8, 9, and 13. Zone 6 is located at western side of CBD, Kamakwa, Kamuyu and Part of King'ong'o areas. The zone is bound by Kanoga River, Chania River and Nyeri-Nyahururu road.

Zones 6 is located to the western side of CBD. It is approximately 737Ha (3%) of the planning area. It covers areas of Kamakwa and Tetu. Zone 7 is located at the Northern side of Kamakwa Road covering 258Ha(1%). The zone stretches to King'ong'o Prison to east and its bordered by industrial zone along Mathari road to north. Other zones within this category are Gatitu, Meshu, Kiamwathi (zone 8), Muruguru Centre (zone 9) and Chaka-Karundas zone 13.

Low Density Housing

This is the second largest category of housing which is proposed to dominate in four major zones. The four low density areas proposed covers an area of 1250Ha. Zone 10 is located in Mathari and Nyeri Hill forest areas measuring 163 Ha. The zone will have controlled developments to minimize negative environmental effects to the forest. Existing conditions and slope and the protection of the forest cover favour retention of the current state.

Zone 11 located along Nyeri-Nyahururu highway near Kimathi University in Muringato area. The zone covers 392 Ha (1%). The zone is proposed for development of low density residential.

Zone 12 is located in Nyaribo area bordered by Kiganjo forest on the east and Nyeri forest to the west. The zone measures 509 Ha (2%) and proposed for low density residential because of Nyaribo airstrip. The area is restricted to specific developments and activities to ensure no hinderance to visibility, safety and operations of the aircrafts and the population in this area.

Zone 18 is in Kirichu area along the Nyeri- Nanyuki highway covering 195 Ha. It is surrounded by agricultural area and has a commercial node- Kirichu center.

Public spaces

Public facilities are not expected to dominate in any major zones since they will exist within the residential and commercial areas. Three major zones have been identified within the planning area for public purpose. These include Mathari Complex, King'ong'o Prison and Kiganjo police Training college.

Zone 18 is King'ong'o Prison located in King'ong'o area along Wang'ombe Waihura road and covers approximately 50 Ha (0.2%).

Zone 16 located in Mathari area and covering 119 Ha (0.3 %). It covers missionary hospital, a cemetery for the Arch diocese of Nyeri, a primary school, a nursing school and a church.

The zone is owned by the Catholic Archdiocese of Nyeri and is bordered by agricultural zones in Hill farm area.

Industrial Development

The main industrial development strategy is to protect the existing industrial land from conversions to other land use. More often, industrial activities tend to conflict with other users hence the need to protect the available land. There is need to rejuvenate the industrial area by redevelopments of some of the sites. There is also need to revitalize the infrastructure and in particular the railway line. The proposed rehabilitation of Railway line at Chaka-Kiganjo is expected to rejuvenate industrial development by lowering the cost of transport.

Zone 27 is an industrial zone along Mathari road covering. This zone is proposed to promote the vision of the stakeholders and to give economic empowerment and independence within Nyeri town and County. Zone 28 is located to the north of Chaka centre.

This area is proposed for industrial use due to availability of massive and generally flat terrain. The Railwayline also pass through this area.

Other pockets of existing industrial land scattered in various parts of the town are to be retained.

The second key strategy is the establishment of Industrial Parks preferably as Special economic Zones. Such parks are expected to be spearheaded by private developments and could easily increase the land available for industrial development. The county government is expected to purchase land for industrial development. Their location and layout design are expected to be subjected to a rigorous development application process to ensure compliance to regulations and to minimise conflicts with other users.

Finally, through the various development application processes such as subdivisions and change of use, more land is likely to be availed for industrial development. Such applications are expected in the peri urban areas where significantly larger parcels of land still remain. This is to be encouraged as it will help distribute workplaces thus helping to decongest the urban core. The tertiary/service industrial sector is particularly expected to establish projects through such applications.

Agricultural areas

Agricultural zones make the greatest portion of land use. Due to land subdivisions, the town has been expanding outwards into agricultural land hence the need to set limits for urban growth so as to protect agricultural land. Most agricultural land is lost through creation of residential plots. For that reason, some parts are proposed to remain predominantly agricultural to avoid unwarranted and speculative subdivisions of high potential agricultural land. This is also premised on the fact that the land earmarked for residential development is adequate to cater for the expected population without having to require further loss of agricultural. This also calls for simultaneous densification of existing residential areas.

Three major areas have been identified for agricultural use. This covers zones 24, 25 and 26 covering an area of 18,020 Ha.

Zone 24

This is an agricultural zone spanning from Muruguru, Gatitu, Riamukurwe, Kamuyu and southern part of Nyeri hill forest areas. The zone is to be regulated to ensure that the land is not subdivided into portions that are uneconomical for agriculture.

Zone 25

It is one of the largest zones and optimal for agricultural use. The zone covers Kihuyo, Thegu River, North of Nyeri Forest and Ngonde areas. The subdivision in this zone are to be regulated to ensure optimal agricultural production.

Zone 26

This zone is proposed for agriculture, it covers the areas of Marua and stretches to Nyaribo, Kirichu, Maragima, Kiganjo and Chaka areas. The rich climate and soils in this zone provide an optimal environment for intensive agriculture. This zone is optimal for agricultural use. The subdivision in this zone are to be regulated to ensure optimal agricultural production.

Educational

Zone 14

This an educational zone located off Nyeri-Mathari road and bordering Mathari Missionary hospital to the South. It covers 121 Ha. Nyeri High School, St. Pauls Secondary School and Kamwenja teachers training school are in this zone. The zone is surrounded by agricultural area.

Zone 15

This is an educational zone bordering Nyeri forest to the north. The zone is 32 Ha and covers Dedan Kimathi university which has attracted settlement around the Nyeri forest boundary. The structure plan has taken cognizance of the educational institutions above and seeks to provide regulations that will ensure sustainability and harmony of the land uses. The existing educational land is to be protected while the use of the same is to be densified to accommodate more pupils.

New facilities are to be located within residential neighbourhoods. This will help reduce walking distances. The educational policy formulated as part of the ISUDP process will enhance delivery of educational land by setting appropriate minimum land and location requirements.

Conservation

To achieve a green town as the vision of the town, Nyeri requires conservation of some of the key natural endowments. This includes Riparian reserves, Nyeri Hill Forest Nyeri Forest Kiganjo Forest and all dams and wetlands.

Zone 21 and 22

These are conservation zones covering Nyeri Hill and Nyeri hill areas respectively. Nyeri hill is accessed through the Nyeri-Mathari road and neighbours Mathari complex area. Nyeri Forest is along Nyeri-Nyahururu road and borders Dedan Kimathi University. The two zones are proposed for conservation and intensified afforestation. The peak of the hill has developments for communication masts due to its height.

Zone 23

This is Kiganjo forest and zoned for conservation/forest. It located along A2 road and covers 347 Ha of land. The zone neighbours areas of Chaka and Kiganjo.

Transportation

Zone 19 and 20

These are airstrips within the planning area. They include Mweiga airstrip (zone 20) located along the Nyeri-Nyahururu road in Mweiga area and Nyaribo airstrip (zone 19). Mweiga airstrip is private owned and regulated while Nyaribo airstrip is public. The two transport facilities are expected to enhance tourism sector in the town. Nyaribo airstrip is under expansion and upgradation.

Table 15 below summarizes the proposed structure plan,

Table 17: Summary of the Structure plan

Land Use	(Areas (Km ²))	Zone	%	Neighborhoods/nodes
High Density Residential	1230	3,4,5	4.6	Ngangarithi, Skuta/Ruringu, Chaka
Low Density Residential	1250	10, 11, 12, 18	4.7	Mathari, King'ong'o (garden Estate), Nyaribo and Kirichu
Medium Density Residential	2700	6, 7, 8, 9, 13	10.1	Muruguru, Gatitu, Ruringu, Kamakwa, Kamuyu and Chaka
Agricultural	18, 020	24, 25, 26	67.5	Kihuyo, Thuguma, parts of Kangemi, Kirichu, Maragima, parts of Kiamwathi, parts of Muruguru and parts of King'ong'o
Commercial	520	1,2	1.9	Nyeri CBD and Chaka
Conservation	1720	21, 22, 23	6.4	Nyeri Hill forest, Nyeri Forest and Kiganjo forest
Educational	260	14,15	1.0	Dedan Kimathi university and Kamwenja TTC
Industrial	280	27, 28	1.0	Chaka and King'ong'o
Public Purpose	420	16, 17, 29	1.6	Mathari, King'ong'o and Kiganjo police college
Transportation	300	19, 20	1.1	Nyaribo, Mweiga

4.3 CONCLUSION

The foregoing design considerations reveals the factors that were put in place before the formulation of the structure plan options. This ensures sustainability of the plan for easy implementation.

The structure plan is a broad land use and long term plan to guide growth of Nyeri town. It defines the limits urban growth to about 21% of the land retaining the bigger remainder of 79% primarily as green areas for agriculture and conservation. The plan also forms the basis for detailed and local area plans. The cluster structure plan model encourages devolvement of services to all urban nodes. Nyeri town remains to be the primary urban core and Chaka the secondary node. These two shall provide services not offered on the small urban nodes. This will ensure effective and efficient provision of services.

CHAPTER FIVE

DETAILED LAND USE PLAN

The detailed land use plan is a medium term (10 years) strategy that elaborates the structure plans broad development strategies outlined in chapter four. It delineates the area into smaller land use zones and formulates development guidelines such as permitted land use, minimum plot size, , plot ratio, plot coverage and other relevant details per each zone. The plan has detailed the area into 168 zones and proposed adequate regulations to guide day to day developments. This provides specific development strategies for all local areas.

Key aspects of the approach include:

- Containing growth and dominance of Nyeri Town as the primary node
- Encouraging growth of other secondary nodes (Chaka, Gatitu, Marua and others).
- Reducing overcrowding and congestion within Nyeri town.
- Creating specialized centers and distributing development benefits.
- Focusing development around the nodes.
- Prevent further encroachment on agricultural and conservation areas

5.1 LAND USE PROPOSALS

The area has been divided into 9 conventional categories bearing plan coding standards. These land uses include residential (0), Industrial (1), Educational (2), Conservation (3), Public Purpose (4), Commercial (5), Public Utilities (6), Transportation (7) and Agricultural (9) as shown in figure 23.

Residential areas are the main places of habitation for the town residents. They make the largest land use category in urban areas ranging between 55-75% though this may not apply for Nyeri town because it is an agricultural town. Residential function has a critical space demand since it is associated with support facilities such as open spaces/ recreational facilities, commercial facilities, education facilities, health facilities, places of worship, utilities and transport networks. Residential areas may be made up of organized estates and neighborhoods. Residential zones are categorized into low, medium and high densities.

Industrial areas are places where there are production activities through extraction, processing or servicing. Planning for industries requires support services such as banks, shopping areas, restaurants, transport facilities, institutions and communication. The areas require linkages, with other firms and services. Industries are categorized into heavy, medium, light.

Table 18: The land requirements for industries

Type of Industry	Land Requirements in ha.	Catchment Population	Min Land Size in Ha.
Light	4	30,000	0.05
medium	10	100,000 to 500,000	2
Heavy	none	Over 1 million	20

Educational land use areas are designated for learning facilities and their land allocation depends on the age of the pupils/students and the size/number of the pupils/students. Education facilities should be within residential zone for easy access.

Recreation is the sum total of all human, social-cultural and economic activities that enhances the therapeutic status of the mind. It brings a relaxation of the body and mind. Recreational areas can be private or public. Areas of recreation include: Parks, forests, water masses, Play fields, stadia, green spaces, zoos, snake parks, Conservation areas among others.

Public purpose are areas set aside for public uses such as hospitals, administrative offices, police posts and other government institutions. Other facilities in the public purpose areas include social hall, Ministry of Works' land, churches, and land for administration and cemetery

Commercial areas are parts of town in which the primary land use is commercial activities (shops, offices, theaters, restaurants etc). They are areas with intense levels of (personal, professional) interaction within a relative small area. The minimum size for a commercial plot should be 0.045 hectares. The most important requirements for a town Centre are geographical centrality, accessibility to vehicles and pedestrians and ample parking space

Public utilities are the facilities that a population needs to function efficiently. They include water treatment facilities, sewer treatment works, power stations and other such facilities. These areas provide the opportunity for a system or utilities that are used to benefit the public, such as water, sewage disposal, electric power, heating, waste management, drainage, public transportation and telecommunications.

Transportation areas are land designated for the use of transport facilities and its infrastructures. Transportation network gives the form and shape of a town. Transport land use interlinks other land uses. It facilitates movement of goods, services and people from one area to another.

Agricultural zones are areas where subsistence and large scale farming activities take place. They Provide opportunity for conserving agricultural and rural land use activities. When subdividing rural agricultural land, the minimum size of land subdivisions should be based on the agro ecological zone.

NYERI DETAILED LAND USE PLAN

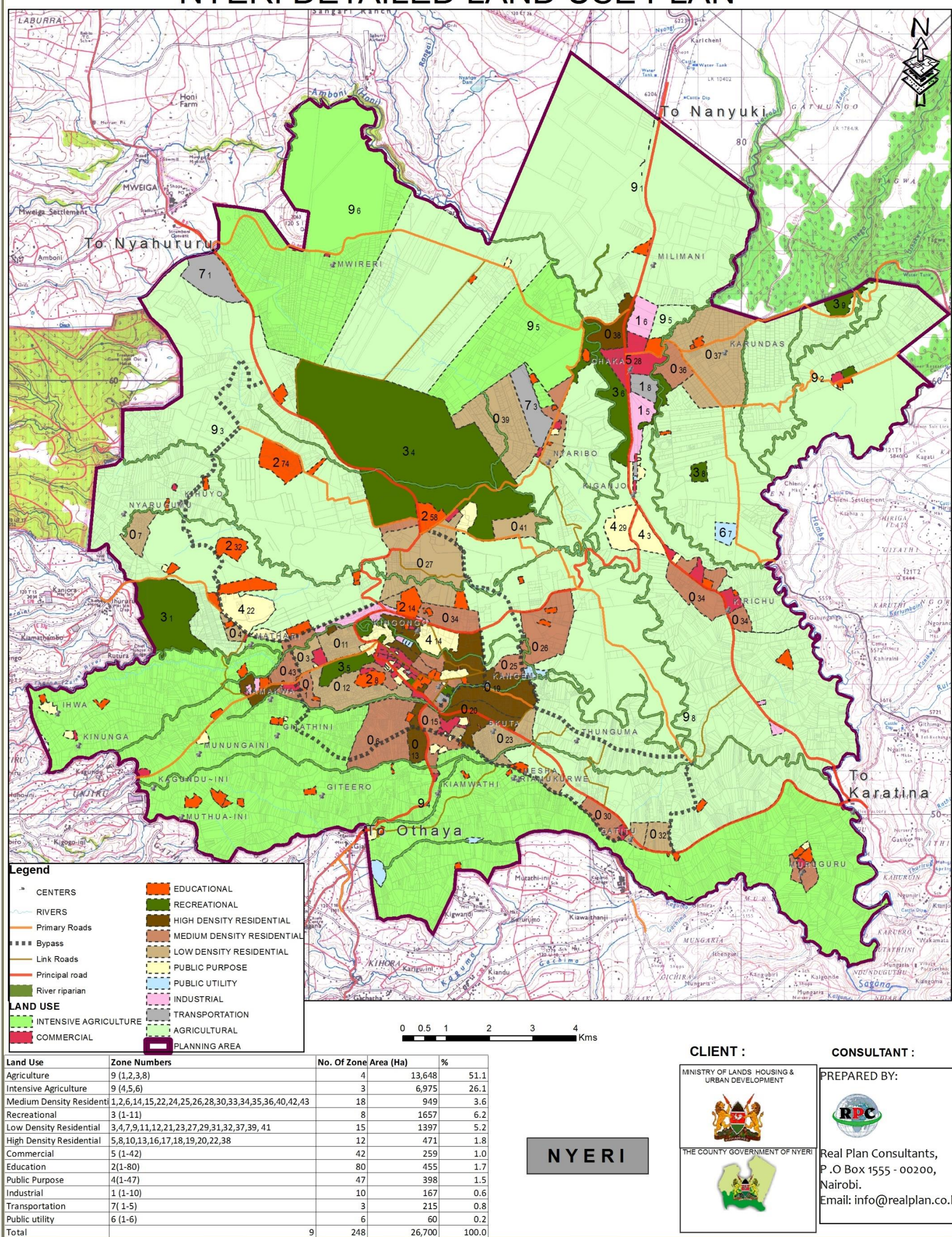


Figure 24: Detailed land use Plan

Below is table showing the summary of the broad landuses.

Table 19: Broad land use summary

Land Use	Zone Numbers	No. Of Zones	Area (Ha)	%
Agriculture	9 (1,2,3,8)	4	13,648	51.1
Intensive Agriculture	9 (4,5,6)	3	6,975	26.1
Recreational	3 (1-11)	8	1657	6.2
Low Density Residential	0 (3, 4, 7, 9, 11, 12, 21, 23, 26, 27, 29,31, 32, 37, 39, 41)	15	1397	5.2
Medium Density Residential	1,2,6,14,15,24,25,,28,30,33,34,35,36,40,42,43	18	949	3.6
High Density Residential	5,8,10,13,16,17,18,19,20,22,38	12	471	1.8
Commercial	5 (1-42)	42	259	1.0
Education	2(1-80)		455	1.7
Public Purpose	4(1-47)	47	398	1.5
Industrial	1 (1-10)	10	167	0.6
Transportation	7(1-5)	3	215	0.8
Public utility	6 (1-6)	6	60	0.2
Total	9	248	26,700	100

Table 20: Urban Land use summaries

Land use	Area (ha)	%
Agriculture	20,623	77
Public Space	1128	4
Housing	2817	11
Commerce And Industry	426	2
Open Spaces	1657	6
	26,700	100

From the above outline, it is clear that the proposed urban land covers 23% of the planning area. It is expected that the urbanized area will therefore experience more compact development to accommodate the expected population increase.

The proposed Agricultural Zones take the largest poportion of the land use of 77% (13,648Ha and 6,975 Ha intensive agriculture). This is a reflection that it is the backbone of Nyeri and one of the major resource potential the planning area is endowed with. Agriculture has been given prominence in the spatial plan because of the need to safeguard food production areas. It is also noted that the agricultural areas will accommodate significant population through the rural homesteads amny established through the traditional patterns.

The formal residential zones make about 11% (2,817 Ha). Housing forms the bulk of the urban landscape by consitituting 64% of the same. Housing predominates on these zones as opposed to industrial and commercial areas among others. It is further categorised into three densities. These include high density residential, medium density residential and low density residential.

Recreational/ Conservational zones covers 6% (1,657 Ha) of the planning area of the urban landscape. This comprises the Nyeri forest, Kiganjo forest and Nyeri Hill. The need to preserve these zones reduces the environmental risks such as erosion and flooding and to maintain the aesthetic nature in the planning area.

The other major land uses are educational 1.7% (455Ha), Industrial 1% (167Ha), and public purpose at 2% (398 Ha). Their portions within the urbanized area are relatively small and this is explained by the minimal public land available within the area. The land use with the lowest proportion is Public utility 0.2% (60 Ha) and Transportation 0.8% (215 Ha).

Further analysis of the detailed plan shows that the area has been delineated into 168 distinct planning zones. This is the lowest level of analysis of the detailed plan. Each zone has specific guidelines and land use regulations to guide development. It is expected that more land need to be availed within the urbanized areas as the town expands.

This will be provided within the planning of each neighborhood/ precincts. It is also expected that the county government will take measures to purchase or compulsory acquire land where necessary to meet the short fall.

765.1.1 Residential

Residential use covers 11% (2817 Ha) of the planning area. The residential areas are delineated into 42 zones, categorized into high density (11 zones), Medium density (14 zones) and low density (16 zones).

Table 21: Residential zones

Land Use Categories	Zone Numbers	No. of zones	Area (Ha)	% (resd. zone)
High Density Residential	0 [5,8,10,13,16,17,18, 19, 20, 22,31,38]	12	457	16
Medium Density Residential	0[1,2,6,14,15,24,25,28,33,34,35,40,42,43]	14	1397	50
Low Density Residential	0 [3,4,7,9,11,12,21,23,26,27,29,30,32,37,39,41]	16	949	34
Total		42	2803	100
Total planning area		267000		

i. High Density

areas are proposed in the immediate surroundings of the major commercial activity areas. The zones have dense residential settlement and population. The proposed high density residential zones cover 16% (457 Ha) of the designated residential zone. It has a total of 12 zones making it the smallest residential area.

The standard plot sizes is 0.045ha. In some zones such as Chania, Transforma and Weitemere pressure for land has also seen land subdivided into very small plots of “10 by 10”m² (0.01Ha).

The major high density residential areas include Kangemi (zone 0₁₉), Kamakwa (zone 0₅) and Chaka (zone 0₃₈).The other high density zones are outlined in annex of the report.

Multiple dwelling units can be allowed on these areas with each plot accommodating several households. It is also necessary to optimize the generation of housing and achieving cluster growth of the town in order to control urban sprawl. The housing typologies in this zones

include row housing, flats and apartments . However each zones has its own recommended housing typologies as shown on table annexed in the report.

Zone 0₅

This area is located within Kamakwa area, off Kamakwa-Tetu road. It covers 17Ha and is characterized by single dwelling units and hostels (Shama Hostel).

Most of the land currently is under agricultural use with mixed farming as the exclusive farming method partly due to rampant subdivision. It is not serviced with sewer and it is recommended that sewer network be connected.

This area is proposed for High density residential use with a maximum of 5 floor flats and a minimum of 0.045ha plot size. The ground coverage is proposed to be 65 with a plot ratio of 3.

Zone 0₈

This zone is the Chania Informal settlement covering 119Ha. It is located to the East of Nyeri-Nyahururu road about 1.5k from the CBD. It is characterized by single dwelling units and is densely populated. It lacks the sewer reticulation network but it is connected to the piped water supplied by Nyeri Water and Sewerage Company (NYEWASCO).

This area is proposed for upgrading to High residential with flats as the permitted house typology. In order to accommodate the large population projected in this area, the maximum No of floors is 4 with a ground coverage of 65 on a minimum plot size of 0.045 ha and a plot ratio of 3.

Zone 0₁₀

This is a high density residential zone with an area coverage of 217ha. It is located along Kamakwa-Tetu road to the north of Kamuyu bus stop and to the south of Kamuyu Primary School. Within the adjacent neighborhood is a Kamuyu coffee factory.

High rise residential developments are recommended with a minimum plot size of 0.045 ha, a plot ratio of 3 and ground cover of 65. The housing typologies proposed are flats and apartments. Proposals have also been put forward connect the sewer in this area thus it will be able to take up to 5 floors.

Zone 0₁₃

The is high density residential zone located at Classic/Ngangarithi area at the junction of Nyeri-Karatina and Othaya road covering 3Ha. The proximity of the zone to the CBD has also increased the demand of the land making it a prime area.

It however has no sewer reticulation system but is adequately serviced with piped water. Other uses in this zone include schools and religious centers. Residential flats of up to 5 floors are recommended in this zone due the increased land subdivision.

The proposed minimum plot size permitted is 0.1ha, the allowed plot ratio is 3 and ground coverage of 65. Ngangarithi area will give more room for the middle income earners as the town grows and control urban sprawl.

Zone 0₁₆

This zone is located in Majengo area about 0.5 km from the CBD covering a total of 17 Ha. It neighbors Kenyan train Serena Mountain Village. It is adequately covered by a sewer network and thus recommended for high density residential use.

The proposed regulations are a minimum plot size of 0.045ha, plot ratio of 3, ground coverage of 65. The housing typologies proposed are flats with a maximum of 5 floors.

Zone 0₁₇

This is a high density residential zone located to the south off King'ong'o-Kiganjo road in Kabiruini area and measures 105 Ha. Currently this zone is experiencing fast development growth because of the proximity to Dedan Kimathi University, Mt Kenya Bottlers and Nyeri-Nyahururu road.

The proposed housing typology are flats. The proposed regulations are a minimum plot size of 0.045ha, plot ratio of 3, ground coverage of 65. The housing typologies proposed are flats with a maximum of 5 floors.

Zone 0₁₈

This is a proposed high-density residential zone located along King'ong'o-Kiganjo road opposite Mt Kenya Bottlers covering an area of 11Ha. The larger part of this zone is undeveloped hence providing adequate space for town expansion. The area is connected with piped water and a sewer network hence recommended for High density residential use.

The proposed housing typology are flats of up to 5 floors. The proposed regulations are a minimum plot size of 0.045 ha, plot ratio of 3, ground coverage of 65.

Zone 0₁₉

This is a high density residential zone located in Kangemi area and covering 16Ha. The location of the zone at the fringes of Nyeri CBD makes it optimal for residential use for both people working in and around Nyeri town and for students of various institutions in the area including Kenya Medical Training College (KMTC) Nyeri.

It has schools and social facilities such as Githwariga primary school, several churches and a mosque. The zone is currently under residential use and is served with both piped water and sewerage network provided by NYEWASCO.

The proposed development regulations for this zone are a minimum plot size of 0.045 ha, plot ratio of 3 and ground coverage of 65. The zone is optimal for the development of flats of up to 5 floors.

Zone 0₂₀

This high-density residential zone covers Ruring'u and Skuta area along Nyeri-Karatina road covering 61Ha. Commonly this section is known as the "dormitory" of Nyeri due to the large number of residents.

It has no sewer reticulation system but it is connected to the piped water network. The proposed regulations are a minimum plot size of 0.045ha, plot ratio of 3, ground coverage of 65. Housing typologies recommended in this area are flats of 5 floors.

Zone 0₂₂

This zone is a high density residential zone is called Witemere in the eastern part of Nyeri CBD. It has a coverage of 17Ha hence a vast land for town expansion. Other land uses within the zone include educational, religious and commercial activities. It is connected to the sewer reticulation system and is connected to piped water.

The proposed regulations are a minimum plot size of 0.045ha, plot ratio of 3, ground coverage of 65 and flats of up to 5 floors housing typologies.

Zone 0₃₁

This is a BCR zone located off Nyeri-Karatina road in Gatitu area covering 148Ha. The area is known as Gatitu colonial village. The proposed regulations are a minimum plot size of 0.045ha, plot ratio of 3, ground coverage of 65. The proposed housing typologies are flats of 5 floors.

Zone 0₃₈

This zone is located along Marua-Nanyuki road in Chaka area and covers 25Ha. The proximity to Chaka centre makes it ideal for high-density residential expansion that will accommodate the growing demand for employment opportunity in Chaka center. However it is recommended that the area be connected with a sewer system and piped water since water shortage poses a big challenge during the dry spells.

The proposed regulations are a minimum plot size of 0.045ha, plot ratio of 3, ground coverage of 65. The proposed housing typologies are flats of up to 5 floors.

i. Medium Density

These zones have average population settlement and distribution. The proposed areas under medium density cover 50% (2803 Ha). It has 14 zones making it the second largest residential area. The medium-density residential areas are characterised by middle income earners and have an average plot sizes of 0.1 Ha.

Zone 0₁

This is a medium density residential zone with an area coverage of 21Ha. It is located few meters to the south of Kamakwa Shopping Centre along Kamakwa-Tetu road.

The zone is surrounded by several religious institutions including, Ecclesia ministries, Redeemed Gospel church, and St Peter and Paul Catholic Church. It lacks the sewer reticulation network but it is connected to the piped water supplied by Nyeri Water and Sewerage Company (NYEWASCO).

The proposed regulations are a minimum plot size of 0.1ha, plot ratio of 1, ground coverage of 35. The proposed housing typologies are town houses and apartments of a maximum of 3 floors.

Zone 0₂

This is a medium density residential zone known as trasnsformer. The zone is located along Nyeri- Mathari road approximately two Kilometers from Nyeri town CBD.

It is approximately 14Ha and currently used for residential use. The zone has piped water coverage but lacks a sewerage network. The proposed development regulations for this zone

are a minimum plot size of 0.045 Ha with a plot ratio of 100% and ground coverage of 35%. The zone is recommended for development of residential flats with a maximum of 4 floors.

Zone 0₆

This is medium density residential zone located at Classic/Ngangarithi area at the junction of Nyeri-Karatina and Othaya road covering 25 Ha. The proximity of the zone to the CBD has also increased the demand of the land making it a prime area.

It has no sewer reticulation system but is adequately serviced with piped water. Other uses in this zone include schools and religious centers. Residential apartments of up to 3 floors are recommended in this zone due to the increased land subdivision. The proposed minimum plot size permitted is 0.1ha, the allowed plot ratio is 1 and ground coverage of 35. Ngangarithi area will give more room for the middle income earners as the town grows and control urban sprawl.

Zone 0₁₄

Referred to as the Asian Quarters, the zone is located about 0.5Km from Nyeri CBD and covers an area of 11Ha. It is well served with piped water connection and a sewerage network. The proximity of the zone to Nyeri town CBD makes it prime for development.

The proposed development regulations are a minimum plot area of 0.1 Ha, a plot ratio of 1 and ground coverage of 35. The proposed building typologies in this zone are apartments and town houses with a maximum of 2 floors.

Zone 0₁₅

This zone is located West of Ruring'u covering an area of 11 Ha. The zone is among the major residential areas in Nyeri. It is serviced with piped water connection but lacks a sewer connection. This area is recommended for development of medium density residential buildings.

The recommended development guidelines in this zone are a minimum plot size of 0.1 Ha with a plot coverage of 1 and a ground coverage of 35. It is optimal for development of apartments and guest houses with a maximum of 2 floors.

Zone 0₂₄

This zone known as Blue Valley is located just at the fringes of Nyeri CBD in the larger Majengo area covering 19Ha. The location of the zone near the CBD makes it prime for development to residential function. It neighbours Majengo and Kiawara informal settlements. The area is currently having low rise residential units and is served with piped water, passable access roads and mast security lights.

The zone is expected to experience redevelopment leading to replacement of the low-rise residential units (row housing units) with town houses and apartments of 3 floors.

The proposed minimum plot area in this zone is 0.1ha with a plot coverage of 1 and ground coverage of 35.

Zone 0₂₅

This zone is located in Kangemi near the sewer treatment plant covering 217Ha. It is currently used for residential and agricultural use and is served with piped water and sewer reticulation. The zone is experiencing increased development of residential units mostly as a result of growth of residential zone in Kangemi. It is served by passable murram access roads and has street lighting.

The proposed development regulations in this zone are a minimum plot area of 0.1 ha, plot ratio of 1 and ground coverage of 35. The proposed housing typologies in this zone are apartments and town houses with maximum of 3 floors.

Zone 0₂₈

This residential zone is adjacent to the DEB Muslim primary school covering 17Ha. It has been planned to accommodate medium density residential with a plot ratio and coverage of 1 and 35 respectively. The type of houses to be constructed shall be town houses to a height of three floors. The proposed minimum plot size is 0.1ha.

Zone 0₃₃

This area measures 145ha and is located north of King'ong'o primary school with residential as the existing land use. This plan permits the area for medium density residential with a maximum of 3 floors apartments and town houses housing typologies. The minimum plot size for these proposed developments shall be 0.1ha with a plot ratio and ground coverage of 1 and 35 respectively.

Zone 0₃₄

This is a medium density residential section of Kirichu with an area of 261ha. The provided minimum plot size is 0.1ha with a plot ratio and ground coverage of 1 and 35 respectively. The type of buildings to be constructed in this zone are town houses with maximum of 3 floors.

Zone 0₃₅

This is a medium density residential zone Located east of Kagumo/Kiganjo Centre covering 11ha. The allowed housing typologies are town houses and apartments with a maximum of 3 floors. The minimum plot size shall be 0.1ha with plot ratio and ground coverage of 1 and 35 respectively. This area is sewerred and the future developers in this area are encouraged to connect to the sewer line for proper liquid waste management.

Zone 0₃₆

This is a section of Karundas with existing land use being agriculture. It measures approximately 23ha. This proposal recommends this zone for medium density residential and agriculture with a minimum plot size of 0.1ha. The recommended housing types are town houses to a maximum of 3 floors. This plan's proposal plot ratio and ground coverage are 1 and 35 respectively.

Zone 0₄₀

This zone is adjacent to the Nyaribo Airstrip area. It is currently under mixed use (agricultural and residential) covering 27Ha.

The area has been proposed for a medium-density residential with a minimum plot size of 0.1ha. The standard housing typology are town houses and apartments of 3 floors. The plot ratio and ground coverage are 1 and 35 respectively.

Zone 0₄₂

The zone is located between Nyeri forest to south, the Kimathi university staff quarter to North and the University to the west. It covers 18Ha and is proposed to host students within the university.

The provided minimum plot size is 0.1ha with a plot ratio and ground coverage of 1 and 35 respectively. The type of buildings to be constructed in this zone are town houses with maximum of 3 floors.

Zone 0₄₃

This Zone is located to the North of Kamakwa-Tetu road few meters north of Kamakwa Shopping Centre. It has an area coverage of 257Ha with residential developments.

The proposed regulations are a minimum plot size of 0.1ha, plot ratio of 1, ground coverage of 35. The proposed housing typologies are town houses and apartments of a maximum of 3 floors.

ii. Low Density**Zone 0₃**

This zone is located adjacent to outspan hotel and covers 34Ha. It borders the Kamakwa-Tetu road to the south and river Chania to the North. It is serviced with piped water and sewer connection. The zone also has access roads that are in good condition and street lights. It is currently having mixed uses of low density residential and public purpose.

The proposed development is a mixture of low density residential and public purpose uses. The proposed regulations are a minimum plot size of 0.1ha, plot ratio of 35%, ground coverage of 35 and bungalows and maisonnettes housing typologies.

Zone 0₄

This is a low-density residential zone located within Nyeri hill area, Mathari-Kihuyo road and adjacent to Mathari complex development. It covers 21Ha of land. The social Facilities within the adjacent neighborhood include Treetop Hotel, Mathai Mission Hospital, Nyeri High school and St Paul secondary School.

This zone is proposed for low density residential developments to protect the Nyeri hill since the area is experiencing fast subdivision of land. The proposed regulations are a minimum plot size of 0.1ha, plot ratio of 35%, ground coverage of 35. Housing typologies proposed here are bungalows and maisonnettes.

Zone 0₇

This is a low density residential zone located off the Nyeri-Nyahururu highway in Ihururu area and measures 13Ha. It is serviced with a piped water connection but lacks a sewerage network.

The proposed development regulations in this zone are a plot size not less than 0.1Ha with a plot ratio of 35% and ground coverage of 35. The proposed housing typology for development in this zone are maisonnettes and bungalows.

Zone 0₉

This is located within Kamakwa area, off Kamakwa Tetu road to the south of Kamuyu bus stop and covers 48Ha.

It is characterized by single dwelling units and a hostel (Shama Hostel). Most of the land currently is under agricultural use with mixed farming as the exclusive farming method partly due to rampant subdivision.

It is not serviced with sewer and is recommended that sewer network be connected. This area is proposed for low density residential use with a minimum of 0.1ha plot size. The ground coverage is proposed to be 35% with a plot ratio of 35.

Zone 0₁₁

It is located along Kamakwa-Tetu road near Nyeri law courts. It is bordered by Nyeri-Karatina road to east, Outspan hotel to west, river Chania to north and the Golf course to south and measures 116Ha. It was designated for the civil servants in the government. The area has both piped water and sewer services provided by NYEWASCO. The plan proposes to maintain it as low density residential.

The proposed regulations are a minimum plot size of 0.1ha, plot ratio of 35%, ground coverage of 35. The housing typologies to be constructed are bungalows and maisonnettes.

Zone 0₁₂

This zone consist of Ring road estate, Mumbi estate and Kimathi estate. It is located to the West of the town CBD and covers 122Ha. It is the prominent low density zone area in Nyeri. The existing developments are residential while other uses include hospital (Mt. Kenya), schools, recreational (golf course). It is serviced with piped water but lacks a sewer reticulation network.

The zone is proposed to remain as a low residential area with regulations of a minimum plot size of 0.1ha, plot ratio of 35%, ground coverage of 35. The housing typologies proposed are bungalows and maisonnettes.

Zone 0₂₁

This zone is located in Skuta area near the Ruring'u police station covering 19Ha. It is serviced with piped water but lacks sewer reticulation system. It is currently used for residential and agricultural use. It is located in the larger Ruring'u area which is the dominant residential hub in Nyeri town due to its accessibility and proximity to the town. Ruring'u police station is located near this area also known as police dog section.

The proposed regulations for this zone are a minimum plot size of 0.1 ha, plot coverage of 35% and ground coverage of 35. The proposed housing typologies in this zone are bungalows and maisonnetes

Zone 0₂₃

This zone is located in Riamukurwe area between Skuta and Gatitu covering 18Ha. It currently has mixed uses of both agricultural and residential functions. It is served by piped water but lacks sewerage connection. Social facilities in this zone include Riamukurwe primary school, Riamukurwe Secondary School, Riamukurwe Children's home and Wambugu farm agricultural center.

The growing demand for residential use has seen the increase in residential development in this zone as this function expands from both Gatitu and Skuta areas.

The proposed development regulations for this zone are a minimum plot size of 0.1 ha with the allowed uses being both agricultural and residential. The proposed plot ratio in this zone is up to 35% with a ground coverage of 35. Town houses are the proposed housing typology in this zone.

Zone 0₂₆

This zone is located near Mt. Kenya Academy and measuring 6Ha is currently having low density residential units. The zone is served with piped water but lacks a sewer connection.

The proposed development regulations for this zone are a minimum plot size of 0.1 Ha with a plot ratio of 35% and a ground coverage of 35. The zone is recommended for development of Maisonnets and bungalows.

Zone 0₂₇

This is a low density residential zone located near Dedan Kimathi University. It covers 7Ha and it mostly provides housing units to the students and lecturers. It has both agricultural and residential uses.

The area has piped water but lacks a sewerage reticulation system, there are however plans for the establishment of a sewerage network in this area. The proposed regulations are a minimum plot size of 0.1ha, plot ratio of 35%, ground coverage of 35. The proposed housing typologies are town houses and apartments.

Zone 0₂₉

This zone is in Thunguma is and covers 249Ha. It is currently having residential developments and is not served with a sewerage system. Proposed developments in this zone are residential with proposed regulations of minimum plot size of 0.1ha, plot ratio of 35%, ground coverage of 35%. The housing typologies proposed are bungalows and maisonnettes.

Zone 0₃₀

This zone is located in Gatitu area along Nyeri- Karatina road. It is under both residential and agricultural uses and measures 3Ha. Recent subdivisions in this area have led to an increased development of residential units and development of commercial entities such as Wambugu Palace hotel. The area is serviced with piped water but lacks a sewerage network.

The proposed development regulations in this zone are a minimum plot size of 0.1 ha with a plot ratio of 35% and ground coverage of 35. The recommended housing typologies are maisonnettes and bungalows.

Zone 0₃₂

This is part of Gatitu measuring 3Ha with a proposed low density residential developments of plot ratio and ground coverage of 1 and 35 respectively.

The proposed type of buildings are town houses with a maximum of three floors. The minimum plot size for this proposed development is 0.1 ha. The area has got no sewer system.

Zone 0₃₇

This zone is located in Karundas area to the East of Chaka ranch and is currently used for agriculture and residential uses. It measures 47Ha and is served with piped water but has no sewerage reticulation network. It is planned to serve as a low residential zone.

The proposed development regulations for the zone are a plot area not less than 0.1 ha with the development of bungalows and Maisonnnettes. The zone is proposed to have a plot ratio of 35% with a ground coverage of 35.

Zone 0₃₉

This zone is also known as Getagi area and covers 101Ha. It is currently under mixed use (agricultural and residential). The area has been proposed for a low residential with a minimum plot size of 0.1ha. The standard housing typology are town houses and maisonnettes of plot ratio and ground coverage of 35% and 35 respectively.

Zone 0₄₁

This is low density residential zone within Mashina Estate located between Kimathi University and Nyaribo are and covering 23Ha. The existence of the low density residential close to the forest is an indication for the need to control the urban sprawl and overspill into the environmentally sensitive area such as encroachment and deforestation.

The proposed regulations are a minimum plot size of 0.1ha, plot ratio of 35% and ground coverage of 35 while the proposed housing typologies are bungalows and maisonnettes.

5.1.2 Industrial Use

Industrial area covers 1% (167 Ha) of the planning area and 4% of the proposed urban area. It has been delineated into 9 zones which are further categorized into two: Light (4 zones) and Medium (5 zones) industrial zones.

i. Light Industries

The light industrial zones include 1₁ and 1₂. These are located mainly in the urban areas with light industrial functions such as juakali and garages.

Zone 1₁

This is a light industrial zone located in Hill farm area, along Mathari- Kihuyo road. This road has an existing width of 12m which has been proposed to 30m. It covers 31Ha and is an agrobased industry. The proposed zoning regulations include 200 % plot ratio and 100% ground coverage.

Zone 1₂

This zone is located in Kaburini area near Baden Powel memorial site covering 3Ha. It is characterized with light industrial uses such as juakali works and garages due to its proximity to the upper bus park and chania river that provides water for use. The proposed zoning regulations include 200% plot ratio and 100% ground coverage.

ii. Medium Industries

There are 6 medium industrial zones which are mostly for processing agricultural produces and quarrying. The proposed development regulations are plot ratio of 200% , ground coverage of 100%.

Zone 1₃

This zone is located at King'ong'o area at the junction of Nyeri- Nyahururu road covering 10Ha. Industries in this zone are mostly agro-based industries processing agricultural products such as coffee and tea. The proposed zone regulations are plot ratio of 200% and ground coverage of 100%.

Zone 1₄

This is coffee factories zone located in Kamuyu village along Kamakwa- Muthuani road. It covers 12Ha. The proposed zoning regulations are 200% plot ratio and 100% ground coverage.

Zone 1₆

This zone is located along A2 road and the railway line in chaka covering 152Ha. It is a medium agro- based industrial zone for processing agricultural products. Its regulations are 150% for plot ratio and 100% for ground coverage.

Zone 1₇

This zone is located along Kamakwa-Muthuani road and covers 2Ha. It is exclusively agro-based industries especially coffee processing industries. The proposed plot coverage is 150% and ground coverage of 100%.

Zone 1₉

This zone is located along A2 road, it is a medium industry for processing chicken products. It covers 7Ha and it is the leading producer of chicken in Nyeri county. The proposed regulations are plot ratio of 200%, ground coverage of 100%.

5.1.3 Conservation/ Recreational

There are 14 zones delineated as conservation zones covering 6% (1492 ha). The zones are broadly classified into areas of recreation and those for conservation.

Zone 3₁

This zone is the nyeri hill forest, it is located between Ihururu road and mathari- kihuyo road It is exclusively meant for conservation. It serves as a catchment area for some of the rivers traspassing the planning area.

It covers an area of about 217Ha. It also serves as a cultural site for the people of Nyeri as it was used as a hiding site during Mau Mau war of independence.

Zone 3₃

This is Kamukinji grounds also known as Dedan Kimathi stadium located in Nyeri CBD next to Kamukunji market. The zone measures 2Ha and is used for sports, recreation and public gathering.

Zone 3₄

This is Nyeri forest covering 1,154 Ha. It is a gazatted forest having both indeginous and planted trees. It is one of the highest points in Nyeri and is used for setting communication masts for both television and mobile network distribution. Residential developments near this area are discouraged.

Zone 3₅

Nyeri golf club is located near the Nyeri law courts along Nyeri-Kamakwa road and covers 48 Ha of land. It is gazetted as a cultural site as it hosted the first hanging site for condemned people in the colonial days. The site is currently used for recreation as a golf course.

Zone 3₆

This is Kiganjo forest located in Kiganjo area measuring approximately 25Ha. The zone is a conservation area and also used as a training ground for the Kenya Police. There are also mining activities for building materials in this forest. The forest is proposed for conservation.

Zone 3₉

This zone is part of Mt. Kenya forest in the planning area measuring 35 Ha. It is an important water tower in Kenya. The zone is proposed for conservation.

Zone 3₁₀

This zone is located in the heart of Nyeri town CBD along Gakere road measuring 0.5 Ha and known as Whispers Park. It was named after a popular cartoonist from Nyeri known as “Wahome Mutahi” and popularly referred to as whispers. The park is used for recreation and public gatherings.

Zone 3₁₁

The Baden Powel cemetery is located in Nyeri town covering 2Ha. The site is a gazetted as historical site for it is where the grave of Sir. Baden Powel and her wife are located who are the founders of the Scouts and Girl Guide movements. The site has cemetery, recreation center and Scouts information center.

This is an important site that attracts thousands of visitors each year as the scouts from all over the world come to pay homage to the founder of the movement.

Zone 3₁₃

the zone is located within Chaka area on the west and is sandwiched by agriculture zone 9₅ on the west, Kiganjo forest on south and Chaka center on the east.

It is characterised by quarrying sites. This zone is one of the most active quarrying sites in Nyeri and thus considered an environmentally sensitive area designated for conservation.

Zone 3₁₄

This zone represents the riparian reserves of all rivers banks within the planning area. They are environmentally sensitive areas that are proposed for conservation and protection. These areas span along all rivers in the planning area including Sagana, Gura, Chania and Kanoga.

Other recreational areas in the planning area include sungura park and giraffe park in Nyeri town.

5.1.4 Public Purpose use

There are 39 delineated public purpose zones which covers 2% (398ha) of the planning area and 26% of the proposed urban area. The zones include facilities such as religious, health facilities, fire station, public offices and recreational facilities.

Zones 4₁ and 4₃

These zones are located to the North West of the CBD and known as Ministry of Works Camp. Zone 4₁ houses various government offices including the department of housing, KeRRA, KURA, KeNHA and the Department of Public Works while 4₃ has the agriculture offices. The area has also a play field and public cemetery. These zones cover 21Ha. This zone is proposed to be maintained as a public purpose zone for public offices.

Zone 4₄

Iriaini medical clinic zoned 4₄ is located in Majengo area in Nyeri town measuring 1Ha. The medical clinic is used as a primary health care facility serving the population around Majengo and the town. The area has piped water connection but lacks sewer reticulation. The zone is proposed to be retained under public purpose.

Zone 4₅

The central police Zone 4₅, is located along Kenyatta Highway. The zone is used for public purpose and hosts the central police station and the former Central province police headquarters and is 4Ha in area. It also has residential units for the police officers and the vehicle inspectorate unit. The zone is proposed to be retained for public purpose. The low rise residential units for the police officers is however recommended for redevelopment to include higher density units.

Zone 4₆

Zone 4₆ is located along Kenyatta road in Nyeri town. It is the largest mosque and an Islam madrasa in Nyeri town measuring 0.5Ha. It is thus an important religious facility. Being within the town, the zone is served with piped water and sewer network coverage.

Zone 4₇

This zone is located off Kenyatta road behind the Mosque in Nyeri CBD measuring 1Ha. It is office of NYEWASCO and Nyeri fire station.

Zone 4₁₁

The Roman Catholic cathedral area Zone 4₁₁ is located along Kenyatta road. It is used for religious purpose and houses the Cathedral offices and a college run by the church. It covers 3Ha and is serviced with both piped water and sewer connection. The cathedral is the largest and oldest Catholic Church in Nyeri and is the current location of the shrine where the remains of Blessed Sister Irene are placed. It is also a gazetted historic site.

Zone 4₁₂

This Municipal hall located along Kenyatta highway housing various County government offices including the offices of the governor and several county executive officers. It is an important public purpose area. It is served with both piped water and sewerage connection.

Zone 4₁₃

Zone 4₁₃ is located off Kenyatta road along Kamakwa road and houses the government offices including the office of the County Commissioner and various government ministry departments. It covers 1Ha and is served with piped water, street lighting and sewerage network coverage. The zone is proposed for retention as a public purpose area to host public offices.

Zone 4₁₄

Comprising the King'ong'o prison, the zone located in King'ong'o area along Wang'ombe Waihura road. The prison area is served with piped water. The zone is proposed for retention as a prison zone and covers 50Ha.

Zone 4₁₅

This is located in Ruring'u area along County Assembly road measuring 4Ha. It is the current location of the County Assembly of Nyeri. The zone is proposed for retention as a public purpose zone for the County Assembly.

Zone 4₁₉

This is the Ruring'u Stadium located in Ruring'u area measuring 4Ha. The stadium is used for sports and public meetings. It is proposed for redevelopment into a modern stadium to enhance sports in the county.

Zone 4₂₂ and 4₂₅

Zone 4₂₂ is located along Blessed Allamano road in Mathari area covering 90Ha. It has several public purpose facilities including Mathari hospital, Mathari Catholic Church, Mathari nursing college and Technology College. It is also used for the burial of Catholic priests and other religious people in Nyeri.

Zone 4₂₅ is a historic gazettes site having a chapel in honour of Italian soldiers who died in the 2nd World war. The area is managed by the Nyeri Catholic Arch diocese. The zone is proposed to serve as a public purpose zone.

Zone 4₂₇

This Zone is located in Kiganjo area along Marua- Nanyuki highway A2. The zone is used as a cemetery and measures 4Ha.

Zone 4₂₈ and 4₂₉

These zones are Kenya Police Training College- Kiganjo measuring 98Ha. The zone includes the residential areas and training grounds. This zone is proposed for retention as a public purpose zone for the police training college.

Zone 4₃₀

This is Kabiruini show ground located off the Nyeri-Nyaribo near Kimathi University and measuring 12Ha.

It is used for agricultural exhibitions and as camping site mostly for scouts during their annual camp in memory of their founder who is buried in Baden Powel's Garden in Nyeri town.

Zone 4₃₂

Kinunga stadium is located in Kinunga area covering 4Ha. It is used for recreational and is proposed for use as a public stadium area to serve the people around Kinunga and Kihatha areas.

Zone 4₃₄

This zone is located in Kangemi area and hosts the Nyeri Level 4 Referral hospital. The zone is proposed for use as a public facility.

Zone 4₃₉

This zone is located along Kamakwa road measures 5Ha. It hosts the Nyeri High court. The zone is proposed for retention as a public purpose zone.

Other public purpose zones include police stations and government offices.

5.1.5 Commercial Developments

Commercial land use is to be dominated by the CBD and outlying nodes spread throughout the planning area. The CBD is the primary node and a lot of activities will realign with the same. The proposed hierarchy of the nodes are as shown the table below.

Sixteen commercial nodes have been proposed including the expanded Nyeri CBD which is a major commercial centre. The expanded CBD covers 94.57Ha of land. It is primarily reserved for commercial use. The recommended building type is high-rise with a maximum of 10 floors. The building regulations consider the delicate geological structure of the town and serve to reduce chances of geological disturbances that may result from building beyond the recommended height. The proposed minimum plot size is 0.045 Hectares, a desirable plot ratio and plot coverage of 500% and 75% respectively is recommended

Other commercial nodes include Chaka, Kiganjo, Kihuyo, Mathari, Kamakwa, Nyaribo, Kirichu, Marua, Muruguru, Gatitu, Ruringu, Kangemi, Kiamwathi, Kamuyu and Tetu. The proposed commercial zone covers 3% (725Ha) of the planning area and 6% of the proposed urban area. The main proposed commercial zone is the CBD which is located at the convergence of key transport roads.

Zone 5₁

This is a section of the CBD measuring 2ha. The existing use and permitted use is commercial. The proposed minimum plot size is 0.02ha with a maximum of 10 floors (high rise) as the housing typology. The plot ratio and ground coverage shall be 600% and 85% respectively. The area is covered by sewerage network courtesy of NYEWASCO.

Zone 5₂

This is a section of the CBD measuring 3ha. The existing and permitted use is commercial. The proposed minimum plot size is 0.045ha with a maximum of 3 floors as the building typology. The plot ratio and ground coverage shall be 80% and 75% respectively.

Zone 5₃

The mixed use zone covering 3ha. This proposal permits business cum residential with a minimum plot size of 0.02 ha. The proposed building typology are high rise of a maximum of 3 floors. The proposed plot ratio and ground coverage are 80% and 75% respectively.

Zone 5₄

This is Roman Catholic Church area covering 2ha. The proposal permits commercial use with a minimum plot size of 0.045 ha. The proposed building typology are high rise of a maximum of 3 floors, plot ratio and ground coverage are 80% and 75% respectively.

Zone 5₅

This is a commercial zone located along Nyeri Karatina Road that covers 2ha. The proposal for this zone permits commercial use with a minimum plot size of 0.02ha. The proposed building typology are high rise of a maximum of 3 floors. The proposed plot ratio and ground coverage are 350% and 80% respectively.

Zone 5₆

This is Kamukunji Market located within Nyeri CBD with the main item of trade being clothes. It covers an area of 1ha.

Zone 5₇

This is Temple road primary school area measuring 2ha. The existing land use is commercial. The proposed regulations are a minimum plot size of 0.02 ha, a maximum of 3 floors and plot ratio, ground coverage are 350% and 80% respectively

Zone 5₈

This is Municipal Hall area zone that covers an area of 2ha. This proposal permits commercial developments with a minimum plot size of 0.02 ha, a maximum of 3 floors, plot ratio and ground coverage are 350% and 80% respectively.

Zone 5₉

This is a commercial zone within Upper bus terminus area measuring 1ha. It permits commercial developments with a minimum plot size of 0.02 ha, a maximum of 3 floors, plot ratio and ground coverage are 350% and 80% respectively.

Zone 5₁₀

This zone is under commercial use covering 2ha of land. It is located within the CBD between Kanisa road and Chania Bridge. This plan permits commercial developments with a minimum plot size of 0.02 ha, maximum of 3 floors, plot ratio and ground coverage are 600% and 80% respectively

Zone 5₁₁

This is a commercial zone within the CBD between Kimathi Street and Kanisa road measuring 2ha. The following are proposals for this zone; a minimum plot size of 0.02 ha, maximum of 3 floors, plot ratio and ground coverage are 200% and 80% respectively.

Zone 5₁₂

This is commercial zone within Post office area at the CBD with an area of 3ha. The regulations permits commercial with a minimum plot size of 0.02 ha, maximum of 3 floors, plot ratio and ground coverage are 350% and 80% respectively.

Zone 5₄₀

This zone is within the CBD and measures 1ha with the existing land use being commercial. This proposes commercial use with minimum plot size of 0.045ha and maximum of 3 floors, plot ratio and ground coverage are 350% and 80% respectively.

Zone 5₁₃

This is a commercial zone that covers an area of 8ha. It is located near Majengo between Kaburini road and Kimathi Street. In this zone, the proposals are minimum plot size of 0.02 ha, maximum of 3 floors, plot ratio and ground coverage are 350% and 80% respectively

Zone 5₁₄

This is King'ong'o open air market located within King'ong'o region with an area of 6ha.

Zone 5₁₅

This zone is located at King'ong'o shopping Centre. The permitted use in this zone is commercial with a minimum plot size of 0.02 ha, maximum of 3 floors, plot ratio of 600% and ground coverage of 80%.

Zone 5₁₆

This zone is located within Green Hills Hotel area measuring 4ha. The regulations proposed for this zone are commercial use with a minimum plot size of 0.02 ha, a maximum of 3 floors, plot ratio of 600% and ground coverage of 80%.

Zone 5₁₇

The zone is located at Nyeri Othaya road Junction area of 7ha. It is not connected to a sewer line. The regulations in this zone permit BCR with minimum plot size of 0.045ha, maximum of 3 floors, plot ratio of 500% and ground coverage of 80%..

Zone 5₁₈

This is Ruringu shopping center area under commercial use with an area of 2ha. The proposals for this zone include minimum plot size of 0.045ha, maximum of 3 floors, plot ratio of 500% and ground coverage of 80%.

Zone 5₁₉

This zone is within YMCA area existing land use is commercial covering an area of 2ha. This proposal permits commercial with a minimum plot size of 0.045 ha, maximum of 3 floors, plot ratio of 500% and ground coverage of 80%.

Zone 5₂₀

This zone is in Ruringu shopping centre covering an area of 10ha. It is proposed for commercial use with minimum plot size of 0.045 ha, high rise of buildings maximum of 3 floors, plot ratio of 300% and ground coverage of 80%.

Zone 5₂₁

This is Outspan hotel area and its environs covering an area of 20ha. This proposal permits commercial use with a minimum plot size of 0.045 ha, maximum of 3 floors, plot ratio of 500% and ground coverage of 80%.

Zone 5₂₂

The zone is in Kamakwa shopping centre covering 7ha of land. The proposals on this zone permit commercial with a minimum plot size of 0.045 ha, maximum of 3 floors, plot ratio and ground coverage of 500% and 80% respectively.

Zone 5₂₃

It is a zone within Kamuyu shopping Centre covering 1ha. The regulations on this zone are minimum plot size of 0.045 ha, maximum of 3 floors and plot ratio and ground coverage of 500% and 80% respectively.

Zone 5₂₄

It is in Mathari Hospital Area covering 1ha. In this zone, the proposals are minimum plot size of 0.045 ha, maximum of 3 floors, plot ratio and ground coverage are 500% and 80% respectively.

Zone 5₂₅

This is a Kagumo High school area measuring 13ha. This plan permits commercial with a minimum plot size of 0.045 ha, a maximum of 3 floors, plot ratio and ground coverage of 350% and 80% respectively.

Zone 5₂₆

This is Kirichu Shopping Centre measuring 18ha with existing commercial use development. This plan permits BCR with minimum plot size of 0.045 ha, maximum of 5 floors with plot ratio and ground coverage of 240% and 80% respectively. This zone is not connected to a sewer line.

Zone 5₂₇

This zone is Gatitu shopping center measuring 22ha with existing commercial use development. This plan permits BCR with minimum plot size of 0.045ha, maximum 3 floors with plot ratio and ground coverage of 150% and 80% respectively. This zone is not connected to a sewer line.

Zone 5₂₈

The zone is in Chaka Centre covering 222ha with an existing mixed use development. This plan permits BCR with minimum plot size of 0.045 ha, maximum 3 floors with plot ratio and ground coverage of 150% and 80% respectively. This zone is not connected to a sewer line.

Zone 5₂₉

The zone is in Maragima Centre and covers 0.5ha of land. It has a mixed use development. The proposal for this zone permits BCR with minimum plot size of 0.045 ha, maximum of 3 floors with plot ratio and ground coverage of 150% and 80% respectively. This zone is not connected to a sewer line.

Zone 5₃₀

The zone has existing commercial use development located within Nyaribo Airstrip Area. The proposal for this zone permits BCR with minimum plot size of 0.045ha, maximum of 2 floors with plot ratio and ground coverage of 150% and 80% respectively. This zone is not connected to a sewer line. This regulations have the zone is located along the flight path of Nyaribo airstrip.

Zone 5₃₁

This is Nyaribo Shopping Centre measuring 18ha with an existing commercial use development. The proposal permits BCR with minimum plot size of 0.045ha, maximum 2 floors with plot ratio and ground coverage of 150% and 80% respectively. This because the zone is located along the flight path of Nyaribo airstrip. This zone is not connected to a sewer line.

Zone 5₃₂

The zone is located at Kiganjo Shopping Centre measuring 5ha with an existing commercial use development. This plan permits BCR with minimum plot size of 0.045ha, maximum of floors with plot ratio and ground coverage of 150% and 80% respectively. This zone is not connected to a sewer line

Zone 5₃₃

The zone measures 17ha and is located at Karundas Shopping Centre. This plan proposes BCR with minimum plot size of 0.045ha, maximum of 3 floors with plot ratio and ground coverage of 150% and 80% respectively. This zone is not connected to a sewer line.

Zone 5₃₄

This zone is within Kigunduini Shopping Centre and measures 5ha. The existing use is commercial.

This plan proposes BCR with minimum plot size of 0.045ha, a maximum 3 floors with plot ratio and ground coverage of 150% and 80% respectively. This zone is not connected to a sewer line.

Zone 5₃₅

This zone is Ihwa Shopping Centre measuring 2ha with an existing commercial use. The proposals for this zone area BCR with minimum plot size of 0.045ha with maximum of 3 floors, plot ratio and ground coverage of 150% and 80% respectively. This zone is not connected to a sewer line.

Zone 5₃₆

This zone is located within Muruguru Primary School Area measuring. This plan proposes BCR with minimum plot size of 0.045ha with maximum of 3 floors, plot ratio and ground coverage of 150% and 80% respectively. This zone is not connected to a sewer line.

Zone 5₃₈

The zone covers Mwireri Shopping Centre and measures 1ha and has an existing commercial use development.

This plan proposes BCR with minimum plot size of 0.045ha and maximum 3 floors with plot ratio and ground coverage of 150% and 80% respectively. This zone is not connected to a sewer line.

Zone 5₃₉

This is Othaya Road Centre that covers an area of 2ha. This plan proposes the zone to be BCR with minimum plot size of 0.045ha, maximum of 3 floors with plot ratio and ground coverage of 150% and 80% respectively. This zone is not connected to a sewer line.

5.1.6 Public Utility

The public utility takes up 0.3% (80 Ha) of the planning area and 2% of the proposed urban area.

Zone 6₁

This zone is a public cemetery for muslims located near Majengo area. The cemetery is approximately 1 Ha and reserved for burial of muslim faithfuls in the area.

Zone 6₂

This zone has the Christian cemetery. It is located next to the Muslim cemetery at the fringes of Nyeri town CBD. The cemetery is approximately 1 Ha in area.

Zone 6₃

The Hindu crematorium Zone 6₃ is located next to the muslim and christian cemeteries and measuring approximately 1 Ha. The zone is used for cremation mostly for the Hindu.

Zone 6₄

This zone is NYEWASCO treatment plant located along Kimathi way about 1Km from Nyeri provincial General Hospital and measuring approximately 13Ha. NYEWASCO has its source from Chania River. It serves Nyeri Town, parts of Kieni, Tetu and Mathira area.

This plant may not be adequate by 2034 facilitate adequate water supply to Nyeri residents. It is recommended that an additional plant be provided within the county to supplement the company which is currently faced with lack of modern facility to cater for the emerging population growth rate in Nyeri County.

Zone 6₅

This zone is located in Giakanja area and known as Giakanja dam. The dam is among the environmentally significant zones in the planning area and has been recently de-silted and fenced. The zone measures approximately 16Ha. The zone is recommended for development into a recreational and tourist site.

Zone 6₆

This zone located in Chorongi area covering Chorongi dam measures approximately 4Ha. The dam is important in provision of water in the area and as an important ecological zone.

Zone 6₇

This zone located in Kiganjo area along the Nyeri-Nanyuki Highway hosts Kiganjo sewer treatment plant. The zone is approximately 23Ha and therein is the sewer treatment plant for the sewer network in Chaka area.

5.1.7 Transportation

The transportation area covers 0.45% (120ha) of the planning area and 3% of the proposed urban area. The major transportation facilities include roads and terminal facilities within Nyeri CBD.

Other transport facilities include the air and rail transport. The rail transport is not operational and currently has been encroached on by the commercial activities in Chaka centre. The planning area has two air strips namely Mweiga and Nyaribo while Mweiga is active and operational Nyaribo airstrip is under renovation. The proposed strategies on the transportation zones and networks are detailed in the sector proposal of this report.

Zone 7₁

This zone representing Mweiga airstrip is located to the North West of the planning area along the Nyeri-Nyahururu highway approximately 1Km from Mweiga center.

The zone covers 10.3 Ha and is currently used as an airstrip for small aircrafts mostly for tourists and aircrafts transporting horticultural produces from the area. the zone is proposed for retention as a transport facility.

Zone 7₂

This zone is Nyaribo airstrip along Kimathi University-Nyaribo-Chaka road covering 78Ha. The airstrip has been under maintainance and there are prospects of its expansion. The development of the airstrip has caused increased developments in this area mostly residential and commercial.

The neighbouring zones have been allocated development guidelines that take to consideration the need for controlled building heights around this zone and along the flight paths. The neighbouring zones are to have uses that are not in conflict with the airstrip.

Zone 7₃

This zone represents the lower bus terminus in Nyeri town located along Gakere road and being approximately 1Ha. This terminus is the largest existing and busiest in Nyeri town. Traffic flow in the terminus has recently been reorganised to increase efficiency. The zone is proposed for retention as a transport facility but to accommodate the vehicles that were plying from middle bus terminus.

Zone 7₄

This zone, the upper bus terminus is located to the North within Nyeri town CBD and measuring approximately 0.5Ha. The terminus serves internal and external public transport routes from Nyahururu, Chaka, Nanyuki areas and other local routes. The zone is proposed for retention for use as a transport facility.

Zone 7₅

The zone is located in Asian Quarters area and is approximately 6Ha. The zone is currently used as a dumping site and also is adjacent to a recreational field. The relocation of the dumping site will create space for the establishment of a bus terminus at this location.

5.1.8 Agricultural

The agricultural area is delineated into 3 broad zones, Nyeri being primarily an agricultural area it has taken the largest proportion of land use in the planning area. The zone covers 72% of the planning area.

Zones 9₁

This zone located to the North and Western side of the planning area covers approximately 2847 Ha. The zone covers areas of Kihuyo, Mathari, Mwireri and Kamatongu. The zone is proposed for agricultural use and having a minimum plot size of 0.2 Ha. Bungalow homesteads are the recommended housing typology in this zone.

Zones 9₂

This zone covers 8261Ha and is located to the Western side of the planning area. The zone covers areas of Karundas, Ngonde, Kirichu, Marua, Muruguru, Gatitu, Thunguma and Nyaribo. The zone is proposed to have a minimum plot size of 0.2 Ha and Bungalow homesteads as the recommended building typology.

Zones 9₃

This zone covers areas of Kiamwathi, Muthuaini, Kinunga and Ihwa and Measures 8264Ha. The zone is proposed to have a minimum plot size of 0.2Ha and Bungalow Homesteads.

5.2 CONCLUSION

This chapter discusses detailed land use plan as an elaboration of the SP. It provides distinct land use zones and gives development regulations for each zone. The zoning and regulations on this section provides adequate details for day to day management of developments by County Government of Nyeri. A total of 197 zones have been provided details such as density, minimum plot size, allowable developments, plot ratio, plot coverage building typologies and other relevant details.

CHAPTER SIX LOCAL AREA PLANS

This section focusses specific areas such the CBD and Chaka Centre among other areas that require to be given special attention. It will also focus on local integration to consistently synchronise all the components and proposals pertaining to the strategy and a detailed land use plan that will facilitate on a path to coordinated and sustainable growth.

Within the overall development strategy, key intervention areas have been identified, for which Action Area Plans have been prepared. This identifies specific proposals and actions for development and implementation, which strategically begin the incremental growth and development process in order to achieve the desired urban development structure.

The focus areas were prioritized due to their:

- They have important function/s within the urban environment; in many instances they have multiple functions and activities.
- Identified as priority to deal with specific needs and / or urgent issues.
- Are catalytic in nature. They will yield a variety of spin-offs across sectors and maximize the utilization of existing infrastructure.

The priority focus areas include:

- 1) CBD
- 2) Chaka
- 3) Kiganjo
- 4) Asian Quarters

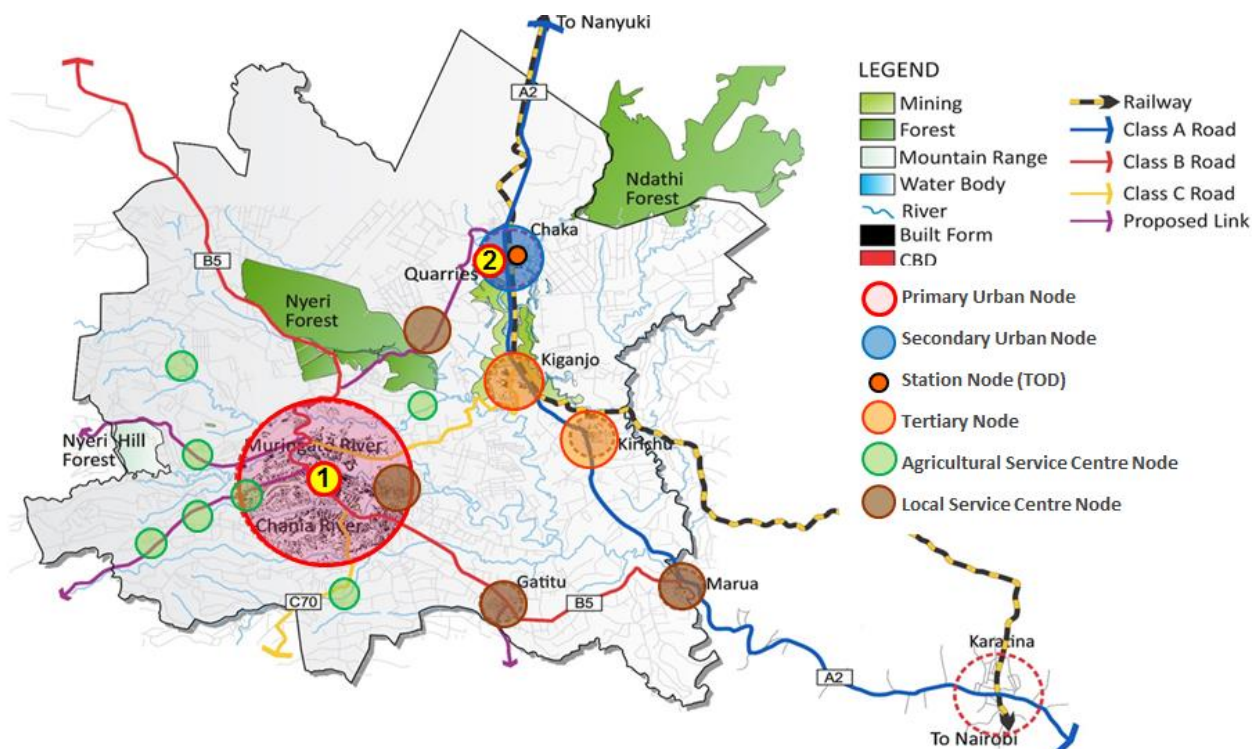


Figure 25: Priority Intervention Areas

6.1 CBD URBAN CORE

At the CBD, critical interventions if implemented over time will contribute to reinforce the performance, legibility and connectivity of the core in relation to the rest of the planning area. The strategy here is to;

- Expand CBD towards the Asian Quarter and promote and consolidate growth towards the east beyond Temple road
- Define gateway feature-entry point from the east
- Improve access to public transport facilities- consider relocation of lower terminus
- Improve permeability within the core
- Create opportunities for intensification of land uses in the CBD by relocating government functions to other areas.
- Promote the development of a compact urban form
- Enhance heritage building and sites
- Reinforce the character and role of Gakere Road as an activity spine
- Extend public open spaces and integrate with the natural environment
- Upgrade slums in close proximity to the CBD
- Guide development within the CBD through clear controls and incentives

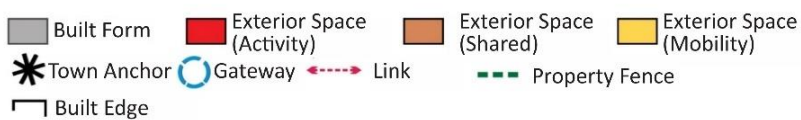
6.1.1 Structure and Expansion of the CBD

Currently, the CBD is structured along three east-west movement routes (Kenyatta Road, Gakere Road and Kimathi Way); with Temple road forming the eastern edge of the CBD.

With the development of the Commercial Mall to the west of the CBD new patterns are likely to emerge mainly related to the potential for new residential developments to occur in close proximity to this new centre. However considering this, further opportunity exists for the CBD to expand to the east, incorporating the Asian quarter, this can potentially provide broader benefits in the following ways:

- Alleviate pressure on the existing CBD
- Provide new opportunity for land use mix and investment prospects
- Alleviate congestion
- Absorb and Accommodate immigrating populations
- Provide new market, transport and public space opportunities

NYERI CBD STRUCTURE



Kimathi Way: Shared Movement



Gakere Road: Activity Spine



Kenyatta Road: Mobility Spine

NYERI CBD EXPANSION

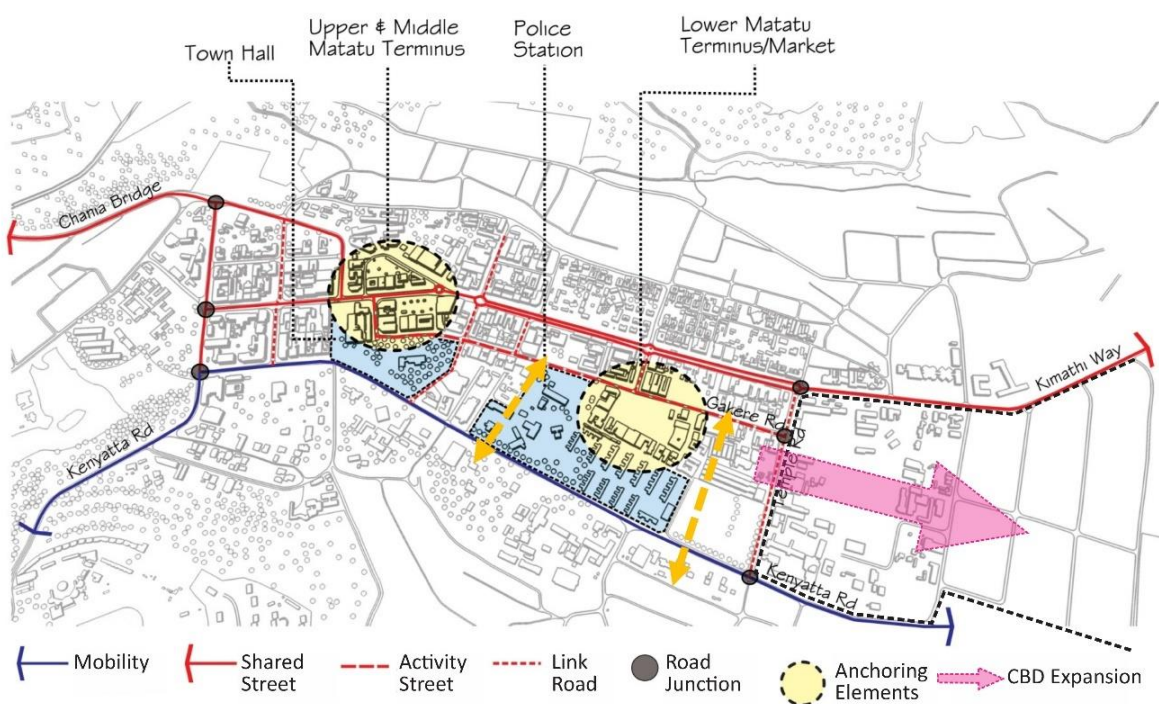


Figure 26: CBD Structure

6.1.2 Natural Environment

The structure and growth of Nyeri town has largely been influenced by the natural system surrounding the town. The Chania and Muringato Rivers running in an east-west direction have influenced the development of the road network whereby major routes run parallel to the rivers systems.

Agricultural activity along the environmental zones has the potential to expand and form symbiotic relationships with the town which is located on the hilltop. As such, fresh produce market spaces can be used as a means of linking the urban and agricultural economy.



Figure 27: Green Economy

6.1.3 Movement and Access

With regard to the movement system in Nyeri and according to the road hierarchy there are three types of road classification in terms of functionality. These include primary routes which connect the town with the rest of the county and nationally, link roads which support local movement and bridge links which connect the town across natural elements. In addition there are local access roads at the neighbourhood scale.

- **Primary routes**

- Kimathi Way*

- upgraded roadway and intersections to improve mobility into core area of CBD

- Kenyatta Road*

- Mobility spine facilitating regional connectivity through town

- **Link Roads**

Temple Road, Addis Ababa Road and Michezo Road

- Enhanced north south cross connectivity within Asian Quarter
- Improvement to existing connection lattice

Gakere Road

- East west network complementary link upgrade
- Increased mobility and access for Matatus between lower and upper termini
- Support connection for linkage onto Temple road

Kaburini Road

- Link supporting areas on northern town periphery (Majengo, Blue Valley etc.)
- Alternative movement route connecting downtown to uptown
- Formation of threshold along northern edge of town

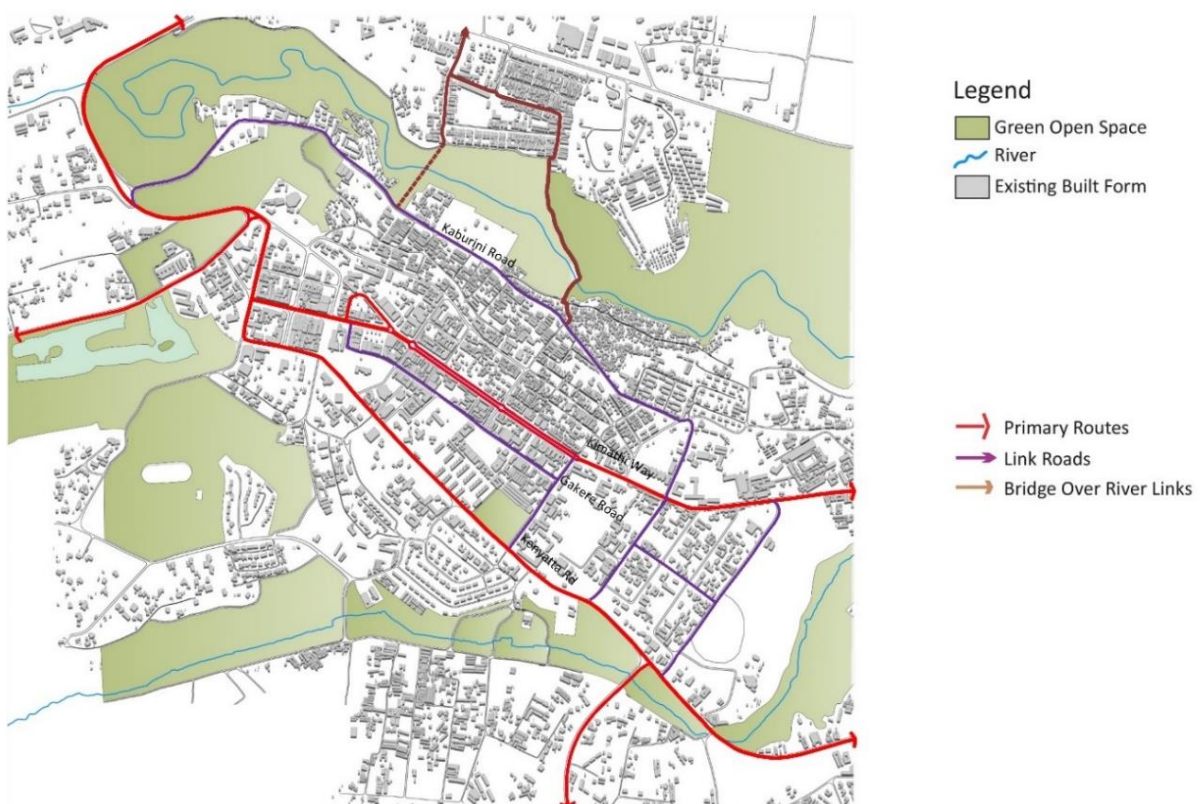


Figure 28: Central Area Road Network

6.1.4 Economic and Market System

The efficiency of towns is directly dependant on the correlation between movement and the market systems. Thereby to improve the efficiency and performance of Nyeri town, the following design actions are proposed in conjunction with infrastructure development Kenyatta Road and Kimathi way to be developed as shared/complete streets

- Gakere Road to be developed as activity spine
- Lower matatu terminus to be relocated to new proposed terminus with market at the southern part of Asian Quarters (New terminus to be occupied by matatus currently using the middle terminus).

- Middle terminus to be converted to open space
- Upper bus terminus to be retained but upgraded with the inclusion of a market
- Future Mall development as a formal anchor for the western end of town and to be strategically linked by Kenyatta Road, Kaburini Road, and the Chania Bridge Road.
- Expansion of lower matatu terminus through reconstruction of existing Kamkunji Market into a modern multi-storey market linked to the terminus.

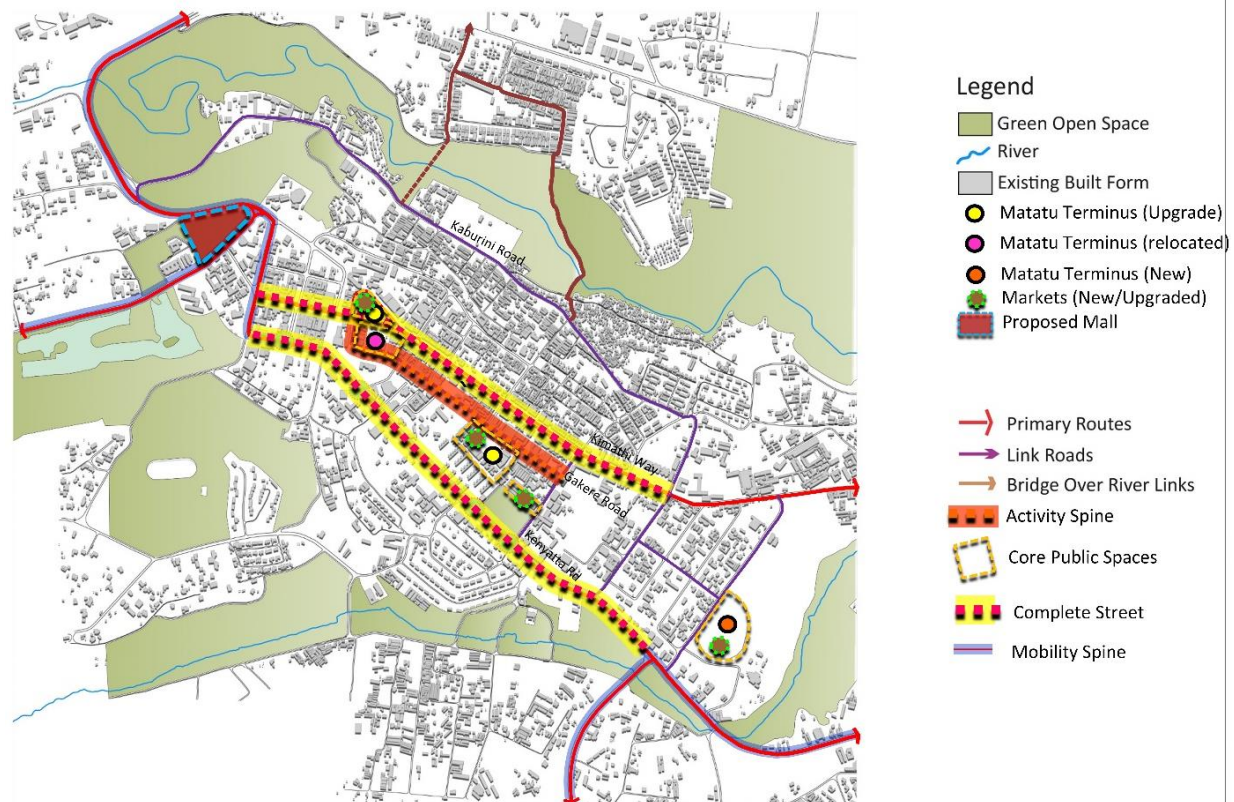


Figure 29: Central Area Spatial Framework

6.1.5 Public Space Environment and Supporting Housing

A series of complementary greenways are proposed as a means of completing the public space system and its overall accessibility. The configuration of the greenways has been influenced by the following:

- Encouraging walkability towards the newly proposed Matatu Terminus serving the Asian Quarter
- Encouraging walkability from the newly proposed mixed use node supporting the Matatu terminus into uptown
- Promoting use of the lower Matatu terminus, which will be converted into a public space with walkable links connecting various neighbourhoods and settlements to the north
- Creating a permeable north south pedestrian system connecting the east west system of routes (Kenyatta Road, Gakere Road, Kimathi Way and Kaburini Road) to form a well-connected movement lattice
- Extension of surrounding green spaces into town

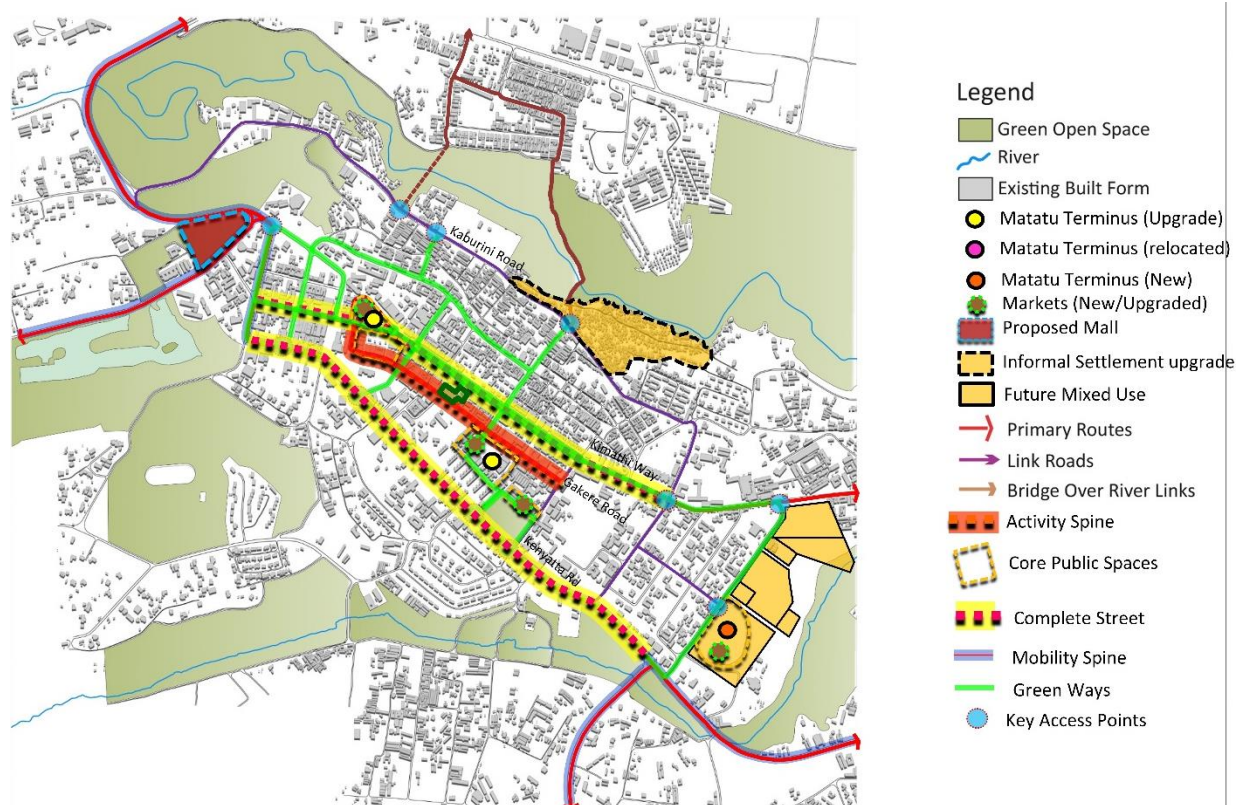


Figure 30: Urban Lattice

6.1.6 NMT Network and Public Transport

The NMT network forms a circular system around Nyeri Town complementing and overlapping with other movement networks and common space features discussed previously. The intention is to promote cycling as a primary means of local transportation which links all transport facilities, economic/market facilities and public spaces. The creation of the NMT network will release the socio-economic potential of the area in the following ways:

- Links to Tourist Sites
- Job Creation
- Links to Shopping Centres
- Affordability for commuters
- Reduction of carbon emissions
- Activation of the Public environment

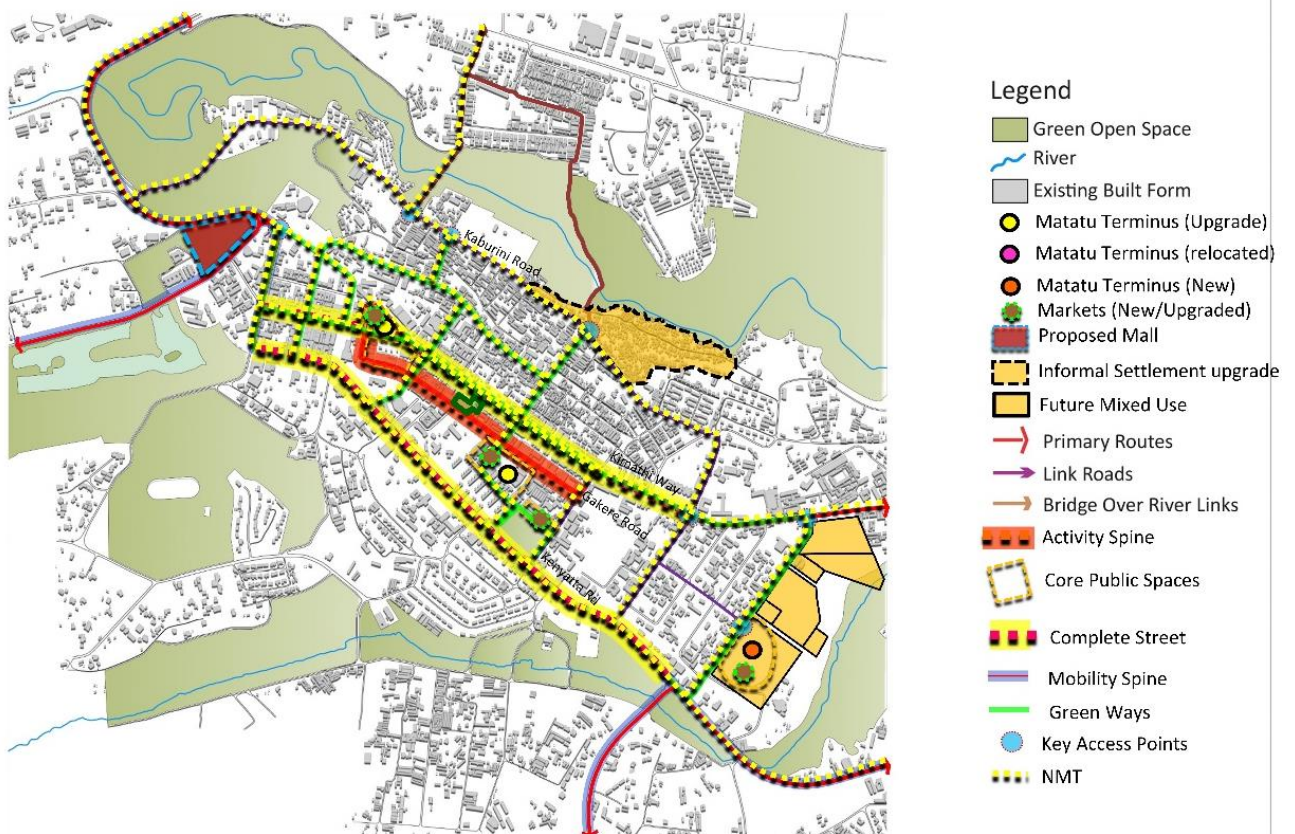


Figure 31: NMT System

6.1.7 Land Use and Activities

The connective system created across Nyeri town allows the formation of four distinct areas each having their own anchor and character, these precincts will be subject to further detailed study and design. They are outlined below:

- Mall precinct
 - Anchored by Mall development having regional influence
 - Characterised by formal economic activity
- Upper Transport Precinct
 - Anchored by upper matatu terminus and complementary public space
 - Characterised by mobility and public based activity/interaction
- Middle Transport/Government Precinct
 - Anchored by lower matatu terminus and market
 - Complemented by police/army barracks and sports field
 - Characterised by mobility and governmental function
- Lower Housing and Transport Precinct
 - Anchored by new matatu terminus and market
 - Complemented by social housing
 - Characterised by mix of uses and active public realm

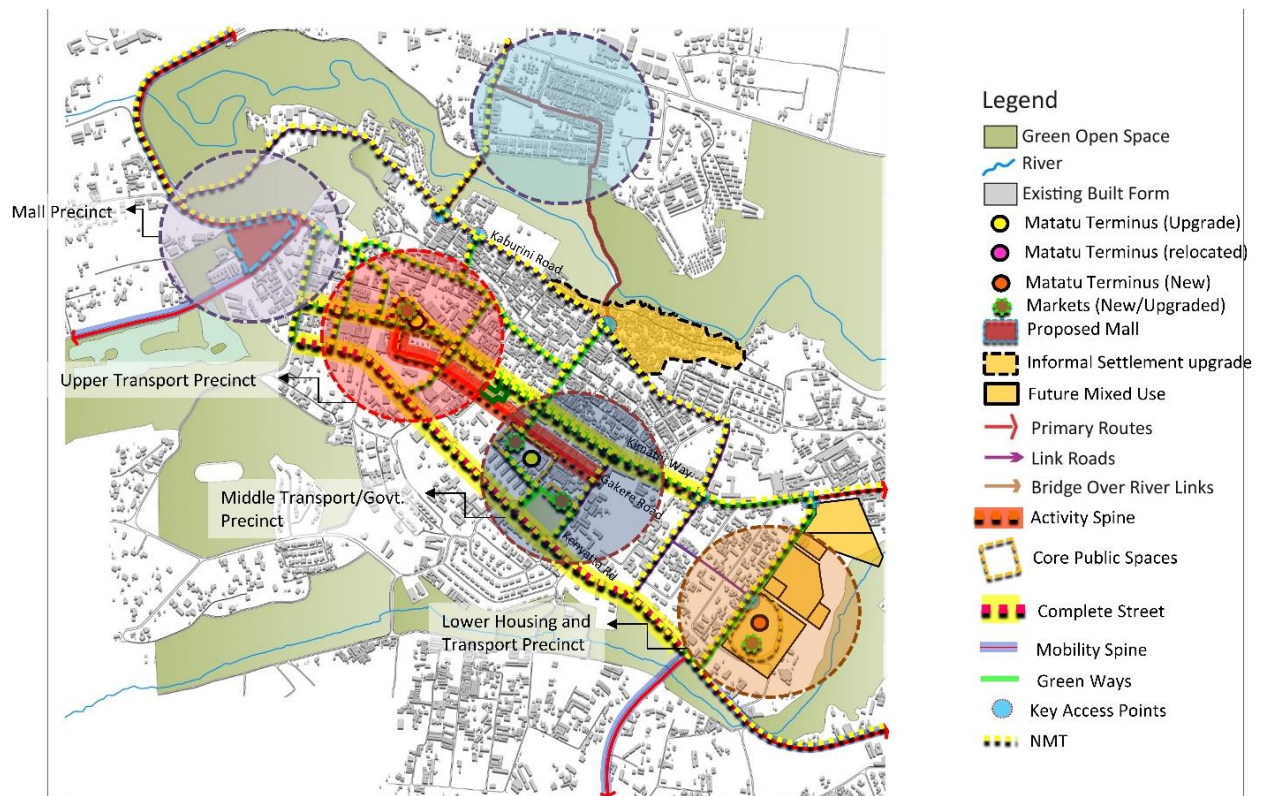


Figure 32: Precinct Structure

6.2 CHAKA SECONDARY NODE

In terms of the development of Chaka as a secondary node, the land use plan reflected earlier in this document illustrates the idea of creating a relationship between Chaka lying to the north and Kiganjo lying to the south by means of creating new development zones to accommodate industrial and transport related uses.

6.2.1 Chaka – Kiganjo Development Concept

Development within this framework is directly informed by the structure of the forest as a natural element and the road/rail corridor as movement elements. The key idea is to create three nodes along the corridor, centred on rail stations, each having their own identity and character. The function of each node is outlined below:

Chaka

Chaka develops as a mixed use/BCR node based around a station

- Relocation of market (currently encroaching onto railway) as part of the neighbourhood
- Development of internal boulevard as central structuring device for node
- Location of transport (matatu facilities integrated with markets near train station)

Central Industrial office node

Station developed alongside large scale retail anchor

- Central boulevard acting as edge between office and light industrial areas
- Mixed use edge against railway edge creating visual interface with main road running parallel to railway

Kiganjo logistics node

- Government owned land providing opportunity for development of logistics activity
- Location of station here promoting an exchange point for transportation of goods

LAND USE PLAN

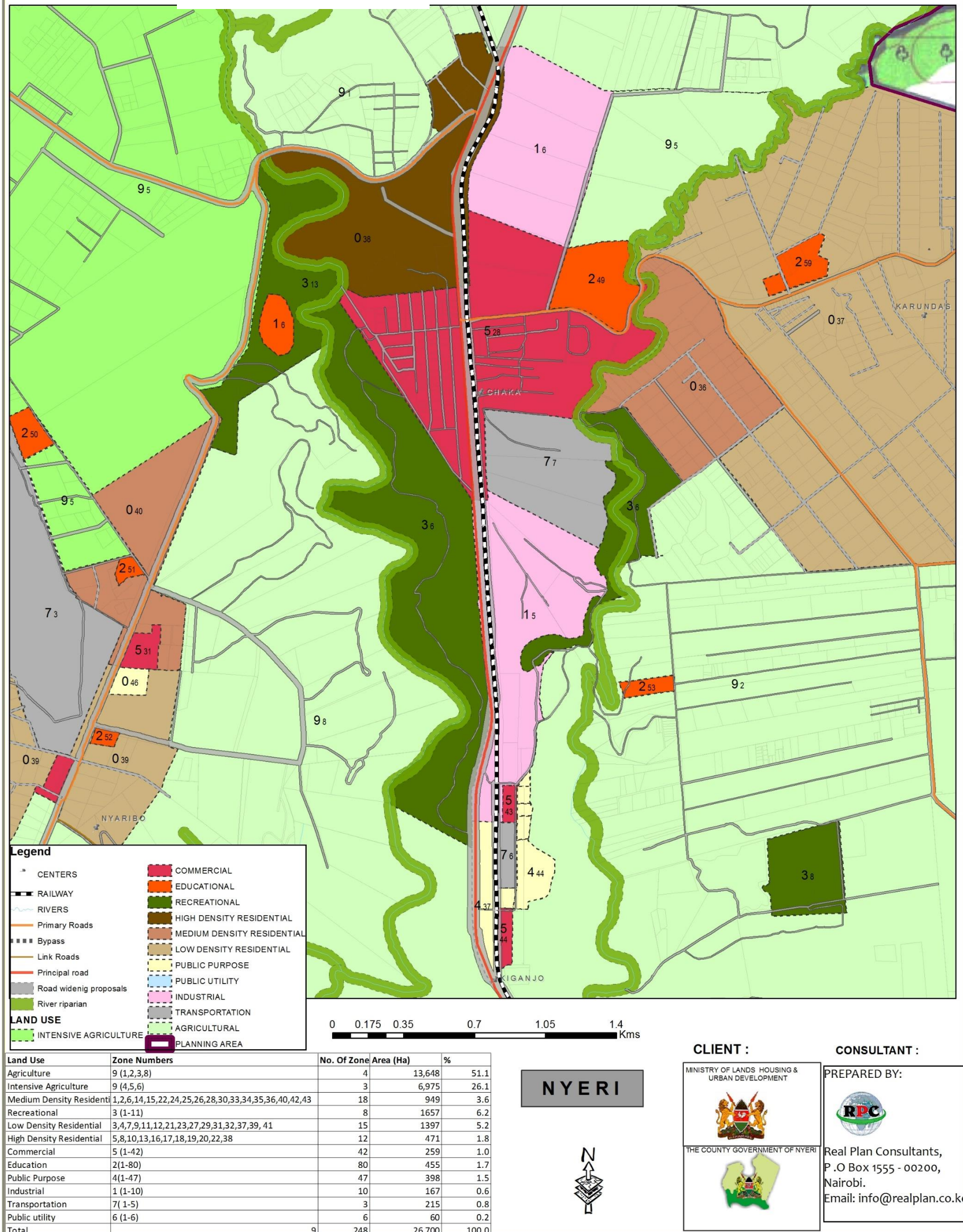


Figure 33: Chaka/Kiganjo Land Use Plan

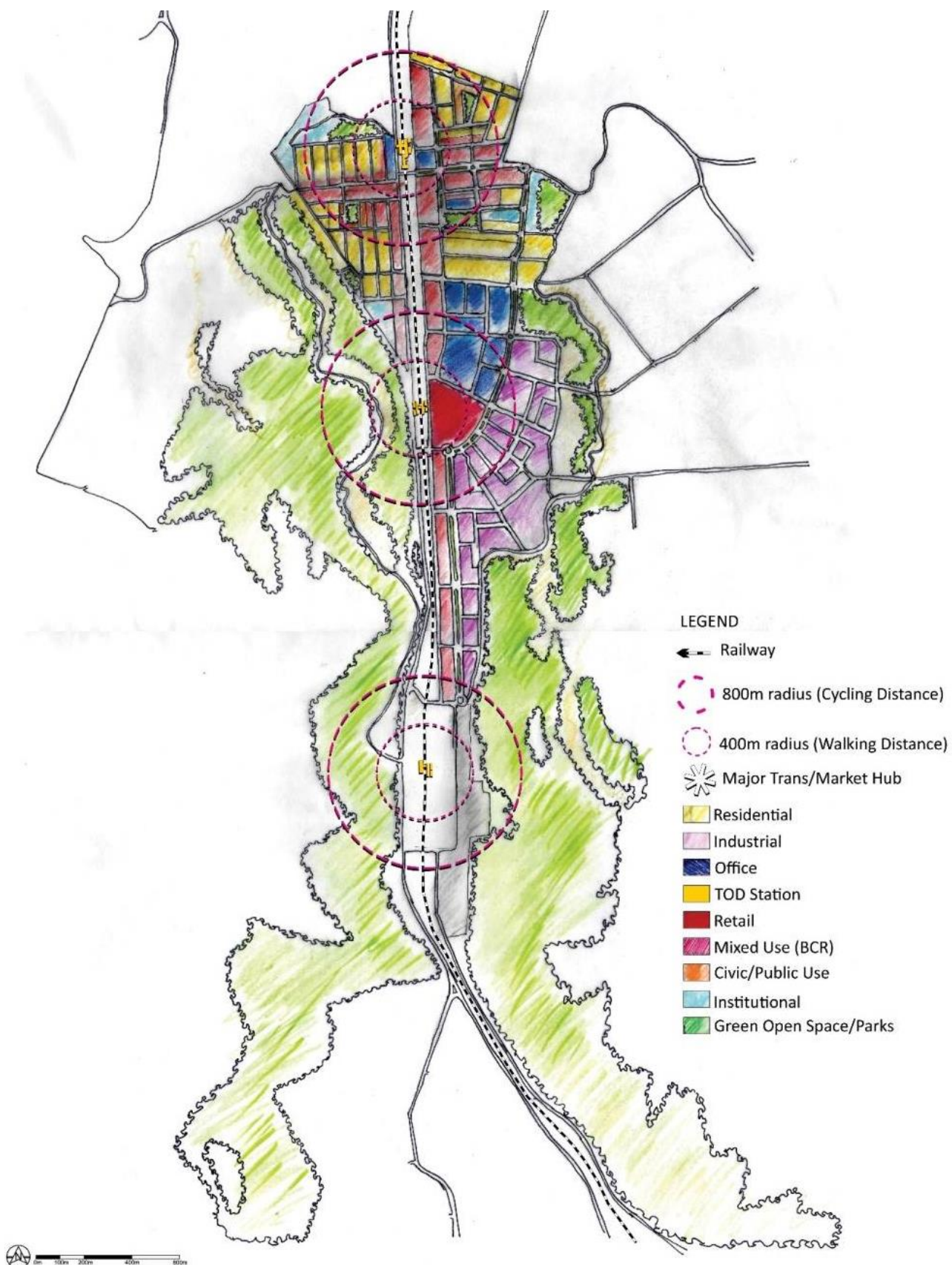


Figure 34: Chaka/Kiganjo Spatial Concept

6.2.2 Chaka Development Concept

The structure of the chaka node illustrated here serves as an example of the manner in which nodes along the corridor can be conceptualised in further detail. The main ideas employed in the planning of this node are as follows:

- Station strategically located near wedge shaped block
- Wedge shaped block earmarked for relocation of market
- Horizontal mix of complementary uses
- Well established grid
- Increased permeability
- Enhanced accessibility from main road (eases congestion)
- Matatu and market integration (related to train station)

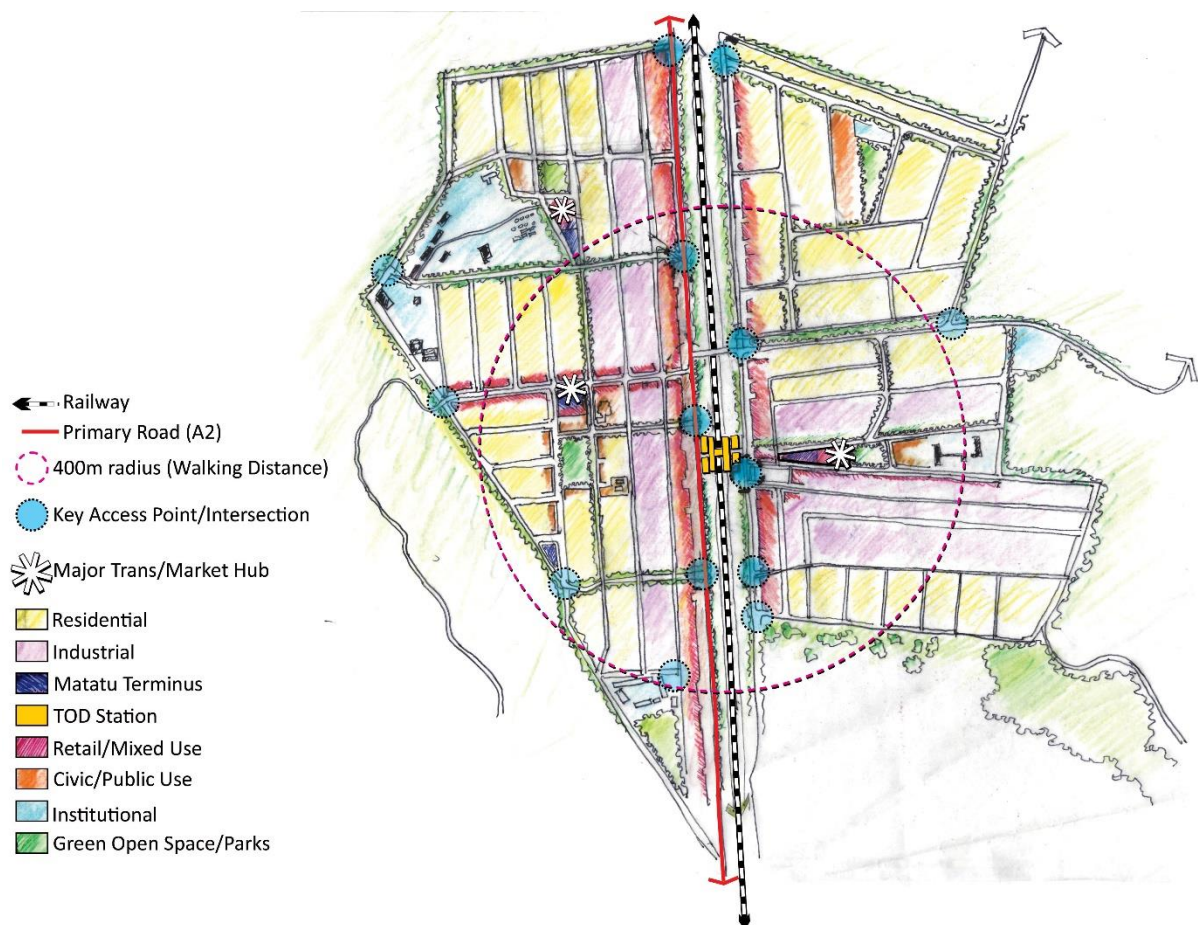


Figure 35: Chaka Node spatial development concept

6.3 DESIGN COMPONENTS

6.3.1 Markets/ Transport Termini

The existing Matatu terminus is haphazardly organized requiring further detailed study and future planning and in turn restructuring and upgrade. The principles below are critical in considering further improvements to the facilities:

Access

- Provide a seamless connection between the public transport facilities and spaces for trading
- Provide legible and well managed pedestrian routes connecting all public facilities
- Accommodate main vehicular movement access points from the access road and not from the mobility spine
- Differentiate pedestrian and vehicular access points
- Encourage the management of circulation of vehicles and pedestrians
- Provide well located parking facilities
- Manage on street parking
- Promote the development of multi-storey parking facilities with ground floor retail to reduce the land dedicated to parking.

Land use

- Maximise the opportunities for commercial and retail uses framing the transport facilities
- Accommodate public spaces connecting the different sub-zones within the precinct.
- Encourage the introduction of a range of robust public spaces accommodating other uses and activities such as small events and local entertainment when markets are not in operation.
- Incorporate public facilities such as clinics, libraries, day-care centers and others that can support the daily requirements of commuters.

Edge condition

- Encourage buildings with active on ground floor to frame transport and market spaces
- Provide well landscaped edges facing the mobility spine with strategically located vehicular and pedestrian access points.

Massing

- This location presents the opportunity to build a landmark building forming the eastern entrance to the CBD.
- Promote the use of perimeter buildings rather than pavilion buildings to define the public realm.

The figure below depicts medium scale transport facilities designed to integrate small retail and trading spaces.



Figure 36: Transport Hubs

6.3.2 Activity Streets & Quality Public Environment

The Design Framework for the CBD provides a functional hierarchy of streets. Among these there are shared/complete streets and mixed use activity spines. The intended amenities and character for these movement routes and streets should comprise of the following elements:

Accessibility and Movement

- Street networks should be permeable to minimize travel distances, provide a choice of routes, maximize access to available facilities and services and assist people to find their way conveniently.
- The design of the street should consider multiple modes of movement (motorized and non-motorized)
- Separate cycle paths should be indicated with street markings or by clearly displayed and well-designed signage
 - Pedestrian and bicycle routes should be direct, continuous and well lit

Intersections

- Control vehicle speeds by extending verges to narrow the carriageway at the intersection (creating 'pinch-points') reducing sight lines with closely spaced trees using appropriate street markings and signage
- Use differently textured materials to mark crossings and traffic calming



Figure 37: Street Environment

Activity Distribution

- retail
- office
- entertainment
- work
- service
- commercial
- industrial
- community facilities
- residential development

Topography views and vistas

- Design the street in response to topographical features
- The movement must engage with views and vistas unique to Nyeri's natural setting and in relation to significant heritage structures. (i.e Landmark Features)

Edge Condition and Building Frontage

- Activate building edges with retail and public oriented uses
- Building corners facing pedestrian paths to be accentuated
- Urban Perimeter block typologies preserved
- Reduction of pavilion Architectural Typologies
- Dense built form with Building heights between 4-5 storeys

Street and Public Realm Functionality

- Create manageable and functional public space
- Allowing a balance between hard and soft surface treatment
- Provide clear definition between public and private domains

- Extend network of public space along street
- Unique, yet functional street furniture and lighting design
- Provide places for socialisation and pause
- Reinforce historical landmarks and introduce new ones forming the eastern gateway
- Public Realm to serve community needs
- Define clear guidelines related to building setbacks and build to line principles along specific streets.



Nyeri of the future
A green and
walkable town



Quality public environment

Figure 38: Quality Public Environment

6.3.3 Defining Greenways

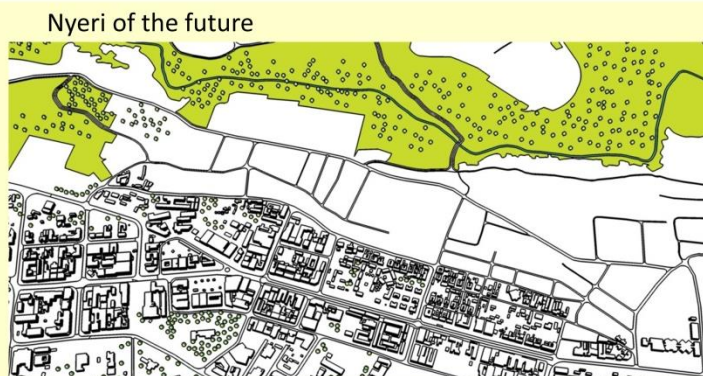
The design framework promotes development of an integrated green network that connects to the existing natural system in order to foster a stronger relationship between the town and the natural environment.

- Streetscapes to achieve a sense of enclosure for the street itself. This could be implemented through tree planting and consistent landscaping which over time will define the street character and quality of environment encouraging civic uses and sociability.
- Quality of environment by:
 - Using a continuous line of landscaped hedging and well-designed transparent fencing (with consistent height) along the front of property boundaries.
 - The built form can also be guided to define more continuous and responsive edge to improve passive surveillance and enhance the urban character an experience.



The Urban Edge

Urban Farming to form the green edge of the town and protected rivers ecological system



Green Town = Built space and integrated open space

Figure 39: Urban Greenways

6.3.4 Slum Upgrade and Densification

The design framework advocates for upgrading the informal settlement lying to the north of Nyeri CBD by integrating the settlement with the surrounding areas. Furthermore, the use of social housing models can aid in the densification of the area and provide the basis for place making strategies and the integration upgraded settlements. Collectively the strategy can provide the following benefits:

- Economic benefit derived from street network upgrade
- Extension of CBD infrastructure connecting to the upgraded settlement
- Reducing social inequalities
- Improving living conditions
- Encouraging community participation and involvement.



Figure 40: Settlement Upgrade and Densification

6.4 KEY PROJECTS

This framework identifies a series of priority projects which need to occur rapidly in order to better the overall function of the town and medium term projects which can occur over a prolonged time frame which complete the developmental function of the town. Nevertheless, all identified projects need to occur in tandem with each other and be integrated with other infrastructural and land use management initiatives to ensure that the prioritisation of actions are properly coordinated.

6.4.1 Priority Projects

The following have been identified as priority projects:

- Improvement of Transport Nodes including markets and public spaces
- Gakere Road Upgrade
- Kenyatta Avenue and greenways upgrade
- Optimisation of uses on publicly owned land within the CBD

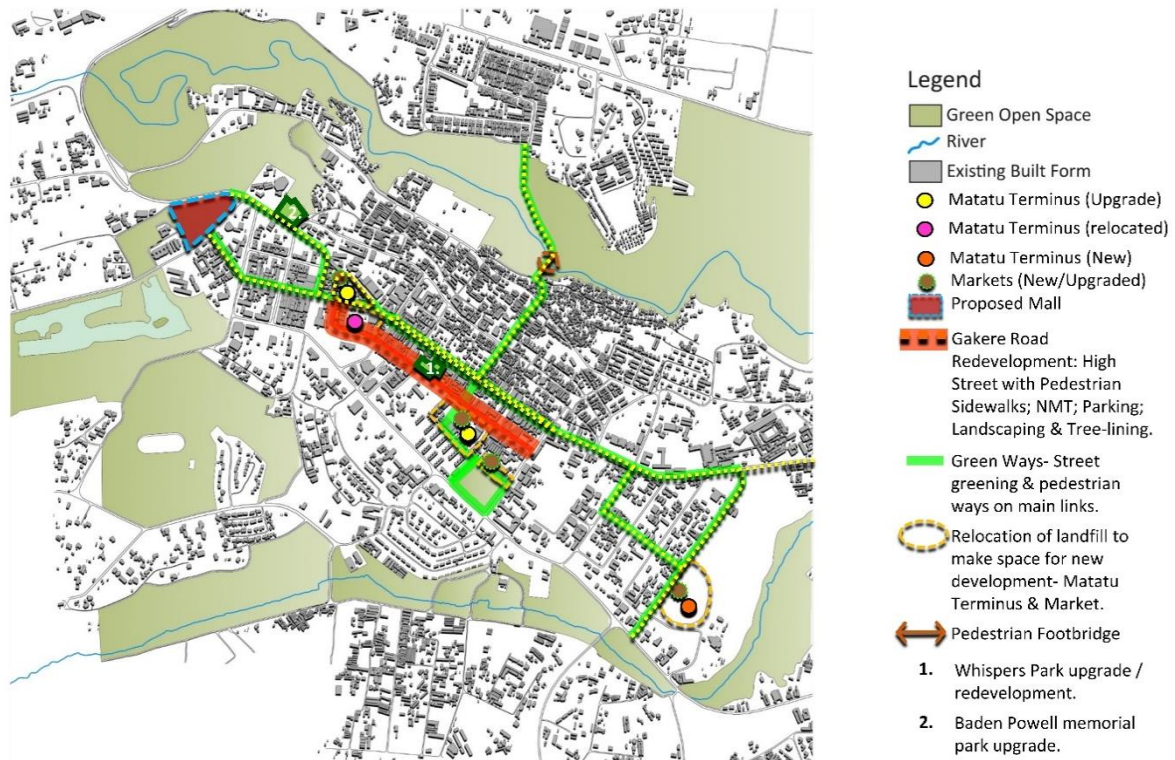


Figure 41: Priority Catalytic Projects

6.4.2 Medium Term Projects

The following have been identified as medium term projects:

- Road connections across the river
- Slum/Informal Settlement upgrade and protection of the river front
- Create the conditions to extend the CBD to the east
- Kenyatta Mobility Spine Upgrade

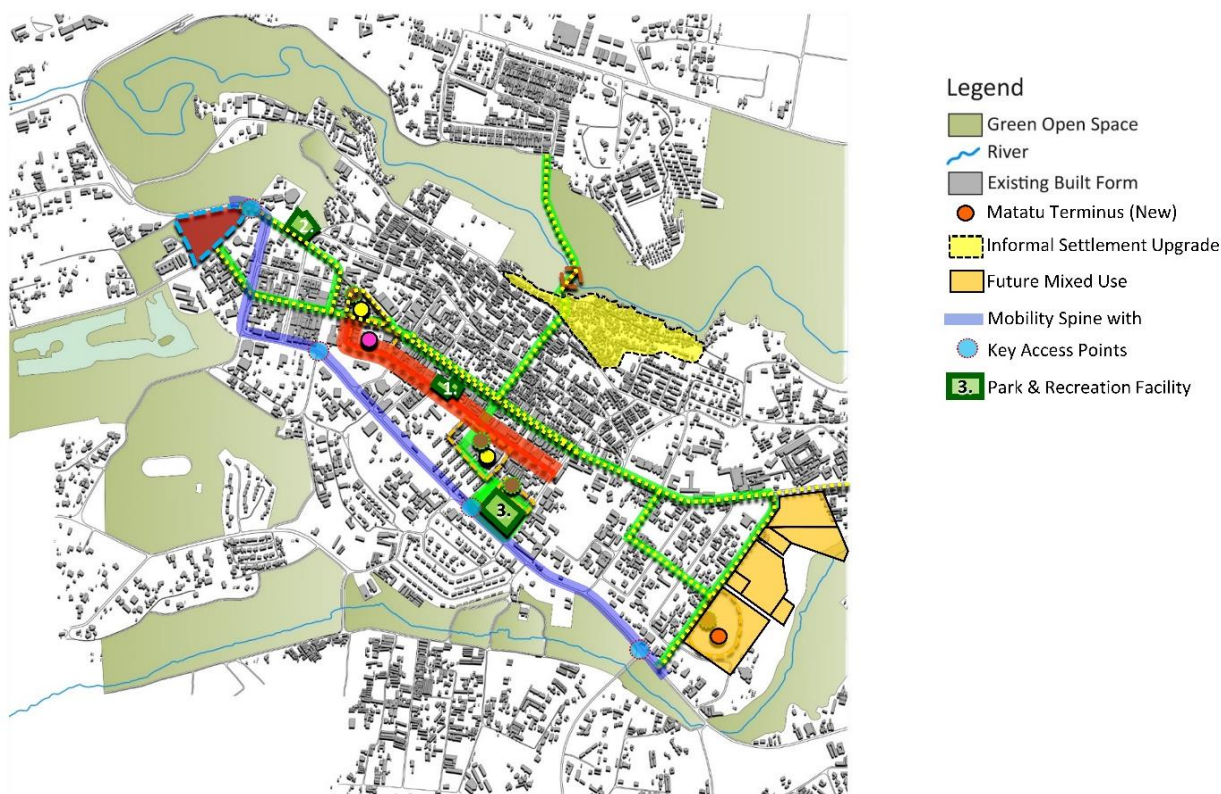


Figure 42: Medium Term Projects

6.4.3 Key Ordering Devices- Design Framework Evolution

The discussions based on the CBD structure and possible projects have set the basis for the spatial function of the CBD as an overall unit. Using this as a reference point more detailed illustrations of the anchoring structure of the town and its key ordering devices evolves.

6.4.3a Anchoring Structure

The anchoring structure of the town can be developed through the densification of Gakere Road and Kimathi Way as these east west connectors can collectively form the critical mass of the CBD. In terms of creating a well balanced and enhanced centralised anchoring system within the CBD the following Urban Design principles have been identified and should be employed:

- Focus on quality living through compact and dense urban fabric
- Mix of vertical Land uses
- Creation of a walkable environment
- Key Streets as multifunctional places with NMT facilities
- Sustainable, accessible and integrated public transport
- Access to supporting public facilities
- Quality public spaces (squares and parks)
- Conservation and integration of cultural and heritage assets
- Well connected system of open spaces and streets framed by built form



Figure 43: CBD Anchoring Structure

6.4.3b Key Ordering Devices

The proposal for densification of Gakere Road and Kimathi Way to form the anchoring structure of the town has the potential to be complemented by the conception of the lower and Upper Matatu Termini as two development beacons. In so doing, the following can be achieved:

- Enhancement of north south connectivity (relationship between east west links formed)
- Transportation hubs as key elements of the CBD
- Densification along key routes
- Densification around public transport hubs
- Coherent connective tissue between key areas

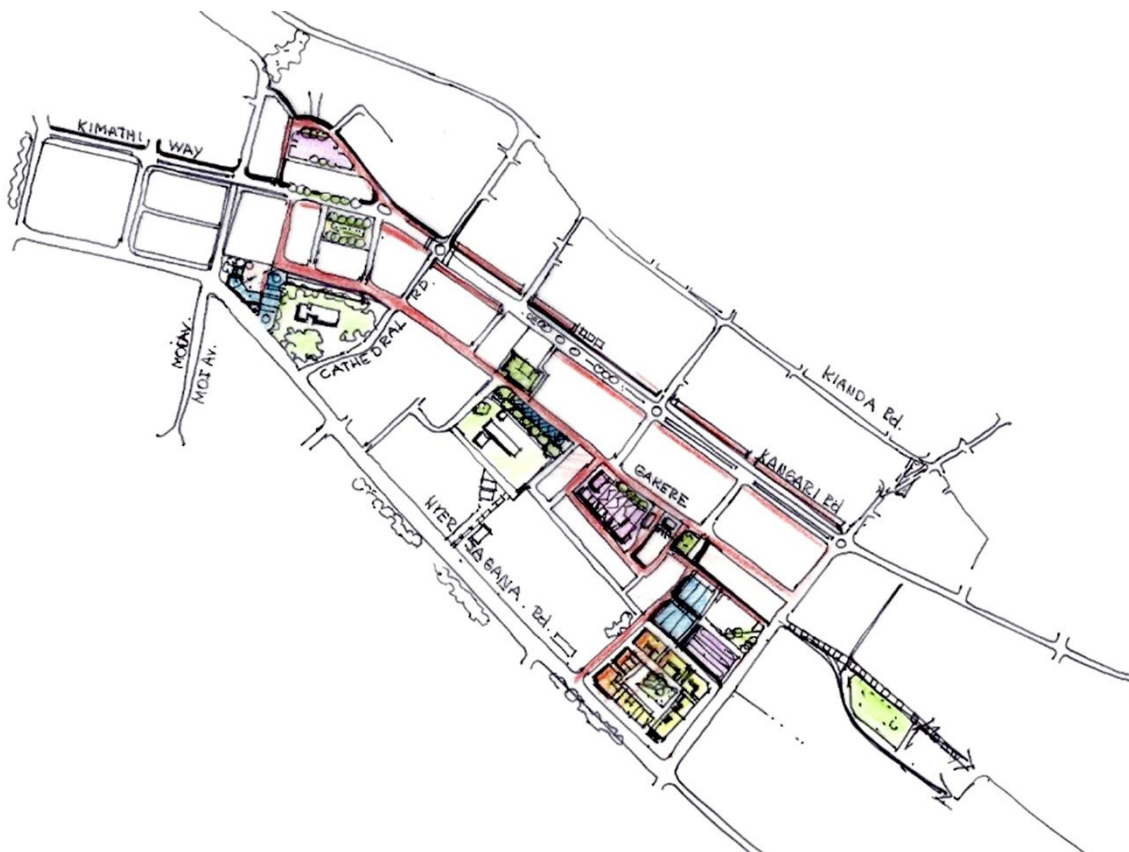


Figure 44: CBD Key Ordering Devices

6.4.3c Design Framework with Upper and Lower Matatu Termini Developments

A combination of the anchoring structure and key ordering devices promotes the evolution of a design framework for the central portion of the CBD. The CBD urban design framework gives rise to the following.

- Reinforcement of connective tissue across the forming development lattice and enhancing overall legibility
- Enhancement of north south linkages at matatu Termini to create a relationship between east west links, in turn promoting greater permeability through the CBD
- Integration of public spaces with transport and market facilities forming points of attraction and enhancing accessibility
- Strengthening the mix of uses complemented by a strong sense of street connectivity allowing a greater sense of variety for users
- Promoting multiple uses within spaces to amplify overall robustness
- Densification of key spines allowing providing a basis for Architecture to improve richness of the public realm
- Identity and personalization
- Endorsing a human scaled environment complemented by relevant landmark buildings and structures marking key areas, ultimately promoting a sense of visual appropriateness.
- The design framework developed for Nyeri town highlights the upper and lower Matatu termini as key beacons within the town. As such this section seeks to set forth design principles and illustrations of how these principles could be translated into detailed design at a later stage in the project.

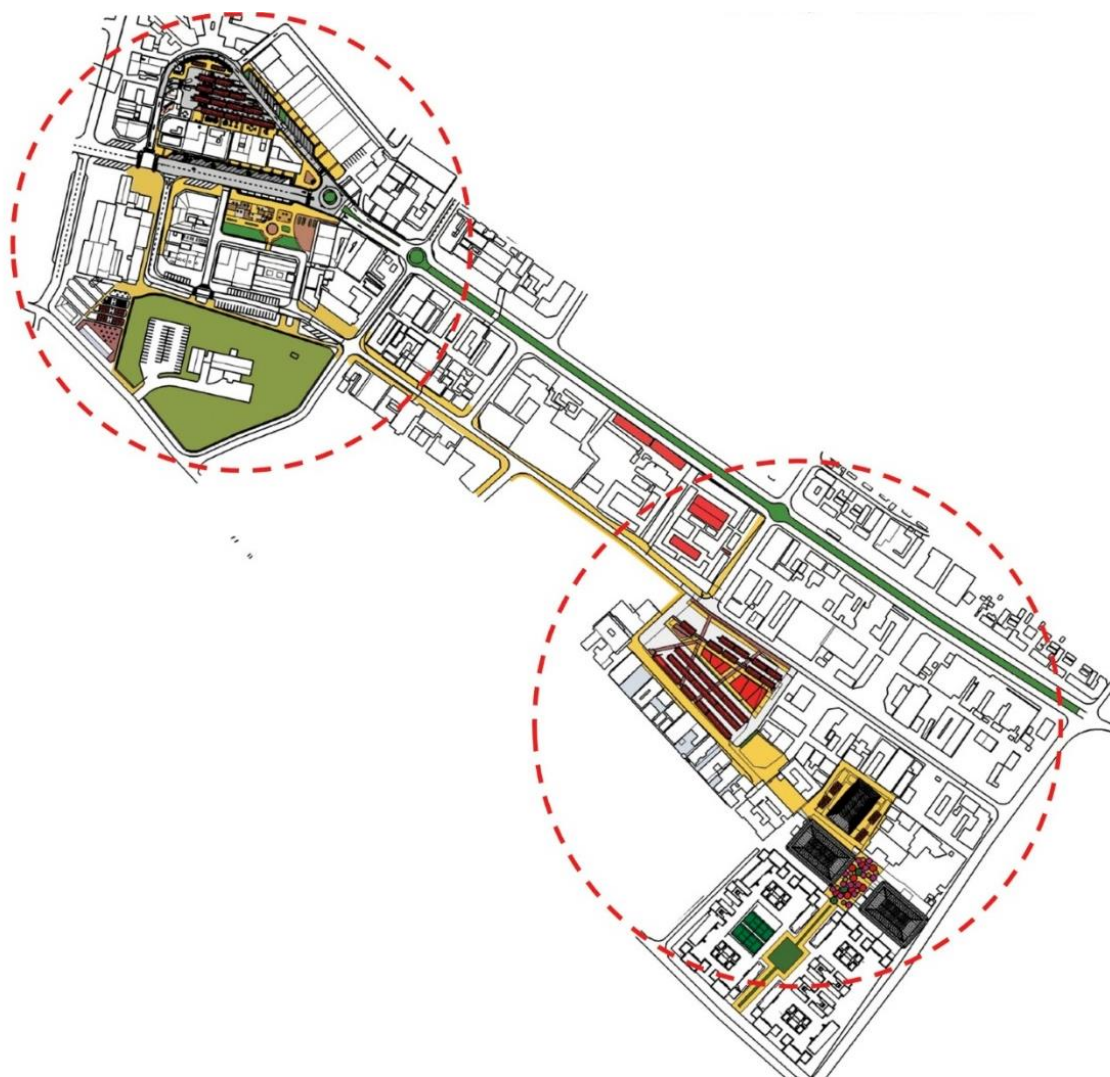


Figure 45: CBD Urban Design Framework

6.4.4 Nyeri Upper Terminus Design

The upper terminus beacon should ideally be structured around Kimathi Way and Gakere Road as two interleading arms feeding movement into the area as suggested by the framework discussed previously. This provides further opportunity for the development of a series of elements such as the sheltered terminus to the north, the public square as a central space and the church and tourist market as southern anchors within the beacon that interconnect to form a coherent place. The underlying principles for the design of this beacon are as follows:

- Creating a mix of uses across the horizontal as well as vertical landscapes
- Ensuring a relationship between public, semi/public, semi-private and private realms activity through space making that promotes ground floor retail activity supported by residential development on upper floors
- Promoting the construction of a comfortable and aesthetic public realm through the use of tree-scaping in conjunction with elements such as building overhangs, colonnades and parking
- Accommodating pedestrianism as the major movement typology configured according retail activity and public transport

- Focusing on the needs of pedestrians first through ensuring that vehicular movement supports rather than hinders human activity in the area.
- Creating safe, well co-ordinated movement by calming vehicular traffic in areas where high pedestrian densities are expected.
- The building of a road structure hierarchy to ensure categorisation of speed flows in the area
- Designing a form of street connectivity that knits together a series of robust spaces which can be accessible on a 24 hours basis



Figure 46: Upper Terminus Beacon Spatial Development Concept Plan



Figure 47: Upper Terminus Beacon Spatial Development Concept - Perspective

6.4.4a Upper Matatu Terminus Upgrade Detail

The Upgrade of the Matatu Terminus includes the following

- Guided Vehicular and pedestrian circulation- road and sidewalk upgrade
- Linear Shelters for matatus and passengers
- Ablution facility
- Bicycle and Boda Boda Parking
- Allocated trading areas relating to pedestrian movement
- Landscaping

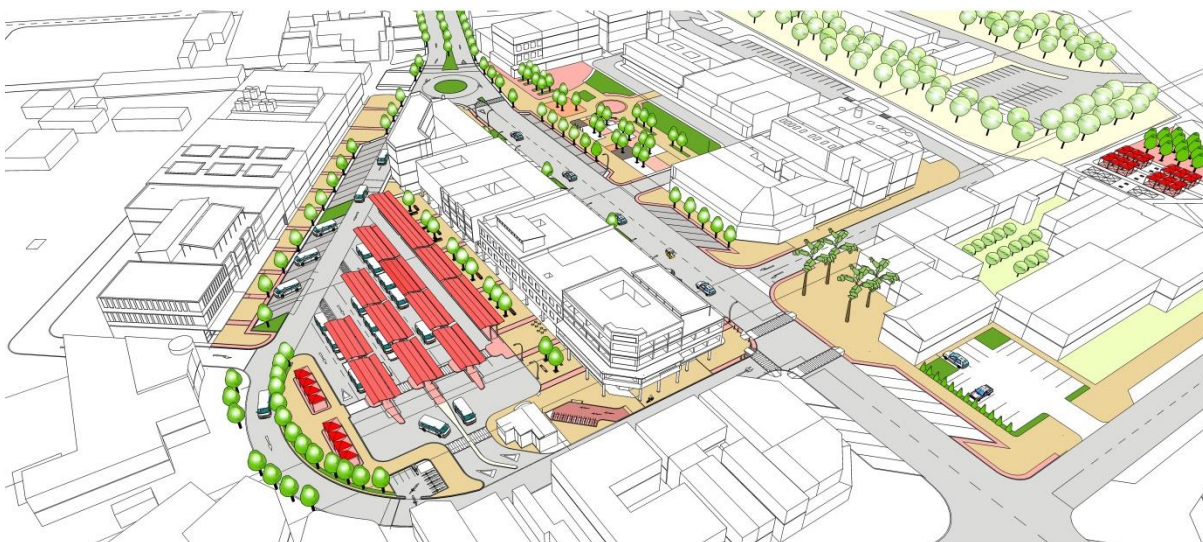


Figure 48: Upper Matatu Terminus Upgrade Proposals

Built and sheltered space interfaces should incorporate the following factors:

- Recessed Formal retail edge

- Trees for shading
- Benches and other urban furniture under trees
- Shelters overhanging matatu parking and commuter waiting area



Figure 49: Upper Matatu Terminus Building and Public Space Interface

6.4.4b Kimathi Way Street Condition and Upgrade

Currently, the private realm forms a encouraging interface with Kimathi Way as building edges overlook the public realm. Nevertheless, potential exists for the redevelopment of Kimathi Way as a shared street to develop the potential of the built form and open space relationship (Figure 62). The images below reveal a possible scenario whereby building density and modes of movement along Kimathi Way can be made more suitable. The following design considerations have been made:

- Buildings adjacent to the matatu terminus have the potential to increase in height to 4 to five storeys:
 - Ground Floor- retail
 - Second floor- entertainment
 - Third and fourth floors- living
 - Rooftop studios and entertainemnt
- Colonnades and overhangs to encourage pedestrian movement along retail frontages
- Incorporation of angular and parallel parking bays designed to suite current circulation pattern
- Street Trees to serve multiple purposes
 - shading parking bays
 - shading pedestrians for comfort
 - Aesthetics
 - create edge between vehicles and pedestrians

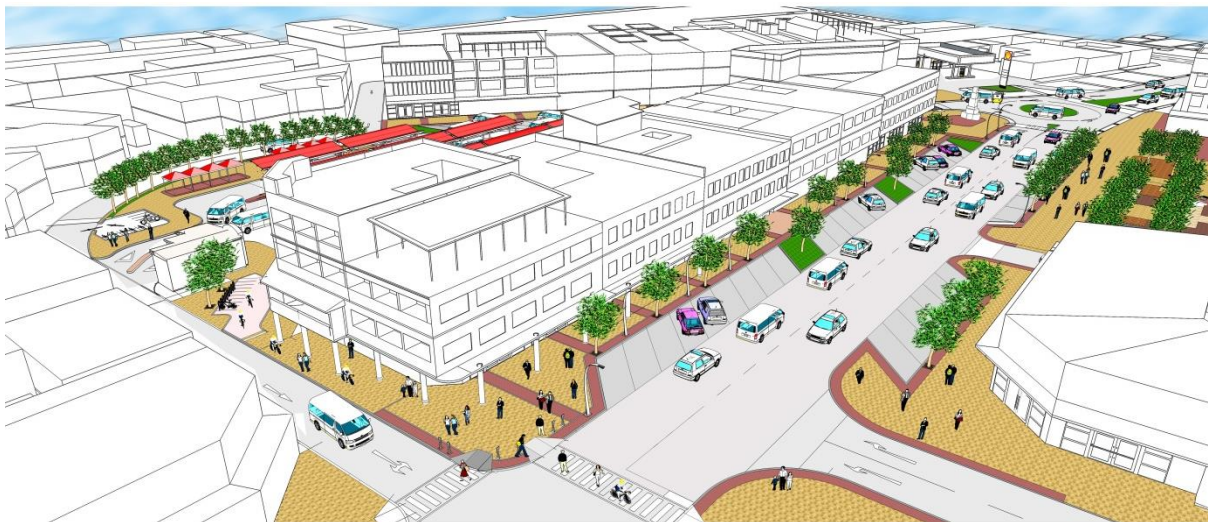


Figure 50: Kimathi Way Street Upgrade

6.4.5 Nyeri Lower Terminus Design

The lower terminus beacon can be designed in a manner that incorporates multiple uses and activities such as the Matatu terminus structured along Gakere Road, a newly developed nucleated market, open air markets/public square and a social housing development that incorporates recreational facilities. The structuring of the above mentioned components can further assist in the formulation of zigzag north south connective system that allows Kimathi way, Gakere Road and Kenyatta Avenue to relate to each other. The underlying principles for the design of this beacon are as follows:

- Promoting a horizontal mix of supporting uses
- Ensuring a relationship between transport facilities, market facilities and housing in a manner that promotes community building
- Promoting the construction of a comfortable and aesthetic public realm that encourages coordinated vehicular and pedestrian movement, active public spaces complemented by tree-scaping.
- Accommodating pedestrianism as the major movement typology configured to hard and soft edges
- Focusing on the needs of pedestrians first through ensuring that vehicular movement supports rather than hinders human activity in the area.
- Creating safe, well co-ordinated movement by calming vehicular traffic in areas where high pedestrian densities are expected.
- Creating a 24 hour environment with adequate natural surveillance and lighting



Figure 51: Lower Terminus Beacon Spatial Development Concept Plan



Figure 52: Lower Terminus Beacon Spatial Development Concept - Perspective

6.4.5a Lower Matatu Terminus Upgrade Detail

The Upgrade of the Matatu Terminus includes the following:

- Guided Vehicular and pedestrian circulation- road and sidewalk upgrade
- Linear Shelters for matatus flanking central market
- Ablution facilities within markets
- Internal Boulevard connecting matatu terminus to nucleated market
- Bicycle and Boda Boda Parking within alongside markets
- Formal retail edge overlooking matatu waiting area
- Allocated trading areas relating to pedestrian movement
- Landscaping

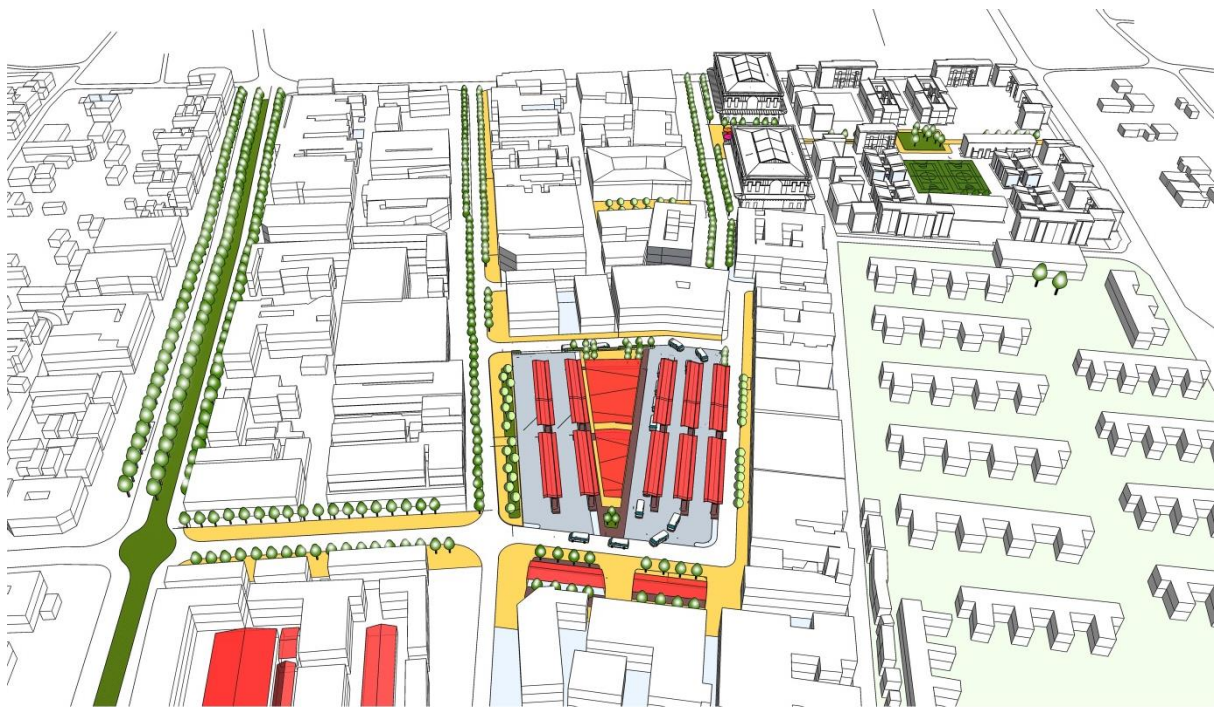


Figure 53: Lower Matatu Terminus Upgrade Proposals

6.4.5 Social Housing Development

The vacant site lying along Kenyatta avenue (alongside the government Barracks) presents opportunity for densification. The inclusion of social housing on this site provides a means of providing adequate and integrated housing for residents currently residing in the Majengo Informal Settlement located alongside the Chania River.

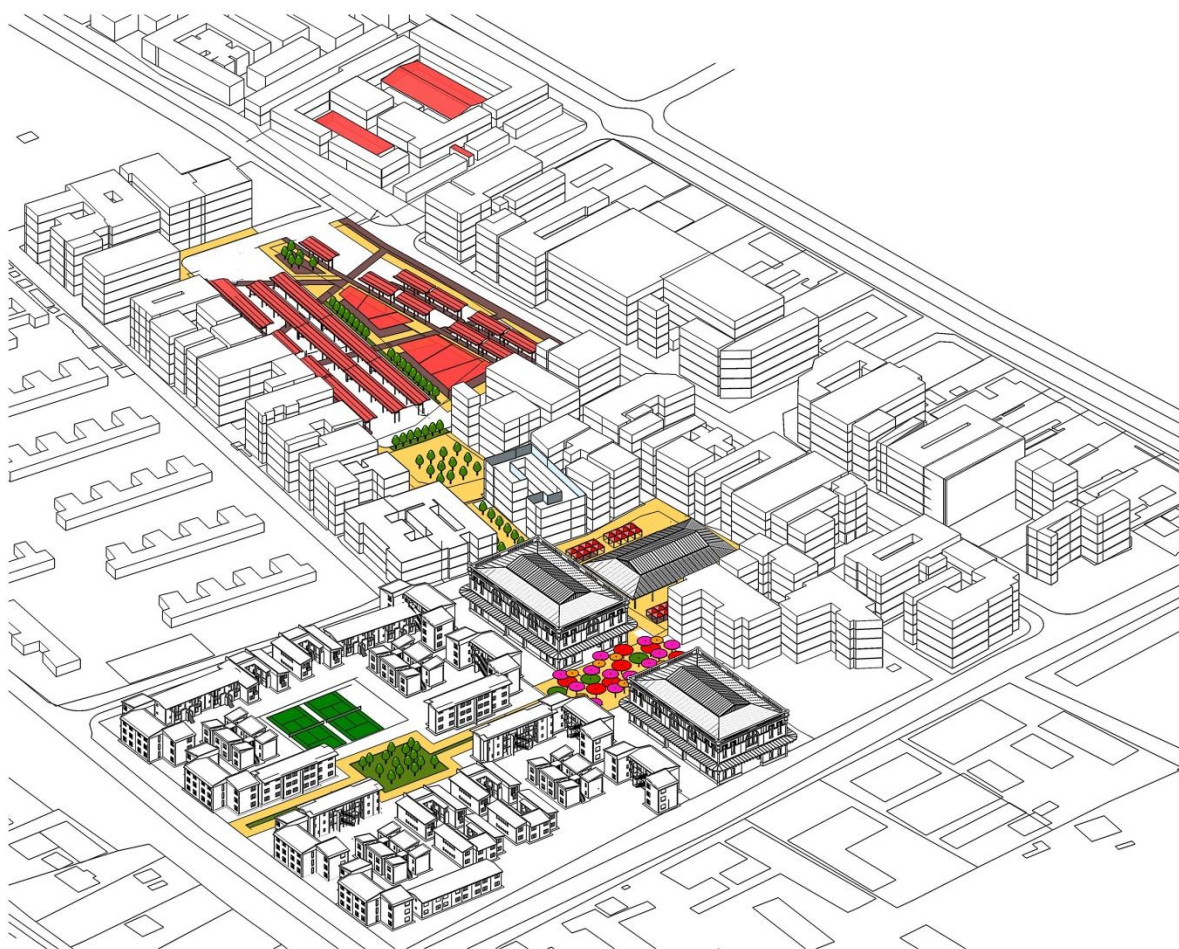


Figure 54: Potential Social Housing Site Development Proposals

6.4.6 Gakere Road Intervention

Currently Gakere Road is framed by mixed use buildings complemented by appropriate architectural typologies that promote retail activity on the ground floor and sidewalk overhangs that create a conducive environment for pedestrian movement. Nevertheless, in some instances there is a general absence of upper floor residential uses and motorised and non-motorised forms of movement along the roadway which support the functionality of the street. The images on the following page reveal a possible scenario whereby building density and modes of movement along Gakere Road can be redesigned. The following design considerations have been made:

- Addition of residential components above ground floor retail
- Dedicated lanes for motorised and non-motorised movement
- Tree lining creating a sense of comfort for pedestrians
- Landscaped edge separating pedestrian movement from bicycle movement
- Sidewalk cafes
- Clearly defined ground floor retail frontage
- Paved sidewalks



Gakere Road (Existing)



Gakere Road (Proposed)

Figure 55: Proposed Gakere Road Intervention

6.5 ACTION AREAS FOR FURTHER PLANNING

Area	Remarks
Ruringu	Detailed plan
River Chania, Muringato, Thegu, Sagana and Amboni	Rehabilitation of the riparian reserve
Former council housing (Blue Valley, King'ong'o and Kimathi housing estates)	Redevelopment and urban renewal
Colonial villages (Giaichamwenge, Chorong'l Kiamwathi, Ithenguri Kirichu village Ndurutu (Kamathere), Gitathini, Kamuyu, Kihatha Kihuyo, Githiru, Riamukurwe, Gatitu, Marua Muruguru, Kahiga, Thunguma and Muslim	Settlement upgrading

6.6 CONCLUSION

The Nyeri planning area is characterised by having a strong historical centre with new emerging competitive secondary nodes. However Nyeri still is a significant destination place for local and international tourism with important cultural heritage resources that need to be protected and enhanced. The town is also self sufficient and needs to be consolidated. This process must be guided to achieve a balanced distribution of activities to support a strong agricultural hub with a good quality of life and active and well managed markets defining its local character and economic pulse.

The Urban Design Framework described in this section has been established in direct response to the development philosophy and interventions presented by the overall planning and development strategy. The key for the success of any plan is to lay the foundation for the introduction of appropriate implementation mechanisms that can drive the various stages of the process through time. Community consultation and engagement is an ongoing process which needs to be supported by allocating adequate resources to maintain the engagement and flow of information. This could be achieved through the creation of a dynamic and target communication strategy that can make use of current information and communication tools.

The intention is to concentrate not only on long term interventions but rather on the introduction of "Trigger projects or catalytic projects " and actions that can be used to mobilise important sectors of the community to get them involved and affect change in small, incremental steps. The KMP programme has established a comprehensive and integrated planning and development approach that informs and directs both the envisaged physical and capital development actions and the further planning and policy interventions. The latter proposals must also be understood in the context of the urban management and development sequence:

- Getting the basics right, service delivery and improved policing, and overall day to day urban management.
- Establishing strategic partnerships: public sector, private sector and the community.
- Establishing a more area specific (precinct) development programme with identified interventions, both physical and in terms of operations, maintenance and development policy.
- Preparation of business plans.
- Preparation of detailed project plans, programme and securing funding for development.
- Implementation of the projects and plans.
- Monitoring and review.

CHAPTER SEVEN

PLANNING POLICIES

One of the key outputs of the integrated strategic urban development plan is planning policies. These policy proposals complement the existing national policies that address the listed sectors.

Planning policies address planning concerns affecting various types of development applications that are likely to impact on the attainment on the overall objectives of the plan. The planning policies considered include parking policy, landscaping and greening policy, change of use policy, extension of use policy, advertising policy, education policy and subdivision, environmental management, landscaping and urban agriculture policies.

7.1 PARKING POLICY

The proposed parking policy compliments the existing national policy. Its implementation will ensure uniformity in the development and address the challenges identified. The policy has been formulated to ensure the provision of appropriate and adequate parking facilities for all. The parking facilities are related with the type and level of development. The policy proposals follow the minimum standards set in the physical planning handbook.

Challenges

- i. Inadequate parking spaces within town
- ii. Uncontrolled parking on road sides such as Gakere road obstructing entrances to commercial premises and traffic flow on the same road.
- iii. Road side parking by transit trucks
- iv. Inadequate bus parks

The objective of the parking policy is to provide guidelines that will increase the provision of parking facilities by developers.

7.1.1 Key Strategy proposals for parking

There are various key strategies options proposed for parking facilities available for development as outlined below:

Basement Parking

This is onsite parking strategy proposed for individual developments. This is private parking option ideal to be provided on the lower floors of high-rise buildings. It is usually provided in commercial and residential premises. These are provided in plots exceeding 0.1 hectares and a width span of 30m. This type of parking can be provided to be used by the tenants of the buildings and for generation of money through charging.

Roadside Parking

Roadside parking is usually provided within public road reserves. It is usually undertaken and regulated by the County Government. It comprises angle or flash parking. A standard parking bay measures 15 – 35 square metres per vehicle.

Silo Parking

This comprises of a high-rise building that is almost exclusively dedicated for parking. They can be both privately and public owned developments and are regulated by the landowner. In cases where there are offices in the same building, these may occupy up to 10% of the building usually the upper floors.

Open Parking Yards

These are private facilities comprising mostly of an open plots that are used for parking. The landowner regulates the facilities.

Public Parking Bays

These are General and specialised for - Lorries, boda boda, taxis etc. these parking lots are managed by the Authorities and are charged to raise revenue to the Authority. County Government of Nyeri should acquire more land to provide this type of parking.

Peri-CBD parking

These are parking spaces provided and encouraged outside the CBD. They help to regulate and reduce the number of private vehicles getting into the Central business district thus easing on traffic jam. They also charged lower fees than within the CBD to encourage more people park outside CBD.

7.1.2 Regulation Proposals

The provision of parking facilities should be related to the level of activities generated. For every 100m² of land in the CBD, a minimum of 1.5 parking spaces may be provided except where basement parking is provided. For small centres, car park may be provided for every 500m². The minimum plot size should be 0.05 hectares. This will cater for the architectural design, street landscape, natural lighting and limited parking. A standard of 15-35 m² parking spaces per car is recommended.

Table 22: Parking Regulations

Type of Development	No. Of Parking
Commercial plots > 0.1ha /Office space	1 Parking bay per 1000 sq. ft
Commercial plots < 0.1ha	1.5 parking space for 100m ²
3-4 b/rm flats	1 Parking bay for each flat
2 b/rm flats	1 parking bay for each 2 units
1 b/rm flats	1 Parking bay for each 4 units
Town houses	1 Parking bays for each unit
3-4 b/rm bungalow/maisonette	1 parking bay per unit
2 b/rm bungalow/maisonette	1 parking bay for 2 units
1 b/rm bungalow	1 Parking bay for 4 units
Hotels/ guest houses	1 Parking bay for 5-8 bed
Hospital	1 Parking bay for 5-10 beds
Industrial	1 Parking for every 10 workers

7.2 OUTDOOR ADVERTISING POLICY

The outdoor advertisement is an advertisement that publicizes a business's product or services. Types of outdoor advertising include billboards, bus stop benches, interiors, and exteriors of buses, taxis and business vehicles, hoarding and signage posted on the exterior of your own brick-and-mortar location.

This policy is to provide guidelines to regulate outdoor advertising, introduce an efficient and reliable advertising revenue collection method for the County government of Nyeri and dissemination to the public of approval procedures. Key policy values include:

- Improving and protecting public safety, environmental and physical health;
- Concerning environmental attributes and qualitative neighbourhood character;
- Increasing choice diversity of products and services in the economy to the public;
- Dissemination to the public of approval procedures; and
- Introduction of an efficient and reliable revenue collection method for the town

The County government of Nyeri does not have a comprehensive policy on outdoor advertising.

i. Types of advertisements

Types of advertisement that require regulation include:

- Billboards;
- Wall wraps;
- Sky signs;
- City clocks;
- Display flags;
- Suburb signs;
- Sign boards;
- Banners and Posters;
- Hand bills/Fliers;
- Airborne advert;
- Branded umbrella / parasols;
- Landscape Scheme;
- Multi directional signs (per slot);
- Signs above /sitting on canopy (Illuminated /Non Illuminated);
- Sky signs/ Wall wrap 20 Ft above the ground and over properties;
- Advertisement by loudspeaker (P. A system) per day;
- Funfair / fete/ Acrobatics;
- Wall painting adverts on temporary premises (Kiosks, litter bins;
- Hoarding
- Advertisement on hoarding;
- Change of use boards;
- Decorations/branding of motor vehicles;
- Tri face sky signs;
- Street light pole advertising;
- Business encroachment within street pavement/shop corridors (Canopies);
- Street displays;
- Multi motion neon signs;
- Film/ Video shooting;
- Guard Rail Advertisement;
- LED screen advertisement;
- Construction site boards;
- Wall/ Window branding;
- Advertisements on canvas/ canopy
- Festive-decorations(on walls, windows, and canopies; and
- Directional signs (inside plot/ free standing)

Table 23: Type of Advertisements and requirements

Advertisement type	Location and Site Requirements
Clock Advertisement	• To be located on roundabouts, road junctions, bus stops, outside supermarkets, parking etc. • Maximum size to be outer cube (1140 x 1540)mm, inner cube (960 x 1350). • To pay application and license fees as will be determined by the County Government
Street Name Advertisement	• To be located at the junction, • Size not to exceed 1sq.m (1000 mm x 1000 mm).product advertisement model not allowed.

	To pay application and license fees as will be determined by the County Government
Advertisement On Billboards	- Billboards are not allowed on road reserves. - A distance of 150m be maintained between billboards. - Colours of billboards to conform to those of adjacent areas - No billboards to be allowed within the main commercial area in Nyeri - Billboards to have a height of 5m above ground - Standard billboards to have a size of 12 x 10 m - Big billboards (20 x 10m and 10 x 30 m) to be put up in the outskirts of the town. - Billboards not to hang on road reserves - Billboard applications be accompanied by structural drawings - To pay application and license fees as will be determined by the County Government - Planning brief and PPA 1 to accompany application
Advertisement On Bus Shelter	- Minimum size 5595 mm x 1200mm only - Two bus shelters are allowed per stage. - Colours of a new bus shelter to conform to those of the existing one. - To pay application and license fees as will be determined by the County Government
Sale Sticker, Decorations on Wall, Windows, Canopies etc	- On stickers per windows only A4 size is allowed. - Colours to conform to those of the building. - Shall not be less than 8 feet from the ground level. - To pay application and license fees as will be determined by the County Government
Signboards	- Different sizes as long as the length does not exceed beyond that of the building. - Not exceed 5ft x 2ft different sizes not allowed for the same building - Shall not be less than 8ft from the ground level. - To pay application and license fees as will be determined by the County Government
Directional Signs	- To be located on road reserves of non-classified roads (600 mm x 1200mm) - Multi-directional signs allowed on road junctions only 150mm x 1500mm each plate to be paid individually. - Directional signs on road junctions leading to classified roads should be off classified road reserves. Directional signs side road junctions to be placed inside the plot as free standing.
Sitting on canopy (Illuminated and non-illuminated signs)	- Different length sizes allowed as determined by the size of the canopy. - Shall not be below 12ft from the ground level. - To pay application and license fees as will be determined by the County Government
Sky sign (Above canopy and over anything above 12ft properties)	- To be 12 ft above the ground. - Structural integrity report of buildings to be mounted with the structures to be submitted by registered engineers. - Structural drawings for the proposed advert be submitted to the County Government - To pay application and license fees as will be determined by the County Government - Planning brief and PPA 1 to accompany application
Banners	- Banners on road reserves to be 9000mm x 750mm in size. - Banners to advertise events only. - To pay application and license fees as will be determined by the County Government

Posters	- Maximum size A3 poster to be placed at designated locations such as bus stop parking, supermarkets, schools, churches etc. - All public buildings, commercial buildings and apartments blocks to provide space for posters board. Preferably, poster board erected on ground shall not exceed 3000mm height by 1500mm in width - To pay application and license fees as will be determined by the County Government
Handbills	- Maximum size A5 - Not to be spilled on ground - To pay application and license fees as will be determined by the County Government
Construction site boards	- To observe the size of multiple directional signs - To pay application and license fees as will be determined by the County Government
Mobile Advertisements	- Sound not to exceed sound pollution level. - To pay application and license fees as will be determined by the County Government
Bridge Advertisements	- The face of the bridge should not be completely covered by the advert. Gaps of 400mm should be left in between. - Bridge construction for advertisement purpose to be done in consultation with public works classified roads and The County Engineer. - To pay application and license fees as will be determined by the County Government
Airborne Adverts i.e. Airplanes, balloons etc	- Application to be made to the County Government - To pay application and license fees as will be determined by the County Government
Display flags	- Allowed for public buildings, hotels, international corporate etc. - Should not be below 15ft. Only cloth material of 1m sq is allowed. - To pay application and license fees as will be determined by the County Government
Branded Umbrella	- Permanent umbrellas not allowed on the streets - To pay application and license fees as will be determined by the County Government
Outdoor functions a) Open public areas/grounds b) Fun-fair/fete/acrobats c) Open air (preaching/processions/movie shooting) per day. Erection of outdoor tent/Makuti for church prayer meeting or any function by members of public for a period of two weeks. Business encroachments within the streets pavements/shops corridors etc	- Not to obstruct pedestrians, vehicles movement - Sounds not to exceed sound pollution levels - To pay application and license fees as will be determined by the County Government
Landscape Scheme	- Pedestrian's walk way of 1200mm to be observed the size of the drainage to be determined by one road. - Road side trees to observe a spacing of not more than 15 meters. - To pay application and license fees as will be determined by the County Government
Bus Stop Advertisements	- One advert per bus stop. - Maximum size 1sq.m (1000mm x 1000mm)

	To pay application and license fees as will be determined by the County Government
Change of User Board Per Fortnight	- Not to exceed 1200mm x 600mm. - To be placed on or against the fence of the plot - To pay application and license fees as will be determined by the County Government
Lamp Post Advertisements	- To be allowed on every fourth post maximum size 1sq.m (1000mm x 1000mm) - To pay application and license fees as will be determined by the County Government
Wall Painting Adverts on Permanent Premises	- Allowed in commercial and industrial zones only. - Any painting above 10 sq.m to pay 500 for every additional sq.m - To pay application and license fees as will be determined by the County Government
Telephone booths	- Should not exceed the height of 2100mm and 1200mm width. Note: On road functions should leave a clearance of not less than 1m x 1m on truncation and not less than 1200mm pedestrian walk ways. - Telephone booths to be erected at designated sites to be 100m apart and only two booths per company per site. - Booths are also allowed inside of buildings - To pay application and license fees as will be determined by the County Government
Advertisement on canvas	- Colours to conform to those of the surrounding areas canvas. - Lengths should not exceed the building heights. - To pay application and license fees as will be determined by the County Government
Advertisement on Hoarding	- Hoarding to be undertaken along the perimeter fence of construction sites. - Advertising agencies to submit copies of approved building plans for construction on site. - Hoarding material not to exceed the height of hoarding mabati. - Colours to conform to those of the surrounding areas - To pay application and license fees as will be determined by the County Government
Suburb and Public Facility Signs	- Only one sign per facility is allowed. - Structure sign not to exceed 2700mm x 1200mm. - Advert size not to exceed 1600mm x 1200mm - To pay application and license fees as will be determined by the County Government
Penalties	- To be determined by the County Government Charges for collection of illegal signboards and other displays per item - Penalty for non-payment advertisement fees

ii. Outdoor hoarding and their content criteria

The policy provides for self-regulatory controls within the advertising industry to enforce minimum advertising standards. Notwithstanding this approach, the County may take action to modify or remove any Advertising Device that contravene the Advertising Industry's Code of Ethics, (refer List of Negative Advertisements) or that otherwise causes a traffic hazard as outlined in table below

Table 24: Negative advertisements.

	Negative advertisements
1.	Nudity
2.	Racial advertisements or advertisements propagating caste, community or ethnic differences
3.	Advertisements propagating exploitation of women or child
4.	Advertisement having sexual overtone
5.	Advertisement depicting cruelty to animals
6.	Advertisement depicting any nation or institution in poor light
7.	Advertisement casting as person of any brand or person
8.	Advertisement glorifying violence
9.	Destructive devices and explosives depicting items
10.	Advertisement of Weapons and related items (such as firearms, firearm parts and magazines, Ammunition etc.)

The process for outdoor advertising application requires the following:

- A planning brief giving a broad framework of the proposal in line with the approved control guidelines (these are available in the Urban Design and Development section);
- A photographic simulation of the proposal illustrating the anticipated visual impact and appearance in terms of surrounding character and function; A site plan showing every building on the site and the position with dimensions of the sign or advertising in relation to the boundaries of the site and the location of the streets and buildings on properties abutting the site
- Consent or legal agreement between the structure owner and registered land owner;
- The applicant pays to the county for registration of the advert
- In case of a signboard the size is calculated.
- For a billboard the structural design is taken to the planner's office and to the engineer who inspects it and then stamps it.
- An invoice is then issued to the applicant to pay
- The banking slip is taken to the Billing office and then to the cash office in the County which in turn issues an original receipt which is used as the permit

7.3 CHANGE OF USE POLICY

Processing of change of use applications enables the county and other relevant authorities to remain abreast with the changing land use and needs. Land in Nyeri is dominantly agricultural but developments have continued to take place without an elaborate change of use framework.

This policy seeks to provide a framework for regulation of change in land use. The specific objectives include:

- To identify the various types of permitted land use;
- To avoid uncontrolled change of use;
- To obtain consensus in change of land use;
- Maintain harmony in the constantly changing urban character;
- To ensure that the new users remain compatible with the zoning regulations; and
- To set requirements for development applications

Types of land uses

The transformation of the use of land or premises from one to any of the following land use constitutes change of use. Often the permitted use is defined in the lease in case of leasehold land. For freehold land, unless where expressly stated to the contrary, is usually agricultural. Change of use involves the change in the density of use of land or a deviation from the stated use permitted in a lease. The various permitted uses in Nyeri area as follows:

Residential Purposes

Residential purposes are divided into two categories as discussed below.

Single Dwelling

Single dwelling use entails construction of one dwelling house including a guest wing that may include a maisonette, bungalow, or town house.

Multiple Dwelling Units

This is the use of land/property for several dwelling units. The use should be specified to any one of the following:

- **Flats** - residential premises with multiple dwelling units with or exceeding 2 floors.
- **Maisonnettes**- single dwelling units with two levels; attached, detached or semidetached. It has internal stairs and a single on street entrance.
- **Bungalows** - attached, detached or semi attached dwelling units with ground level only.
- **Town houses** - this applies to single dwelling units with up to three levels.

Commercial Purposes

Commercial purposes allow a variety of business activities. It therefore permits the unrestricted use of land/premises for one or many types of business activities. This is appropriate for designated commercial areas within the planning area.

Offices

This category allows the use of land/ premise for offices. This is ideal for tertiary services as opposed to trading of commodities prevalent in commercial areas.

Professional offices

Under this category, the policy applies to use of land/premises for rendering consultancy services. Professional offices attract low volumes of clientele and traffic and therefore can quite easily operate within residential neighbourhoods without raising land use conflicts. Professional certificates should accompany applications as evidence of the specialization.

Commercial-cum-Residential

The category is also referred to as Business-cum-Residential (BCR). It allows mixture of compatible commercial and residential activities. The two activities may each take between 20 to 80% of the utilization.

Shops and Residential

Under this application, a minimal mixture of business and shops is allowed. The principal use, mainly residential may take of up to 80%. The shops provide basic household items. The shops should be located at the plots fronting the main roads only.

Bars, clubs, hardware shops, distributor outlets are not permitted given the strong residential character and the narrow roads.

Industrial Use

Industrial use permits the use of land or premises for all types of industrial activities. The change of use to industrial use should be allowed in designated industrial areas only.

Light industry

This category permits use of land or premises for light industrial activities. The major activities permitted are inoffensive and may therefore interrelate quite well within or adjacent to residential and other populated locations.

Educational

Under this category, the use of land or premises is limited to one or more of various educational purposes. This includes a nursery, day care centres, tuition centers, primary schools, secondary schools or tertiary institutions. The type of institutions to be developed should be clearly stated.

Mixed Use Developments

Mixed developments permit a combination of various compatible uses resulting to comprehensive developments. They may include various types of uses such as residential, educational, shopping centre etc. Each subplot or unit within the scheme has no mixed use but a distinct use.

Institutional Use

Institutional use permits development of institutions. This allows a comprehensive nature of developments that may include offering combination of services such as religious, educational, health, recreational, staff housing, and guest houses.

Planning Requirements

Applications for change of use to be submitted to the County Government and to include:

- a) A planning brief/ report
- b) Land ownership documents i.e. land allotment letter, tenancy at will agreement, land certificates, title deed;
- c) Duly filled and signed PPA 1 forms by a registered planner;
- d) Rates payment receipts;
- e) Survey plans
- f) Comprehensive location plan;
- g) Newspaper advert; and a
- h) Public Notice/ Site Notice and
- i) Professional certificates for professional offices.

7.4 EXTENSION OF USE POLICY

Extension of use implies a combination of two or more compatible land uses on a single unit of land. There is increasing utilization of land for two or more uses without approval from the planning department. This has led to a combination of incompatible uses resulting to land use conflicts that may lead to loss of economic value, social benefits and aesthetic significance.

The County therefore is to evaluate the existing land use to enhance land use compatibility and to provide harmony in the constantly changing urban character while ensuring that the proposed use is compatible with the zoning regulations for the area where the plot is located.

Planning Requirements

- Principal use should take up to 80% of the utilization
- Ancillary use should take up to 20% of utilization
- Ancillary use may be short term
- Building alterations to accommodate the ancillary use, if any, not to exceed 10%
- Only maximum two uses are allowed

Applications Requirements:

- A planning report/brief
- Land ownership documents i.e. land allotment letter, tenancy at will agreement, land certificates, title deed;
- PPA 1 forms signed by a registered planner;
- Rates payment receipts;
- Survey plans;
- Comprehensive location plan;
- English newspaper public notice;
- Swahili newspaper public notice; and
- Site notice.

7.5 URBAN AGRICULTURE POLICY

The planning area is a rich agricultural zone, with the greater Nyeri County being a major food basket for the country and the immediate hinterland. The County has a high potential agricultural zone due to the high rainfall and good soils. The area lies between a high agricultural potential area and the eastern base of Aberdare Ranges forming part of the eastern end of the Great Rift Valley and the western slopes of Mt Kenya.

However, due to urbanization of Nyeri, rich agricultural land is being converted to other uses, such as commercial and residential. Rapid subdivision of land to smaller plots of 0.045 ha makes the land less productive for agriculture. Applications for change of use are also on the rise in the area. If this trend is not constrained, urbanization is likely to harm urban and rural agriculture in the region.

Challenges facing the agriculture as identified during the feasibility study include:

- Poor infrastructure
- Climate change
- Inadequate extension services
- Unsustainable farming practices
- Land fragmentation
- High cost of inputs
- Poor storage facilities

The Urban Agriculture Policy seeks to provide a regulatory framework to guide sustainable agriculture. It aims to ensure food security and maintain viable sizes of farm land. Specific objectives include;

- To provide appropriately located and sized land for urban agriculture use;

- To provide local opportunities for agriculture-based entrepreneurship and employment;
- To propose strategies, practices and appropriate technologies that promotes sustainable agriculture;
- To identify, enhance and strengthen linkages among the various actors dealing with agriculture development in the region;
- To protect nearby residential areas and the lake from any adverse impacts of agricultural use;
- To ensure that land best suited for non-agricultural use remains available for such use;
- To ensure safe and sanitary conditions for urban agriculture uses; and
- To facilitate local food production and improve community health.

Strategy proposals

These strategies are made to promote and support the local food system through;

1. Appropriate location and land sizes for urban agriculture use;
 - This can be achieved through zoning of agricultural land.
 - Change of use and subdivision of agricultural land to be applied at planning department and circulated to local agricultural officer for evaluation
 - Setting up minimum plot sizes to regulated subdivisions.
2. Protection of nearby residential areas and rivers from adverse impacts by agricultural use;
 - The County Government will require EIA/Audits and EMPs where appropriate. Annual Environmental Audits to be carried out in large scale farm;
 - Treatment of waste water before discharging to the river; and
 - Proper disposal for unused agro-chemicals and toxic substances
3. Create economic opportunity for growers, processors, and distributors of food; plan for efficient road networks, markets and distribution outlets for farm produce. An efficient and properly organized marketing system is necessary for ensuring viable and sustainable agriculture. This can be ensured through:
 - Provision of planned market centres;
 - Provision of refrigerating equipment, cold rooms and storage facilities in Market centres;
 - Strengthening existing and promoting formation of new commodity based producer organizations. E.g. Dairy farmers associations, as such enhance collective bargaining;
 - Establish and strengthen market information exchange systems;
 - Promote product differentiation to meet market needs;
 - Enhancing access to agricultural areas and market places;
 - Establishment of value addition industries in the area; and
 - Enforce regulations to harmonize informal marketing and slaughter of small stock.
4. Promote innovative design for food growing. This includes use of intensive technologies such as green houses, drip irrigation and hydroponic farming. Also mixed farming practices should be encouraged in the area e.g. waste water from a fish pond can be used for irrigation.
5. Promote product safety by strengthening disease surveillance, control and regulation of livestock movement within and without the region.

7.6 EDUCATION POLICY

These policy proposals form the basis for development control within the education sector in terms of location and space requirements for learning facilities.

It seeks to ensure that the County Government of Nyeri only approves and authorizes the establishment of educational facilities that meet minimum requirements that are basic to providing quality education

7.6.1 Type of educational facilities

This policy covers day care centres, nursery schools, primary schools, secondary schools, and tuition centres, special institutions, and commercial colleges.

Challenges facing education sector are:

- i. Inadequate land for basic facilities such playground for co-curricular activities
- ii. Lack of a clear approval process for school registration
- iii. School dropout due lack of school fees
- iv. Drug abuse and alcoholism
- v. inappropriate location of institutions

7.6.2 Education requirements

The basic requirements for the establishment and development of the various educational facilities are outlined in table below:

Table 25: Requirements for educational facilities

Type Of Institutions	Land Requirements (Ha)	Population Catchment	Other Requirements
Day care centers	Minimum 0.05	350	To be located within residential neighbourhoods Not to be accessed from a major road exceeding 15m. Not on high rise buildings exceeding two levels. Not within a commercial and industrial area/premises
Nursery schools	Minimum of 0.1 Single stream(0.1) Double stream(0.15) Triple stream(0.25)	2500	Within residential neighbourhood Not to be accessed from a major road exceeding 18m. Not to be accessed from a public transport road route. Not in a designated commercial area Not on high rise buildings exceeding one floor.
Primary schools	Single stream (1.2) Double stream (2.0) Triple stream (3.0)	3500	Have an access road of a minimum of 12m. Tuition blocks building height not exceeding 3 levels. Not within 300 m of a liquor outlet Accommodation for key staff for boarding schools Co sharing of facilities is allowed Site planning be undertaken to ensure efficient land use. Vertical development is encouraged for optimal land use. Provision of adequate space per student at 4 meters sq in a class room.

Secondary schools	Single stream(3.4)	8000	Site planning be undertaken to ensure efficient land use. Vertical development is encouraged for optimal land use Provision of adequate space per student at 4 meters sq in a classroom Fronting a minimum of 15 m road Not within 300 m of a liquor outlet Tuition blocks building height not exceeding 3 levels Co-sharing of facilities is allowed Accommodation for subordinate and key staff for boarding schools Provision of a school dispensary in case of a boarding school
	Double stream(3.5)		
	Triple stream(4.5)		
Tuition centers	0.05	-	Within residential zones Building heights ought to be below 2 levels
Special institutions/ Orphanages	Minimum of 0.4	Depending on the needs of the population	Within major primary schools in the area Have an access road of a minimum of 12m. Provision of a boarding section that ought to include accommodation for caretaker, matron and support staff
Commercial colleges	Depending on needs and type of service offered	-	Not to be located within residential estates Preferably to be located within commercial area.

Key strategy Proposals

- Densification of existing schools
- Establish schools in deficit areas
- More private sector involvement
- Quality enhancement

7.7 REGULARIZATION POLICY

This policy guides preparation, submission and approval of already existing developments. It caters for Change of Use, Extension of Use, Subdivision and Building developments. Provides special mitigation conditions for already existing developments. It provides for payment of regularization fees and a waiver on statutory penalties. It also provides developments which cannot be regularized. The following shall be achieved by this policy:

- To bring unauthorized developments under the umbrella of planning framework and to provide basic facilities and infrastructure to the residents of the concerned areas of the town
- To provide regularization of unauthorized eligible developments commenced or completed before the effect of this plan
- To exclude unauthorized developments made on public land from benefit of regularization.

Two types of regularization

- Any owner may on his or her own motion seek to regularize
- Compulsory regularization as per time to time requirement by the county government.

The process of Land Regularization

1. The County Executive Committee member in charge of land matters shall serve notice to the owner of the unauthorized development
2. On receiving the notice, the owner shall comply and furnish the relevant particulars and documents as specified on the notice
3. Any owner may, on his/her own motion, make an application to the County Executive Committee member for regularization of unauthorized development. The regularization application shall be done through a Registered Physical Planner.
4. On receipt of relevant particulars and documents from the owner, the County Executive Committee member shall, after necessary inquiries and is satisfied that the development can be regularized, issue order requiring the owner to pay land regularization fees

Developments that shall not be regularized:

1. Unauthorized developments on lake riparian, wetland, river riparian and forest land
2. Unauthorized developments which is structurally unsound or poses danger to the occupants or occupants of neighboring premises or to the general public.
3. Unauthorized developments on any land reserved for parks, play grounds, open places or for providing any public amenities
4. Unauthorized developments on existing or proposed roads, including those proposed for widening, railway lines, communications and other civic/public amenities
5. Unauthorized development on public land or county government land
6. Unauthorized development on land belonging to county government and not allotted
7. Unauthorized development on land belonging or controlled by the government
8. Unauthorized development done by any person on land belonging to another person over which the former has no title or where the title is disputed as evidenced by court's proceedings.
9. Unauthorized development done in violation of any law other than planning law
10. Other unauthorized developments as determined by executive committee on Land, Housing & Physical planning.

7.8 LANDSCAPING AND GREENING POLICY

Landscaping refers to any activity that modifies visible features of an area of land; such as flora and fauna or what is commonly referred to as gardening. Greening refers to the art of growing plants with a goal of creating a beautiful environment. Landscaping and Greening of the area requires planning permission from the County Government.

There is increasing deterioration of the environment and loss of greenery. With increasing urban developments, there is need for formulation of strategy to increase the green area.

There is evident rampant encroachment on road reserves and riparian way leaves by visually agricultural and building constructions, the open spaces are un-maintained, destruction of trees to pave for development without replacement, un-repaired and un-maintained

pavements, un-maintained open spaces, and poorly maintained property frontages. This policy seek to address the following:

- Avoid the loss of greenery,
- Improve the aesthetic value of Nyeri character and image,
- Improve the streetscape and landscaping
- Conserve and enhance the natural and cultural heritage
- Promote sustainable use of the natural resources.

Sites covered by this policy include road reserves and frontages, riparian areas, parks, open yards within plots, conservation areas and property boundary fences.

Planning Requirements

- Planting of appropriate indigenous and exotic vegetation is encouraged.
- Applications to make such improvements should be submitted to the County Government for consideration.
- As an incentive, applicants will be granted sole advertising rights on the sites.
- A technical drawing will form part of the applications.
- All approvals not implemented for up to 1year will lapse and will be subject to renewal after every three years.
- Cutting of trees will require County Government permission

Land owners are required to plant trees within their plots as follows.

Residential Plots	No. of trees	% of Land
0.030 Ha	2	-
0.045 Ha	4	-
0.1 Ha	6	-
Industrial Plots	No. of Trees	% of Land
0.045 Ha	4	-
0.1 Ha	6	-
Institutions	-	15
Hotels	-	10

7.9 CONCLUSION

The policies described provide for the development application requirements for approval. These will guide and address various development application challenges, hence geared towards the achieving the planning vision and help in the execution of proposed projects and programmes.

The planning policies, though covering a large scope, have been simplified so that the County Government may have freedom to make decisions in the best interest of their area. The County Government and community are crucial players in the planning system in order to achieve socially, environmentally and economically sustainable development.

CHAPTER EIGHT

DEVELOPMENT CONTROL

Developments need an application for issuance of development permit that provides information to the assessment personnel about the proposed development. Depending on the type of development proposed, the application may require information about what the development will look like when complete, the materials to be used, and any impacts on the surrounding environment. Types of development that need a development application include:

- a) Building Plans approval;
- b) Alterations and additions to existing buildings;
- c) Demolition of dwellings,
- d) Change-of-use
- e) Extension of use
- f) Extension of lease
- g) Subdivision & Amalgamation of land
- h) Land readjustments
- i) Outdoor Advertising and signage;
- j) Regularization of existing developments

8.1 KEY CONSIDERATIONS

Consideration of development applications made to the County Government will depend on the analysis of the application made, below are some of the things to consider

a. County's requirements

Local physical development plans (LPDPs), Zoning plans, by-laws and related policy documents. Each policy document contains requirements in the form of guidelines and/or objectives. These are geared to minimize adverse impacts and maximize positive benefits for the community.

b. The site and neighbouring properties

Keen interest will be given to the site constraints and opportunities and likely impact on neighbourhood.

c. Consultants

Suitable design professional such as architect (for building plans), physical planner (for change of use, subdivisions, extension of lease, outdoor advertisement etc), environmental expert (for environmental impact assessment, audit etc). In all these submissions no consent will be given where professionals are not involved.

d. Plans and Drawings

The type of plans required will vary depending on the type of development. If proposal is not covered by any of the development types at the left of the Plans Matrix, inquiry should be made at the Planning Department.

Table 26: Development application requirements

ITEM (Submission by A - Architect P – Planner)	Change of Use (P)	Subdivisio n (P)	Extensio n of use (P)	Amalgamation (P)	Boundary/Ro ads adjustments (P)	Amendme nts of approved developme nts (P)	Development Regularization (P)	Outdoor Advertising (P)	Extension of lease (P)	Land use plan (P)	Duplica te copies	Building plans (A)
Ownership documents	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planning report	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
English Newspaper	✓		✓	✓			✓			✓		
Swahili Newspaper	✓		✓	✓			✓			✓		
Site Notice	✓		✓	✓	✓		✓			✓		
Location & Site plan	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓
Contours data		✓			✓	✓				✓		
Colour coding		✓		✓	✓	✓				✓		
Linen copy		✓		✓								
Pictorial illustration	✓		✓				✓	✓				
Traffic management plan										✓		
Schemes/Plans		✓			✓	✓	✓			✓		✓
Elevations								✓				✓

8.2 APPLICATION PROCESS

This section presents the current and proposed application process. The proposals are guided by Physical planning act, the planning handbook and other authoritative materials. The application processes for different developments area discussed below.

i. Subdivision process

Proposed steps

1. Preparation of Application
2. Submission of Application (1 day)
3. Vetting of application (3days)
4. Circulation & recommendations (7days)
5. Payment of fees (1 day)
6. Agenda itemization (2 days)
7. Technical committee (1 day)
8. Ratification (3 days)
9. Approval letter (PPA2) (5 days)
10. Consent from the local boards
11. Partial release (3days)
12. NLC approval (5 weeks)
13. Condition checking
14. Final approval
15. Subdivision Certificate (1 week)

Subdivision Scheme/Plans

This plan illustrates the proposed subdivision layout. Draw the plan to a standard scale such as 1:200 or 1:500, or a higher scale for large comprehensive schemes and show

- Existing boundaries and the dimensions;
- Proposed subplots and their dimensions (meters);
- Proposed subplot areas (hectares);
- Proposed roads and footpaths (indicate respective width);
- Relationship to existing roads and neighbouring parcels;
- Proposed easement and rights of way (way leaves for power lines, sewer mains, railway lines, water/fuel pipe lines etc);
- Proposed public utility parcels;
- Topography/terrain by way of contours
- Location plan

Colour coding on subdivision scheme

1. Red= new/proposed boundary
2. Yellow=boundary being demolished
3. Blue= shading of proposed road

Application approval Process Map For Sub-Division Of Land

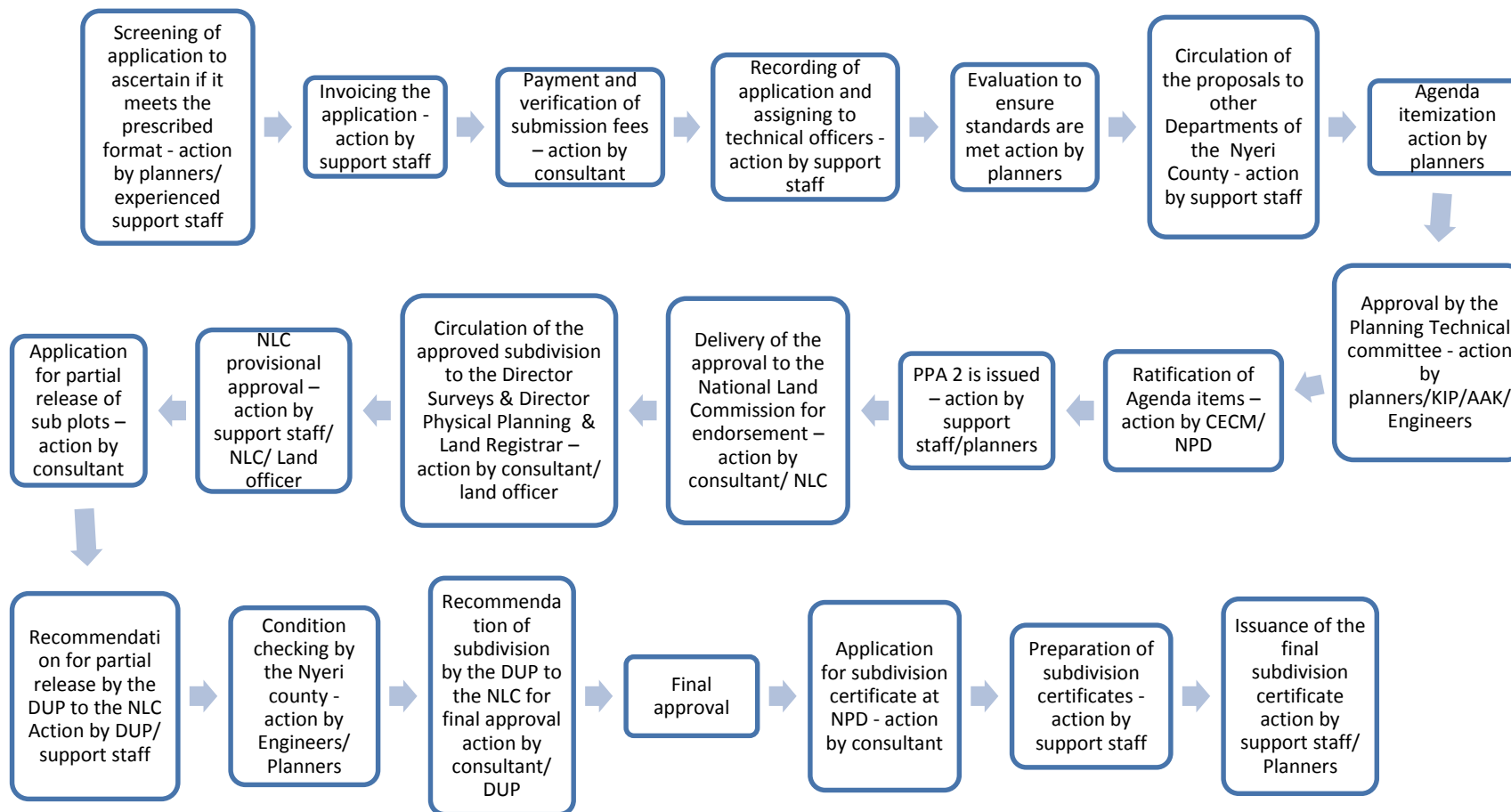


Figure 56: Application approval Process Map For Sub-Division Of Land

ii. Change of Use process/extension of use process

Change of use/Extension of use

1. Preparation of Development Application
2. Submission of Application (1day)
3. Vetting of application (3days)
4. Circulation and recommendations (7days).
5. Agenda itemization (2 days
6. Payment of fees (1 day)
7. Technical committee (1 day)
8. Ratification (3days)
9. Approval letter (PPA2) (5 days)
10. Notification to NLC (5 days)
11. Condition checking
12. Final approval

iii. Amalgamation process

1. Preparation of Development Application
2. Submission of Application (1 day)
3. Vetting of application (3 days)
4. Circulation and recommendations.(7days)
5. Payment of fees (1 day)
6. Agenda itemization (2 days
7. Technical committee (1 day)
8. Ratification (3 days)
9. Approval letter(PPA2)(5 days)
10. NLC provisional approval(5 days)
11. Circulation of approved amalgamation NPD(3days)
12. NLC final approval(5 days)
13. Condition checking
14. NPD Final approval (5 days)
15. Issuance of amalgamation certificate(1 day)

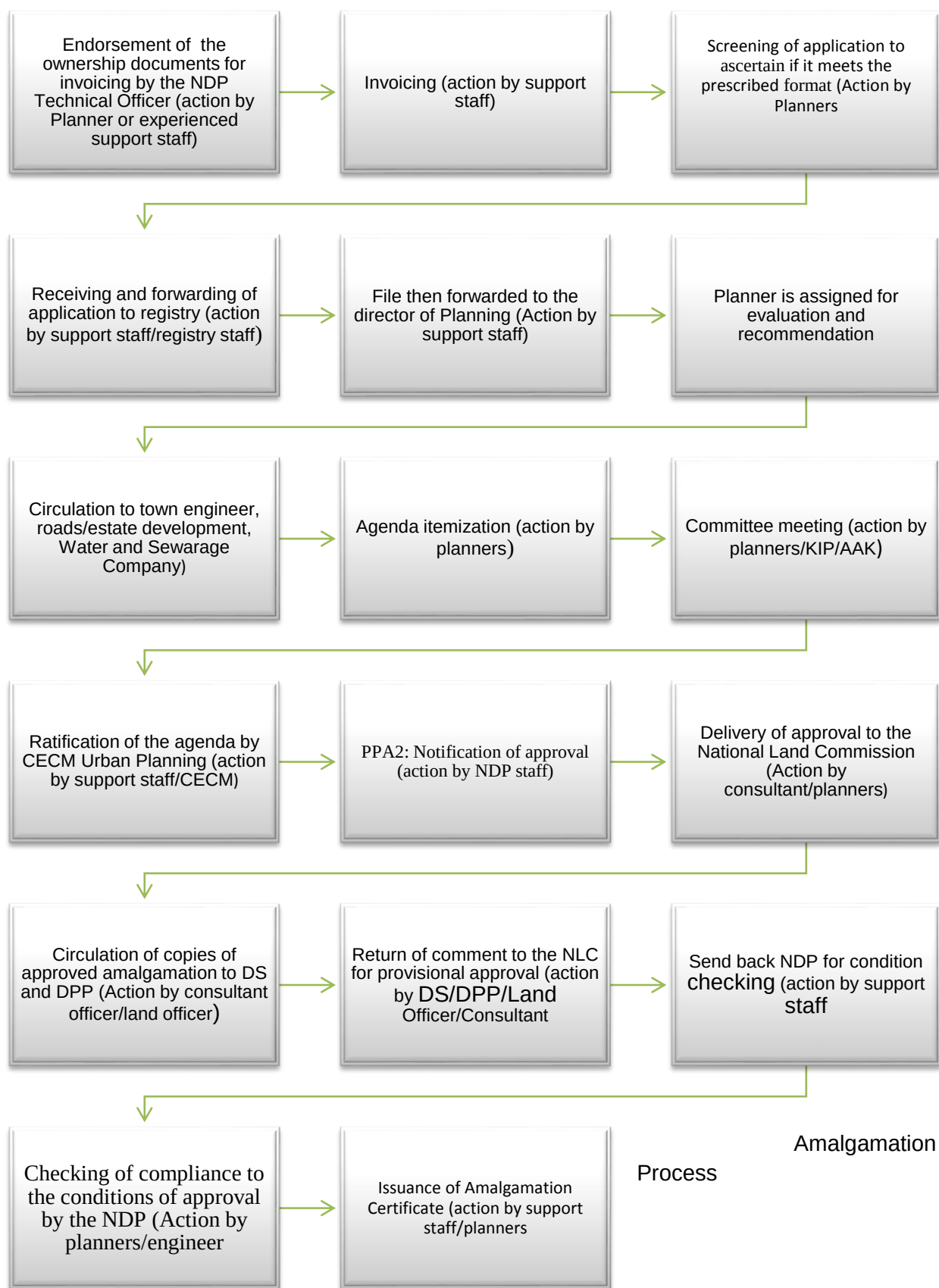


Figure 57: Amalgamation Process

iv. Extension of lease application process

1. Preparation of Development Application
2. Submission of Application (1day)
3. Vetting of application (3days)
4. Circulation & recommendations (7 days)
5. Payment of fees (1 day)
6. Agenda itemization (2 days
Technical committee (1 day)
8. Ratification (5 days)
9. Recommendation for approval (7days)
10. Notification to NLC (5 days)
11. Circulation to director of planning (3 days)
12. Evaluation by MoLHUD (5 days)
- 13 Final Approvals

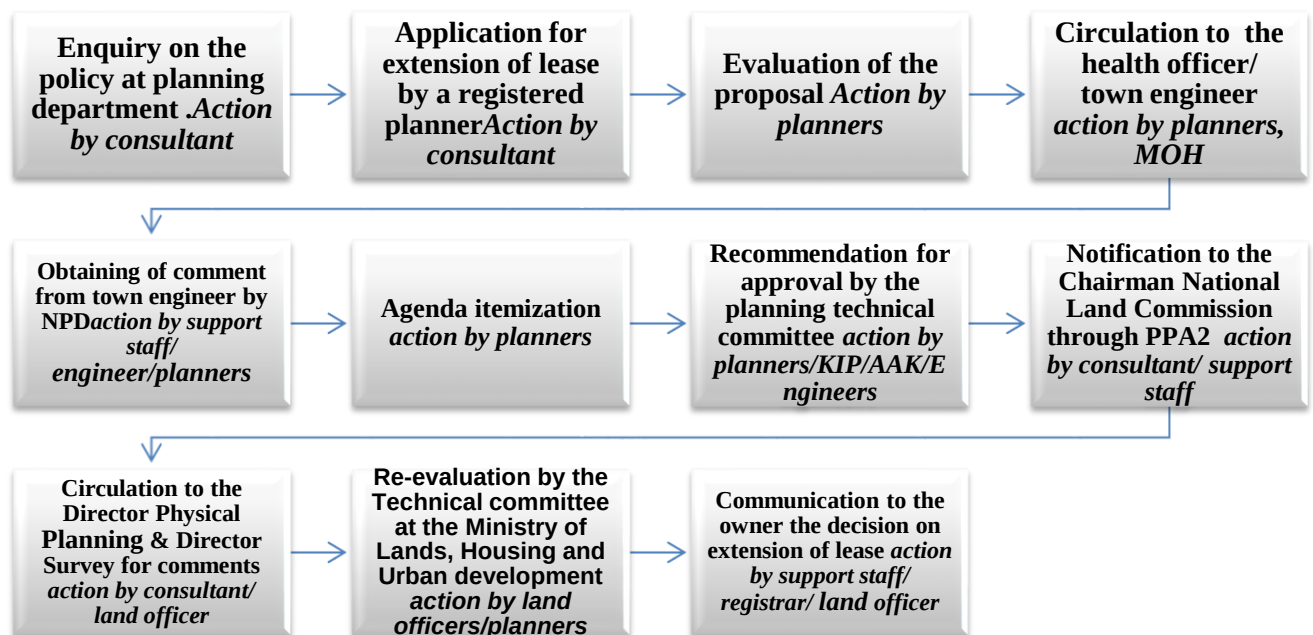


Figure 58: Extension of Lease Map

v. Development Regularization process

Similar to new development application

But have to be accompanied by:

1. In case of buildings
 - Architect's report
 - Structural Engineer's report on workmanship
 - Planner's report
2. In case of CoU, EoU, Subdivision & Amalgamation
 - Physical planner's report
3. Regularization penalty fees
4. **Environmental Audit** (where deemed necessary)

vi. Building plans process

1. Preparation of Development Application
2. Submission of Application (1day)
3. Vetting of application (3days)
4. Circulation and recommendations.(7days)
5. Payment of fees (1day)
6. Agenda itemization (2 days)
7. Technical committee (1day)
8. Ratification (5 days)
9. Approval letter (5days)

vii. New Building Plans process

These plans document the proposed development. Draw the details at a standard scale such as 1:100, 1: 200 or 1:500. Plans and drawings describing the proposed development must indicate (where relevant);

1. The location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;
2. Floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building;
3. Elevations and sections showing the proposed external finishes and heights;
4. Proposed finished levels of the land in relation to building and roads;
5. Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions);
6. Proposed methods of draining the land;
7. The height and external configuration of proposed buildings in relation to the site on which it is to be erected'
8. Site and location plan to include: The location, boundary dimensions, uses of existing buildings site area and north point of land;
9. For major proposals, sites with special significance, prepare a perspective drawing, artist's impression or architectural model to supplement the elevation.

viii. Outdoor advertisement process

1. Preparation of Development Application
2. Submission of Application
(Planning brief, photographic simulation of the proposal, site plan, Consent or legal agreement between the structure owner and registered land owner among other requirements)
3. Vetting of application
4. Circulation and recommendations.
5. Payment of fees
7. Recommendation for approval
8. Approval

ix. Occupation Certificate

This certificate is issued to completed developments that have complied with all approval conditions and have undergone the regular inspections at the required stages. The application has to be accompanied by:

- Copy of approved building plans;
- Copy of approved structural plans;
- Structural Engineer's indemnity form;
- Electrical engineer
- Architect's report;
- Plumbers certificate
- Kenya Bureau of Statistics form duly filled

x. Regularisation of Existing developments

These plans document the existing development. The format of submission is similar to new development application building plans, Change of use but have to be accompanied by:

- Architect's report; and Structural Engineer's report on workmanship
- Planning report

8.3 STANDARD APPROVAL CONDITIONS

These are proposed conditions that should be given to development proponent during approval processes. Mainly their objective is to mitigate impacts of the development on land uses, traffic and infrastructure and utilities. To formulate new conditions, the existing were first examined.

Existing Approval Conditions

The current conditions applied to date are as follows;

1. Submit Building Plans for approval
2. Conduct Environmental Impact Assessment
3. Not to encroach riparian areas
4. Not to encroach road reserve
5. Ensure inspection is carried out at all stages
6. Provide enclosed chamber for solid waste
7. Facilities to cater for foul water generated from the premises to be provided.
8. Facilities to cater for parking, garbage collection and sanitation to be provided.
9. The resultant parcels remain agricultural.
10. All future developments to be submitted to the County Government of Nyeri for approval
11. Approval granted Subject to section 31, 41 and 51 of the Physical Planning Act cap 286 of 1996

Proposed Typical Approval Conditions

Development applications should be subjected to various conditions that may apply with regard to roads, water supply, sewer, subdivisions, land use master plans, change of use, extensions of use, amalgamations and regularizations of development. The standard conditions will be specified where they apply and are as follows;

Road Conditions

1. The proposed cul-de-sac/road serving the development to be constructed to adoptive, non adoptive/murram or gravel standards including surface drainage
2. Opening up of roads of access
3. Provision of street lighting.
4. Plans and specifications of roads to be submitted for approval by the Director of Roads
5. A comprehensive surface water drainage scheme to be submitted and implemented to the satisfaction of director of roads
6. Vehicular access to subplots to be constructed to the satisfaction of the Director of roads
7. Specify Subplots to be provided with a combined access from a road.
8. Form of applications for permission to construct plot access in a public road to be obtained from the director of roads
9. Vehicular plot entrance major roads will not be permitted
10. Size of road truncations to be provided at the junction to be stated
11. Sizes of road widening strips of land along roads to be specified and to be surrendered to the government free of cost
12. Minimum 3m wide drainage way/leaves to be provided on plans wherever necessary.
13. Roads to be surrendered to the government free of cost
14. Road realignment and surrender to be effected on the ground as per the approved subdivision scheme and in alignment with adjacent plots
15. Construction of any building or boundary wall/hedge should not encroach on to road reserve
16. Survey plan showing surrender approved by the director of survey to be attached before final approval
17. Provide specified riparian wayleave along rivers.

Water Conditions

1. Application for water supply to each subplot to be made to the Director [Nyeri Water & Sewerage Company] and his conditions for such supply to be met.
2. The easement for the existing water main is/are to be transferred to the subplots.
3. A comprehensive water reticulation to be provided. Plans and specifications to be approved by Nyeri County
4. Provision of water supply to each subplot

Sewer Conditions

1. 225 diameter sewer/s to Nyeri County standards to be extended to serve all subplots. Plans to be submitted to the county for approval
2. Civil engineering drawings and specifications to be submitted to the water and sewerage company for approval.
3. Appropriate sewer way leave to be provided along the existing/proposed sewer where applicable.
4. Existing sewer with its diameter direction of flow and way leave to be shown

Change/Extension of Use/Extensions of lease Conditions

1. Submission of satisfactory building plans within one year and completion of construction within two years otherwise the approval lapses.

2. Payment of revised ground rent as will be determined by the Government Chief Valuer of the Ministry of Lands.
3. Provision of road widening strips along roads
4. Payment of revised land rates as will be determined by the Chief Valuer
5. Subject to the plot not constituting part of the disputed public/private utility land/Allocation.
6. Subject to compliance with Section 36, 41 and 52 of the Physical Planning Act & Urban Areas & Cities Act & other relevant statutes.
7. Subject to compliance with the approved zoning policy for the area.
8. Subject to provision of appropriate setback (s) as per rezoning/structure plans.
9. Subject to provision of adequate and functional on-site parking to the satisfaction of the Director of Roads.
10. Subject to ancillary use being limited to 20% of the land.
11. Subject to commercial development being limited to ground floor only.
12. Subject to each dwelling unit being limited to the permitted minimum plot size.
13. Subject to the development being limited to specified levels.
14. Subject to the developments maintaining the requisited 3m, 6m or 9m building lines as per the statutes.
15. Subject to submission and implementation of traffic management plan to the satisfaction by the Director of Roads-Nyeri County.
16. Subject to obtaining of approval from NEMA
17. Subject to the development maintaining the permitted neighborhood character and densities of the area.

Land Use Master Plans

1. Submission of civil engineering drawings to the chief officer, roads, transport and public works for roads and surface drainage works within 6 months
2. Observing permitted ground coverage and plot ratio
3. Reservation of adequate land for public amenities(Excluding road reserves)
4. Compliance to WARMA guidelines on appropriate river riparian reserve
5. Submission of a traffic study report
6. Undertaking an EIA and obtain NEMA license before commencement of any work
7. Surrender the freehold titles in exchange of the 99 year leasehold title
8. Subject to compliance with County Spatial plan zoning guidelines
9. Subject to provision of appropriate setback(s) as per zoning plan
10. Subject to provisions of adequate and functional onsite parking to the satisfaction of the county government of Nyeri
11. Submission of detailed plans/layout of each zone to the county before approval of building plans
12. Development of physical infrastructure to the county adoptive standards during developments
13. The public amenities should be reserved and developed as per the structure plan
14. Ensure no encroachment onto road reserve or wayleave

Subdivisions/land readjustments

1. Payment of revised ground rent as will be determined by the Government Chief Valuer of the Ministry of Lands.

2. Payment of revised rates as will be determined by the Chief Valuer – Nyeri County.
3. Provision of road widening strips along existing roads
4. Surrender of areas affected by roads to the government free of cost
5. Subject to the plot not constituting part of the disputed public/private utility land/Allocation
6. Subject to compliance with Section 36, 41 and 52 of the Physical Planning Act & Urban Areas & Cities Act & other relevant statutes.
7. Subject to compliance with the approved zoning policy for the area.
8. Subject to provision of cul-de-sac as indicated on the attached schematic layout of the proposed development.
9. Direct access to major roads not be permitted.
10. Obtaining subdivision certificate on completion of survey

Regularization Standards

1. Subject to structural stability of existing building being verified /confirmed to the satisfaction by the Director of Public works.
2. Subject to the plot not constituting part of the disputed public/private utility land/Allocation.
3. Subject to Environmental Audit
4. Surrender of strips of land affected by road widening along existing roads

8.5 DEVELOPMENT PLANNING FEES

The tables show the charges for various development applications that are currently subjected to development applications as well as new items suggested.

Table 27: Development planning fees

Item	Description	Town/Urban Specific Location	Rural Specific Location
1.	Amalgamation	2000 per plot	2000 per plot
2.	Application of New leases	3000 per plot	1.50 per sq.ft
3.	Application for certified true copy of original plan	2000	2000
4.	Certified copy of other documents	1000 per document	1000 per document
5.	Application for Change/extension of user	6000	6000
6	Application for extension of lease		
	Commercial	50,000	50,000
	Residential	10,000	10,000
	Industrial	60,000	60,000
7.	Subdivision		
	Application for Sub division(Per subplot)	1500	1200 per scheme plan
	Application form	300	200
	Application for beacon search	2500	2500
8.	Demarcation per acre or schedule of:		
	Public utility	3000	3000
	Commercial, industrial, residential plot	2500	2500

Planning fees items		
	Current items	Proposed new items
	1. Application forms	1. Regularization

2. Amalgamation 1) Urban/Town 2) Rural locations	2. Subdivision certificate
3. Change of use 1) Urban/Town 2) Rural locations	3. Renewal of Development
4. Application for certified true copy of original plan	4. Amendments
5. Certified copy of other documents	5. Land use plan
6. Application of New leases 1) Urban/Town 2) Rural locations	6. Dispute resolution
7. Extension of use 1) Commercial 2) Residential 3) Industrial	7. Registration under sectional properties
8. Subdivision fee 1) Urban/Town 2) Rural locations	8. Site visits /Inspection fee
9. Application for beacon search	9. Occupation certificates
10. Demarcation per acre or schedule of: 1) Public utility 2) Commercial, industrial, residential plot	10. Sales of documents • Town Plan • Local Development (LPDPS) Physical Reports • Other Planning Policy Reports • Base maps. Part Development Plans (PDP)

PROPOSED PLANNING DEPARTMENT STRUCTURE

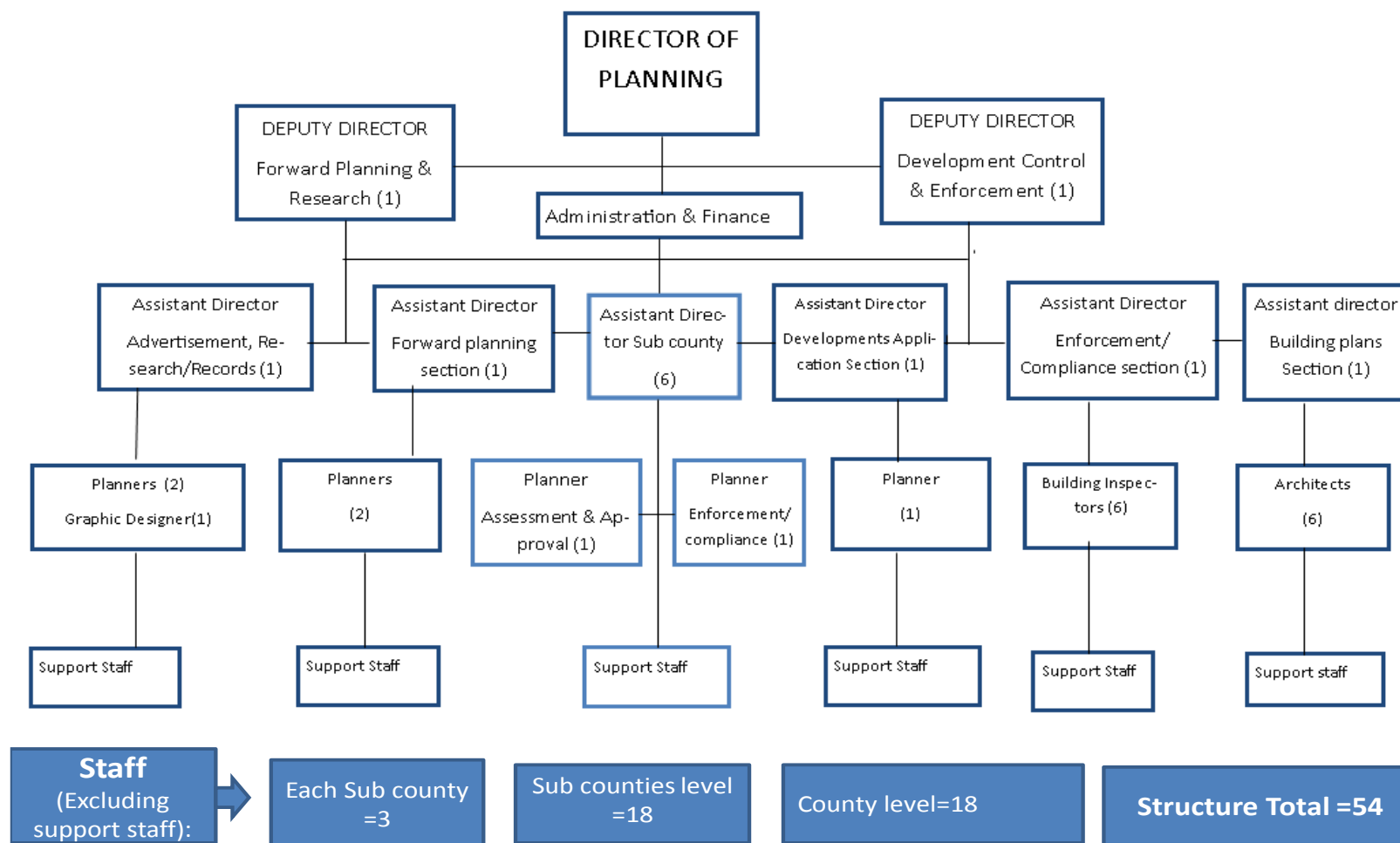


Figure 59: Planning department structure

CHAPTER NINE

SECTOR PLANS

This chapter entails subject plan strategies for transport, environment, disaster management, cultural heritage and conservation. The plans seek to address planning problems and challenges identified as discussed below.

9.1 TRANSPORTATION PLAN

This entailed assessment of transportation facilities in the project area and formulation of efficient, safe and convenient movement of people and goods. This plan gives strategies on improving road, rail and air transport. The strategy on road evaluates the broad road network and recommends road widening, road improvements and creating of new roads for improved vehicular transport. Mass transit modes, transport interchanges and parking facilities will also be considered in the preparation of the Transportation Plan.

An effective and efficient transport system is an important prerequisite in facilitating national and regional integration, promote trade, economic growth, poverty reduction and wealth creation. Transportation plays a major role in accessibility to services, promotes local level interaction and the flow of goods. The transport sector consists of the following means each of which have been looked into in detail.

- Road transport
- Air transport;
- Non-motorized and intermediate means of transport

The road transport is the major mode of transportation. The total length of roads network within planning area is 483 km. it is envisaged that the upcoming dual carriageway along A2 road will influence growth in Nyeri and contribute significantly to the economy of the area.

Rail transport is anticipated to contribute to the transportation of industrial products from Kiganjo rail station hence the location of Industries along the Rail at Kiganjo- Chaka area.

The two airstrips (Nyaribo and Mweiga) are expected to boost transport of perishable goods and boost tourism within the planning area.

a) Critical Transportation Issues in Nyeri

Key issues concerning road transport in Nyeri were found to be:

- i. Congestion on and off the carriageway
- ii. Lack of facilities for Non-Motorised Transport (NMT) users
- iii. Inadequate public transport provisions
- iv. Poor state of roads and limited alternative roads
- v. Lack of effective traffic control measures like traffic signals, signs, and road markings
- vi. Poor intersection designs and
- vii. Traffic accidents.
- viii. Uncontrolled land use development within and on the peripheries of the municipality.

Traffic congestion is the most visible, most pervasive and immediate transport problem plaguing the town on a daily basis. It affects all modes of transportation and all socio-economic groups.

All-important roads in the CBD area are congested because of mixed and uncontrolled use by all modes of traffic. On-street angular parking and street trading are major occupants of street space leaving little or no space for walking and cycling. The overcrowding of pedestrians, cyclists, and street vendors on the shoulders of roads also creates safety problems, since they often spill over onto the roadway.

Uncontrolled on-street parking contributes to congestion and safety problems by narrowing the available right of way for moving traffic.

Another important source of congestion is the very diverse mix of transport modes forced to share the limited roadway space. Slow non-motorized modes such as bicycles, hand-pulled carts, and pedestrians obviously slow down faster motorized modes such as cars, trucks, and buses.

Provision of facilities for NMT users and public transport does not seem to be in the development agenda of the municipality. The path taken is that of encouraging the freedom and dominance of the transport system by individual motorized transport. The lack of termini outside the central areas for intercity PSVs is another contributor to traffic congestion in the town.

Most roads in the town are in a dismal state of repair, often riddled with potholes and with uneven or completely missing pavement. There is a general lack of modern traffic signals and signage, sometimes the police are manning the junctions to ensure smooth flow of traffic. A number of alternative roads/reserves are available that can be developed to distribute and divert traffic from the central area. However, these roads have not been prioritized for improvement as a measure of dealing with the transport problems.

b) National Urban Transport Policy

The Integrated National Transport Policy (INTP) recognizes the following as the major challenges in urban transport in Kenya:

- i. Inappropriate policy integration and coordination of transport planning and land use planning;
- ii. Weak institutional frameworks for urban land use policy and traffic management;
- iii. Lack of adequate human resource capacity and inadequate capital resource allocation for urban transport;
- iv. Increased journey times, often due to transport system deficiencies and urban sprawl;
- v. An inadequate information base for planning action due to low investment in urban transport research;
- vi. Poor state of transport infrastructure increasing cost of transport operations;
- vii. There is increasing health problems associated with traffic related pollution in the urban environment.

Other challenges include unsupportive legal or regulatory framework to address emerging transport issues; lack of recognition of problems and commitment to solving problems at the political level; and difficulty in providing for individual attitude, behaviour and choice in both users and decision makers.

The policy recommends, among others, the following policy intervention areas for urban transport:

- i. Optimal Planning and Provision of Transport Services to include both Motorised (MT) and NMT modes; dedicated bus lanes; options for mass transit; off-street parking and restriction on private car ownership and use; transport control and management.
- ii. Enhancing Transport Safety and Security: vehicle standards; inspection; street lighting; interventions accident prevention and black-spot improvement programmes;
- iii. Competition and Complementarities between different transport modes: give priority to mass transit; development of facilities for all modes; appropriate pricing regime for urban transport.
- iv. Institutional Capacity building: Create, staff and equip transportation units within the Engineering Departments in Municipalities (Counties).
- v. Mitigating Environmental effects of transport: storm water drainage; planting of trees; paving of roads; and reducing congestion through use of PT and traffic management.
- vi. Legal, Institutional, and Regulatory Framework for Transport: By-laws to regulate transport operations.
- vii. Mobilization of private sector funding for infrastructure; prioritise transport infrastructure funding from budgets.

c) Transport Strategies for Nyeri Town

Guiding Principles

The following should be the guiding principles in the development of sustainable urban transport:

- i. A city that has sustainable transport would be one in which goods and services were easily accessible, in terms of time and money budgets, to a substantial number of the city residents.
- ii. The benefits of transport policies would be maximised and fairly distributed; the negative effects would be minimised and shared out equally. It would be physically structured in such a way as to allow residents to move around freely, with easy access to green areas.
- iii. The borders of the city would be fixed so that horizontal expansion would be difficult.
- iv. It would offer a clean environment, with good air quality and a low noise level. It would be a place that people cared about and wanted to keep in good condition.
- v. Public transport coverage would be good across the whole city and the service would be affordable.
- vi. Residents would be able to choose to use a car, but would not be obliged to do so in order to access such benefits as jobs, education and other social services.
- vii. The city should be easy to enter and to leave. People using motorised transport would pay any costs this generated, which would otherwise have to be paid by the whole society.

The vision and mission of such a city on the transport system would be:

Vision: To achieve safe, efficient and convenient movement of persons and goods in, out and within the town as well as improve regional connectivity and mobility.

Mission: A transport system, which ensures physical and environmental preservation, with public transport as the main mode of transport, supported by other modes, and removes transit traffic from urban centre and residential areas; minimise losses – time and cost of transportation and related accidents.

d) Key Strategies

i. Road Networks

There is need to re-classify all the roads within the town in accordance to their functions. The starting point should be to have clear road classification systems, with appropriate design standards showing road design layouts, for each road class. The roads need to be classified according to their intended “Functions” (access, local collector, collector and urban corridor) and then each is designed to a required “Shape” that will ensure proper “Use”. The layouts would ensure that the functions are maintained and the roads properly used to facilitate movement of people and goods.

The road designs should ensure that motorized traffic is on the designated carriageways, PSVs use bus stops, and road shoulders are available to the pedestrians, while cyclists can either be mixed with MT (roads with access function) or on dedicated cycle tracks where MT traffic volumes and speeds are high (roads with the flow function). Measures such as open drains, trees, bollards, and railings, should be in place to ensure segregation.

The municipality should embark on a programme for improvement and upgrading of its roads to build more capacity into the road transport system. This programme should have priority projects that would involve the upgrading of all gravel roads within the central area to bitumen standards, NMT facilities like sidewalks, footbridges across river streams, etc. The programme would also involve the dualling of some roads around the CBD, improvement of intersections, and construction of a by-pass for the transit traffic.

ii. Road Upgrade

The classified roads within the planning area:

Nairobi-Nanyuki (A2) road.

Indirectly connects Nyeri to Nairobi, Meru and Isiolo urban areas. It is of bituminous standards, in fair condition except for the faded road markings. There are all categories of Motorised traffic with an average daily traffic of 3,509 (year 2014) vehicles, at Naromoru. A national Growth indicator signals that this traffic will be higher in the near future. Plans to dual the road are on way. This shall facilitate growth for Chaka centre and Nyeri County At Large. NMT facilities will be provided on the new road. This road is anticipated to spur more growth in Nyeri town. The A2 road is an international road Kenya through Nyeri to Moyale and Tanzania hence the need to add its capacity for future traffic demand. The dualing of the road is to address expected traffic due to growth and provision of additional capacity.

Nyeri-Nyahururu (B5) road

Directly connects Nyeri to Nyahururu. It is of bituminous standards, in fair condition except for the faded road markings in sections within the CBD and eastwards to Marua. There are all categories of Motorised traffic with an average daily traffic of 3,458 (year 2014) vehicles, at points close to the CBD. Motorcycles are characteristically of high volumes within the CBD locality.

Construction of a climbing lane is proposed to ease congestion resulting from difference in speed on the mountainous terrain with long term dualling of section between Classic and King'ong'o.

Nyeri-Othaya (C70) road.

Connects Nyeri to Othaya one of the closest and agricultural town. It is paved, in fair condition but road markings are wearing away fast. There are all categories of Motorised traffic with an average daily traffic of 1,796 (year 2014) vehicles at around Classic area. Despite the short stretch within the planning area, this road is proposed for dualling in future to accommodate the projected population. This require acquisition of land for the expansion.

King'ong'o-Kiganjo (C75) road.

Bypasses Nyeri in the northern part, and connects A2 to B5 at Kiganjo and King'ong'o' respectively.

It is paved, and in good condition (2014, inventory). There are all categories of Motorised traffic with an average daily traffic of 5,050 (year 2014) vehicles, at King'ong'o. This road requires quick intervention of climbing lanes with dualling in the medium term.

CBD Roads

Major roads within the CBD are paved, in fair to poor surface condition. Main traffic are saloon cars /taxis. Trucks have been confined to one area; some section of Gakere road and Upper bus terminus. The roads are; Kimathi Street (dual), Temple, Gakere, Kaburini, Chania bridge, Addis Ababa, Ring road and Mumbi Roads. These roads require improvement in terms of functions, shape, and surfacing. They should be raised to bituminous standards and parking relocated to allow flow. While the other roads act as collectors, Kimathi Street should be the backbone to channel traffic in and outside the CBD.

NMT facilities should also be included; cycle trucks and footpaths, while upgrading the shape of these roads to serve the new functions. All these roads within the CBD should provide at least 1.5m walkways.

Other Roads-(Outside CBD)

Most of roads outside the CBD are classified. Few are to pave and marram surface standards. The rest are earth roads in bad condition; making them impassable during rainy seasons. Nyeri-Kamakwa (D234) and Nyeri-Mathari (D235) are the only ones paved. Construction is going on along Gitathini-Othaya junction (E579) that will see some sections of this road paved. Paving is required in; Nyeri-Kangemi-Thunguma-Gatito (E591), Nyeri-Kamakwa-Gitathini (D234,E579), Mathari- Kihuyo-Kimathi University (E1693), Kimathi University-Gamerock-Thunguma (Unclassified/E586), Riamukurwe-Muthuaini (E1676) and Kamakwa-Mathari (unclassified).

These roads require upgrading in the medium/long term plans to be Public Transport routes. The roads will also serve as future transport networks for the future proposed land uses. Non-Motorised Transport facilities; foot paths and cycle tracks should be included in the upgrade plan, especially within the satellite centres, located along these roads.

iii. By-passes

The bypasses are meant to solve transit traffic problems within the CBD and thus ease the congestion.

An improvement of Ruring'u-Kangemi-Kiawara-King'ong'o (E591/Unclassified) roads gives an inner eastern bypass to Nyeri town by directly linking B5 to C75. Gatitu-Thunguma-Gamerock-King'ong'o-Dedan Kimathi University (E591/E576/unclassified) roads is an eastern bypass in long term solution and future land use proposals.

Gatito- Mesha- Gitathini- Kamakwa- Mathari- King'ong'o (D431/E1674/E579/ unclassified/ D435) roads, improved, is proposed as southern and western bypass to Nyeri town. An extension of the same from Mathari to Kihuyo (E1693) then joins B5 at Mweiga, will make a greater western bypass and will distribute traffic from King'ong'o in future.

These areas around these proposed bypasses needs immediate modification for future bypass development

iv. **Grade Separation junctions**

The junctions B5/C70 (classic), B5/C75 (King'ong'o), A2/B5 (Marua), A2/C75 (Kiganjo) should be improved to grade separated junctions; this will improve the expected deterioration of the level of service (LOS) at these junction, with normal growth and expected traffic generation from the future proposed land uses. Modification of these areas is required for such future developments.

v. **High capacity connections**

The junctions B5/D431 & B5/E591 (Gatitu), B5/D434 (Nyeri), B5/D435 (King'ong'o) B5/450A (Dedan Kimathi University), B5/D449 (Mweiga) will require high capacity junctions.

This will facilitate smooth take off to bypasses in expected high traffic scenarios in the future, generated by normal growth, as well as proposed Land uses. Modifications of these areas are required for future developments of the high capacity junctions. Planning of maintenance of the transport network will be necessary to preserve invested funds and ensure sustainability of the benefits to the residents.

The prioritisation should be based on road functions and traffic levels, taking into account the construction materials.

The proposed road upgrading will require road widening hence land acquisition will be done. The following table therefore discusses the road widening proposals;

Table 28: Major Road connections

Road	Surface Condition	Distance (Km)	Road Widths	Proposed Road Width (M)
Principal Roads				
Nairobi –Marua-Nanyuki (A2)	Tarmac	21	60	60
Marua-Nyeri-Nyahururu (B5)	Tarmac	23	60	60
Primary Roads				
Nyeri -Othaya	Tarmac	5	20	40
Chaka-Karundas			20	40
King'ong'o-Mathari-Ihururu	Tarmac	3.8	15	40
Gatitu-Muruguru	Earth	4	30	40
Link Roads				
Thunguma- Meshi	Earth	15	12	30

Classic-Asian Quarters-Kangemi	Earth	4.3		30
Kimathi Estate-Mumbi	Tarmac			30
Kiamwathi - Riamukurwe-Ruringu	Gravel	Missing Link	9	30
Gatitu-Thunguma-Marua	Earth	6.2	15	30
Kimathi University- Nyaribo-Chaka	Gravel	8.6	15	30
Kimathi University-Muringato-King Major Seminary-Ihururu-Mathari	Earth	Missing Link	15	30
Mathari-Kihuyo-Mweiga Airstrip	Gravel	7.6	12	30
Mweiga Airstrip-Kamatongu- Honi- Chaka	Gravel	13.1	15	30
Nyaribo-Kiganjo	Gravel	3	12	30
By-Passes				30
Gatitu-Mesha-Gitathini-Kamakwa- King'ong'o	Gravel And Earth	12	20	40
Gatitu- Thunguma-Kangemi- King'ong'o-Kimathi university	Earth	10.8	15	40

vi. Land use and development issues

There is need to embrace principles of Growth Management and Smart Growth. Enactment of policies to support growth boundaries, growth controls, and growth management efforts is important as population is becoming increasingly metropolitan, and the nation's metropolitan areas are not working very well.

It has been demonstrated that the application of urban growth boundary has had the intended effect of protecting agricultural farm land, to sustain farm production, and established a clear difference in urban and rural resource land values. The use of urban growth boundaries is to preserve agricultural and forest land through rigorous use of comprehensive planning shaped outside the town boundaries by statewide planning goals.

There is therefore a need for a comprehensive urban growth management programme that goes into detail the design of neighborhoods, streets, and town centres and so on. This requires a cohesive community that has a common responsibility to make the town a better place to live in. The emergence of neighborhood associations in urban areas in Kenya may be considered a positive step towards the achievement of this goal in the long-term. More work should be done in the poor neighborhoods to encourage the formation of these associations and participation in planning matters that in turn will offer cover and legitimacy to decision makers and planners.

In an explicit attempt to decongest the town Centre, the County government regulations should be geared towards limiting the ratio of floor areas to land areas for buildings in the Centre, and thus restrict the heights of buildings and density of development in the Centre.

vii. Road Safety

The strategy for reducing accidents should focus on the following:

- i. Provision of NMT facilities to separate them from fast moving motorised traffic
- ii. Improvement of hazardous road sections and intersections to improve flow and reduce conflicts
- iii. Reduction of congestion through better traffic management measures
- iv. Area-wide application of speed reducing measures. Studies published over the past few years show conclusively that vehicle speed is very strongly related to both the probability of a crash and the severity of injury a 1% increase in average speed can result in a 3 – 4% increase in fatalities.
- v. Enforcement of traffic rules, especially among the matatu operators.

e) Multi-modal Transport system

One of the basic challenges in urban transport is to ensure a sustainable balance between public and private modes of travel. This can be achieved by adopting two general categories of measures, that is, public transport incentives and automobile disincentives. Since it will be too sensitive to adopt any automobile disincentive measure given the low level of auto ownership, the focus for ensuring a balanced development of urban transport should concentrate on providing public transport incentives and priorities. In order to reduce congestion, fuel use and improve air quality, many modern cities around the world have adopted high capacity public transport modes and priority measures to ensure their efficiency.

Free competition in combination with high unemployment appears to have led to situations with very large numbers of small, low-cost vehicles (matatus and motor-cycles) dominating the urban transport system. Now in its extreme form, the free competition concept has led to a quite inefficient use of road network.

It is proposed that the County should reform and restructure its public transport system by adopting a controlled competition model with clear division of responsibilities between the public and private sectors. The County should maintain the coordinated network approach to public transport and service structure and a competitively recruited private partner/s should operate the routes. It is proposed that the new roles of the County, through the creation of a new Transportation Unit, should be the overall planning of the transport system, including:

- i. Planning the route network in the best interests of the town and passengers;
- ii. Providing the necessary infrastructure such as bus stops, bus ways, and terminals;
- iii. Negotiating with and sub-contracting operators for routes or route packages in a competitive bidding process, and;
- iv. Monitoring and controlling (quality) the performance of such operators.

This model has the strongest merit as it presents a combination of transport authority planning and control of public transport services on the one hand and competition between independent operators for the operation of public transport services, on the other. The development, management, and maintenance of terminals and stages should be privatised, through competitive bidding, and awarded under clear terms of reference. Security at the terminals and stages should be part of the responsibility of the investor.

The provision of public transport (PT) service must be part of an overall set of policies, which also includes urban planning, traffic restraint, and measures to improve conditions for pedestrians and cyclists.

The critical issue with public transport (PT) is its flexibility – and key to passengers is simplicity and predictability. Paradoxically, to be flexible, PT must also be rigidly predictable.

f) Parking in central areas

The following strategies should be implemented by the County:

1. Provide adequate parking facilities in the CBD by constructing additional off-street parking within the buildings, using appropriate guidelines (see table below). On-street parking should be parallel parking instead of angular. The municipal council should then charge parking fees, not as a revenue source but a deterrent measure.

Table 29: Provision of Parking Spaces

Usage	One Car space for every usage
Housing	2 houses or lodgings
Specialized market place	50 to 60sq. m of covered area
Market	30 to 50 sq. of covered area
Office and Administration	50 to 60 sq. m of covered area
Hotel	5 to 8 beds
School	(a) 0.5 classroom/secondary school and above (b) 1.0 classroom/ below secondary school level
Restaurant, Cinema and Theatre	12 seats
Mosque / churches	10 to 12 prayer space
Hospital	5 to 10 beds
Sports field	10 to 20 seats or spectators
Industrial establishment and workshops	6 to 10 workers

2. Relocate the Lower bus station to southern parts of Asian Quarters; and provide for public conveniences such as passenger waiting sheds, storage facilities, fast-food kiosks and toilets. This mainly would serve transit traffic for other main towns and local movements to the southern part; Classic, Skuta, Mathari and Kangemi areas. The parking should be properly designed and paved to improve drainage, preferably with concrete blocks.
3. Relocate middle bus terminus to where Lower terminus is. Designate this to serve local routes of Mathari and Kamakwa to western parts of Nyeri. However, this terminus will need relocation to outside CBD, western side, in long term measures. The space left behind should be left as open space, and renovated to become a park.
4. Maintain the upper bus park with improvement of outlook; paving, sheds, fast food kiosks and toilets. Designate this to serve Nyahururu and Nyeri areas.

Table 30: Terminal facilities

Terminus	Area	Proposals
The Lower bus stage (stage ya Nairobi)	0.2574 Ha	• To be relocated to the southern part of Asian Quarters (2.1Ha) • Construction of shelter /shades • Landscaping • Provision of waste bins
The Middle (Kamakwa/Mathari)	0.2793 Ha	• Relocation to lower terminus space and the market space • The space be use as an open space • Construction of shelter /shades at the new terminus • Provision of waste bins

The Nyeri Upper (Nyahururu/Nakuru)	0.2014 Ha	• Construction of shelter /shades • Landscaping • Provision of waste bins
Chaka. Kamakwa, Gatitu		• Provision of Designated termini

Integrate bodaboda stages in the Matatu terminals

g) Improvement of NMT facilities

i. Pedestrianize the CBD area:

Proposal for introduction of properly designed pedestrian-walkways, complete with rails at some points and bollards at others to keep cyclists and motorists away from the pedestrian walkways, minimize conflict and improve pedestrian safety. The area bounded by the following roads Temple, B5, Kanisa and Kaburini road; should be improved in short term plans by providing foot paths and cycle tracks. This will ease the current congestion from mixed use and will improve safety. Kimathi way should be considered as most urgent as it spans the heart of the CBD and it is of priority than residents are comfortable and safe as they walk around shopping.

Another big issue regarding pedestrianization is to cross River Chania; this is the biggest natural barrier to transport routes. This river is currently crossed at Kiawara, which is not adequate as it leads to increased journey times for some pedestrians.

Crossings points should be availed at considerate intervals along this river by providing simple steel bridges, which can bear up to loadings from motorcycles. Planting trees on shoulders of some main arteries like B5, C70 and C75 roads should create a boulevard that can also provide shade for pedestrians from the sun, as well as a tool for landscaping to improve environmental aesthetics.

Boda-boda, and motor vehicle taxis should have designated base of operation that is well designed complete with sheds they can shelter in during rainy periods, pedestrian resting, as well as places of convenience. These cycle stages should be located not far from the main bus stations and satellite bus station to allow pedestrians easy access to them as they change modes.

ii. Carts:

Carts are mainly used for carrying goods to the markets in the town. They are a favourite for traders because they carry many goods and charge affordable fees as opposed to the cars or pick-up trucks which would be hired more expensively. Because of their slow speeds, they need to be restricted to operating on some roads as they can contribute to serious congestion on main streets.

h) Decentralization and Governance

In their new functions, local authorities find themselves dealing with a broader spectrum of responsibilities in terms of urban planning, real estate development, construction permits, and controls, management of roads and urban infrastructure works. These functions require that the local authorities maintain adequate levels of human and financial resources.

Lessons, drawn from experience with the decentralization, suggest that in order to succeed, this process must be accompanied by:

- i) A clear definition of the division of responsibilities between the central government and the Counties;
- ii) A transfer of resources commensurate with the responsibilities being transferred from the central government to the Counties;
- iii) Improvements in the technical, financial and management expertise, including leadership and governance; and,
- iv) Improvements in the ability of Counties to mobilize local resources, involve the private sector in service provision, and efficiently collect taxes.

i) Key Action Plans

Immediate Actions (Quick Wins)

The following actions should be implemented by the County within a period of 1 – 2 years:

- i. Implement area-wide traffic calming measures: speed humps, re-shaping of intersections, re-location of bus stops, road markings and signage, traffic signals, NMT crossings, especially in the central area.
- ii. Change all parking orientation from angular to parallel in the central area to create more space for moving traffic. Priority streets are Kenyatta, Kimathi, Kanisa, Kaburini, and Chania bridge roads.
- iii. Restrict right-turning movements through the conversion of two-way streets to one-way streets. Priority should be streets joining the B5 road.
- iv. Remove all parking lots along Kimathi way to allow for the road to operate as a fully dual carriageway for MT, and provide space for Motorcycles.
- v. Improve all walkways within the central area: clear verandahs of traders and hawkers; open (remove garbage) and upgrade (pave and drain) alleys; channelize pedestrians to designated crossings.
- vi. Criminalize parking within 50m from the intersections to improve on traffic safety.
- vii. Designate Public Transport termini outside the central area: Relocate the main bus termini, lower one, to southern parts of Asian quarters. While the middle termini should be moved to where lower termini is currently.
- viii. Introduce climbing lanes on B5 from Othaya (C70) junction to Dedan Kimathi University to ease congestion by slow moving trucks along this mountainous terrain.
- ix. Upgrade some roads to bituminous standards to act as links and town bypasses; Ruring'u-Kangemi-Kiawara-King'ong'o (E591/ unclassified) roads bypasses Nyeri in the east and links Ruring'u to King'ong'o; Ruring'u-Gitathini-Kamakwa-Mathari-King'ong'o (D431/E1674/E579/unclassified/D435) roads bypasses Nyeri in the west and links the mentioned centres.
- x. Restrict town service Public Transport operations to designated roads and terminals only: Only intercity buses should go through the Kimathi way and other parallel roads.
- xi. Pass necessary legislation for urban transport development and management.

Short Term Actions: 2 – 5 years

- i. Provide traffic signals in street intersections at B5/Kimathi way, B5/Temple road, B5/Addis Ababa, B5/Chania, and B5/junction around county offices Street intersections.
- ii. Provide NMT bridges across river Chania at least every half to one kilometer; Areas of more priority are those close to the CBD that will facilitate smooth and quick cross to King'ong'o. The bridges may be in form of simple steel structures but should bear the load of motorcycles.
- iii. Introduce climbing lanes along C75 to handle slow the slow moving traffic in medium growth
- iv. Upgrade all gravel roads within the central area to bitumen standards with NMT facilities.
- v. Acquire land for future transport developments: park and ride; BRT; terminals; road expansion and bypasses.
- vi. Establish a Transportation Unit with the responsibility for transport planning, development and operation.
- vii. Prioritize road development and maintenance in accordance to their functions in the urban road network.
- viii. Initiate and maintain continuous dialogue with other Government departments and key stakeholders in the implementation of the Strategies.

Medium and Long Term Actions: 5 – 10 years

- i. Increase coverage of traffic signals within the central area.
- ii. Upgrade of roads to bitumen standards to connect the neighborhoods. E1693 links Kimathi University to Kihuyo and Kamakwa centres; E591/unclassified road links Gatitu to Kirichu and Chaka; D450A links Nyaribo (airstrip) to Kimathi University and Chaka; D449 links Mweiga to Chaka through Mwireri.
- iii. Extend the roads: Mathari to Kihuyo (E1693) then joins B5 at around Mweiga to make a greater western bypass and will distribute traffic from King'ong'o junction in future; while Gatitu-Thunguma-Gamerock-Dedan Kimathi University (E591/E576/unclassified) roads is an eastern bypass in long term solution and future land use proposals.
- iv. Consider dualling B5 and C70 to handle long term traffic. This plan should cover the section of B5 between Othaya junction to King'ong'o and the whole of C70.
- v. Gradually restrict entry of small capacity PT and private cars to central area (2 km radius) and encourage use of large capacity buses through fiscal incentives.
- vi. Restrict urban sprawl: approval of high density development and urban rejuvenation within the central area; off-street parking; controlled development; Use of urban growth boundaries to preserve agricultural and forest land through rigorous use of comprehensive planning shaped outside the town by statewide planning goals.

The following strategies were devised to address the above problems

Table 31: Transport strategies

Road Transport					
Problem	Areas most affected	Objective	Action plan	Actors	Time frame
TRAFFIC CONGESTIONS AND DELAYS	CBD Kimathi street Gakere road Nyeri-Nyahururu	To ensure smooth flow of traffic	- Restricting CBD through traffic - Provision of alternative parking instead of on-street parking along Kimathi street - Construction of climbing lanes along Nyeri-King'ong'o, Meeting Point-White rhino, Marua-Muruguru road. - Restricting trade along Gakere road - Develop additional by-pass roads to divert traffic from the town centre: - Several link roads proposed (see roads projects report) - Regulate on the private cars getting into the CBD - Improving public transport-introducing bus transport system	KURA KeNHA THE COUNTY GOVERNMENT OF NYERI	Short 2016-2021
Narrow roads	CBD AND AREAS OUTSIDE THE NYERI TOWN.	HAVE ADEQUATE ROAD WIDTHS TO SUPPORT CURRENT AND PROJECTED TRAFFIC	- Widen roads according to the traffic demand - Implement the proposed road widening strategy (mapped and tabulated)	KURA KeRRA KenHA Nyeri County	Short 2016-2021
Encroachment on road reserves	All neighbourhoods	RECOVER ENCROACHED ROAD RESERVES	- Set up neighbourhood committees to identify encroached areas - Task the committees in conjunction with the county Government to devise measures to address the problem	KURA KeRRA Kenya Police service Nyeri County Government National govt admn	Short
POOR SURFACE DRAINAGE ON ROADS	Gakere road Temple road Earth roads Non-classified roads	HAVE PROPER SURFACE DRAINAGE ON ALL ROADS	- Unclog blocked drainage channels - Construct new drainage channels where none exist	KURA County Government of Nyeri	Short

Inadequate terminal facilities for both local and outbound matatus	Nyeri town	PROVIDE SUFFICIENT SPACE FOR TERMINAL FACILITIES	- Construction of other terminal facilities at designated areas - Relocate the terminal facilities from the CBD - Introduce drop and pick system of transport	Nyeri County	Medium
INADEQUATE PARKING SPACES FOR CARS AND TRUCKS	Nyeri town	PROVIDE ADEQUATE PARKING FACILITIES	- Designate parking spaces for taxis - Provision of underground parking spaces for new constructed buildings - Measures to reduce number of private cars getting to the CBD		Medium
RAIL TRANSPORT					
ENCROACHMENT OF RAILWAY RESERVE AT CHAKA CENTRE	Chaka Centre	RECOVER ENCROACHED RAIL RESERVE	- Set a committee to oversee recover of the encroached land. - Provision for market space at Chaka Centre	Medium	
AIR TRANSPORT					
UNDERUTILIZED AND NON-FUNCTIONING AIRSTRIPS	Nyaribo airstrip Mweiga airstrip	TO ENSURE UTILIZATION AND OPERATION OF THE AIRSTRIPS	- Upgrading the airstrips - Extending the runways to accommodate 2 engine planes		

The land acquisition strategy to achieve the above is as follows;

Table 32: land acquisition strategy

Project	Land requirement	Acquisition options	Actor
By-pass roads	40m road reserve	Compulsory acquisition Land Buying	KURA Nyeri Government
Link roads	30m road reserve	Compulsory acquisition Land Buying	KURA KERRA Nyeri Government
Terminal facilities (2 No.)	Minimum 1.2Ha each	Land Buying Compulsory acquisition	Nyeri Government
Road widening		Surrender during Development application Compulsory acquisition	KURA KeNHA Nyeri Government

9.2 WATER AND SANITATION STRATEGY

Water supply

Water distribution is concentrated in the Central Business District (CBD) and the nearby residential areas such as Asian Quarters, Ring Road Estate, Garden Estate and Kiawara. Other areas outside the CBD covered by water provision include Kiganjo, King'ong'o and Kangemi.

Projections of water demand are based on analysis of the current consumption patterns in the project area, observed patterns in the other province as well as the projected changes in demographic patterns. According to Water Design Manual for Water Supply in Kenya (2005), for design purposes domestic water demand is estimated at 180, 120, 60, and 30 litres per capita per day (l/c/d) for high, medium, low cost, and peri-urban settlements. However, WHO (1978) recommends a global rate of 65l/c/day for planning purposes

Based on the projections of the 2009 population census for the project area, a projection for water demand by year 2034 is illustrated in table below. According to Ministry of Water and Irrigation (MWI) design manual guidelines, an average figure of 100l/c/day* is used to derive global water demand for the project. It should be noted that the computed projections in the table below of water demand exclude commercial and industrial demand. The current daily water demand in 2014 is estimated by using daily per capita demand of 100 litres per capita per day.

The computations reinforces the fact that significant investment in the water sector is necessary to meet the future demands of project area so as to successful meet the goals of the strategic planning. From the design calculations on the projected water demands for the ultimate design year 2034, the demand then would be 36,296m³ per day. If NYEWASCO maintains the design water production capacity of 27,000m³ per day, then it would not be sufficient to provide adequate water by the year 2034, thus expansion plans should be underway in response the ever increasing demands due to the population growth.

Table 33: Population size by sub-county and Water Demand (Taking demand at 100l/c/d)

Sub County	Area (Km ²)	KNBS Census	Population and Projections		Ultimate Year 2034	water Demand (M ³ /day)
		2009	2 014	2030	2034	
Municipality	170.93	119,808	145,764	273,014	319,388	31,938
Kieni East (part)	35.33	5,841	7,106	13,310	15,571	15,57
Kieni West (part)	45.27	6,915	8,413	15,757	18,434	1,843
Tetu (Part)	16.04	782	951	1,782	2,084	2,08
Total	267.57	133,346	162,235	303,864	355,478	35,547

*Adopted per capita domestic water demand in m³/day

Sanitation

Despite the abundant water supply in Nyeri, the sewerage network area is approximately 12% of the planning area. This calls for the immediate attention to the areas receiving adequate water supply.

According to the Water Design Manual for Water Supply in Kenya (2005) published by the Ministry of Water and Irrigation, approximately 70-80% water demand is translated into waste water hence appropriate channels should be put in place to convey waste water into the existing waste water treatment plants.

Future Scenario for Water Supply and sewerage services

The projected water demands for 2034 will not be met if the current water production is maintained. The current water production capacity is 27,000m³ per day. Expansion plans should be underway in response the ever increasing demands due to the population growth. As a long term measure, the existing springs and shallow wells require development and rehabilitation to supplement the existing water supply.

Conservation of existing water catchments should also be practiced to guarantee future water availability given that up to 80% of the planning area form catchment for the whole Nyeri Municipality.

Future population growth and settlement trends in the planning area will necessitate the following actions:

- a) An extension of the existing sewerage infrastructure to wards which are not currently covered. Priority should be given to Chaka, Gatitu, Garden Estate, Skuta, Kamakwa and Ring Road, and part of the CBD.
- b) Provision of public Exhausters to the non-sewerable areas which currently use on-site waste disposal systems such as Latrines, cess pools & septic tanks.

The proposed sewer network extension is shown in figure below:

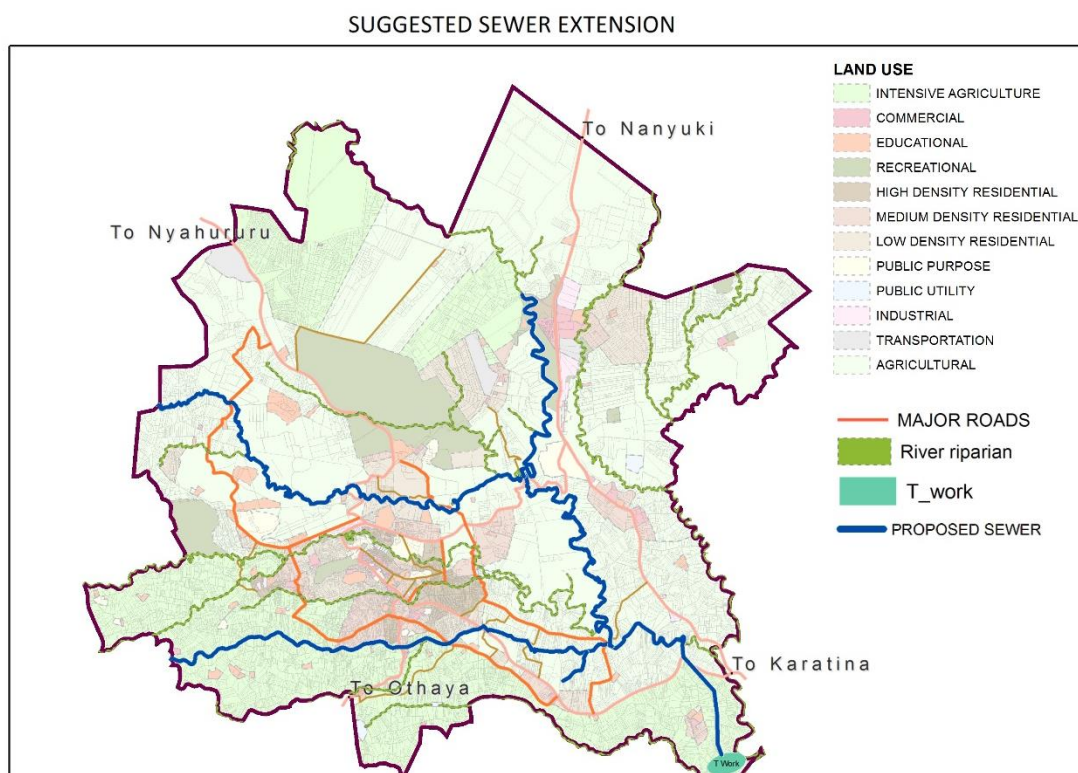


Figure 62: Suggested Extension of the Sewer Network

The main Sewerage Company within the planning area, NYEWASCO, has two treatment plants which are currently operating below their design capacities. The Kiganjo Sewerage Plant has a design capacity of 2000m³ per day but is currently operating at 700m³ per day, whereas the Kangemi Sewerage Plant has a design capacity of 6000m³ per day but is currently operating at 2000m³ per day. The plants offers an un-utilised combined capacity 5300m³ that can be utilised when the sewer network is extended to other wards which currently lack sewerage services.

9.3 COMMUNITY FACILITIES

9.3.1 Educational Facilities

Education is an important tool of socio-economic development of any community. It empowers the community to perform various duties efficiently and effectively and therefore increases in labour returns. Education has the ability to enhance human capacity and development of knowledge, which is necessary for production and therefore influences development process in any area.

The planning area has a total of 112 of early childhood development education centres, 120 primary schools, 36 secondary schools and 5 special needs education centres. the following were identified as challenges facing education:

- i. Inadequate special schools
- ii. Alcoholism and drunkardness
- iii. Inadequate facilities and structures
- iv. un utilized land capacity

- v. unutilized schools

This plan recommends the following:

- i. Construction of more 13 primary and 20 secondary schools per sub-county by 2034
- ii. Construction of more classrooms, renovations and upgrading of the existing ones in Mirera primary.
- iii. Put up storey buildings and increase of streams in existing schools to maximize use of land.
- iv. Implementation educational policy so as the set standards that are adhered to by those providing education facilities
- v. proposed additional schools to be distributed equally per ward with Rware ward being considered for more additional secondary schools due to increase in population

Table 34: Education facilities projections

Sub-County	Pop 2014	2014(Avail able Facilities)		Defic it/ surpl us	20 15 (A F)	Defic it/ surpl us	20 20 (A F)	Defic it/ surpl us	20 25 (A F)	Deficit/sur plus	20 30 (A F)	Deficit/sur plus	20 34 (A F)	Defic it/ surpl us
Tetu West (part)	951	Ecde	4	+3	1	+3	1	+3	1	+3	1	+3	1	+3
		Pri	4	+3	1	+3	1	+3	1	+3	1	+3	1	+3
		Sec	0	-1	1	-1	1	-1	1	-1	1	-1	1	-1
Kieni East (part)	7,106	Ecde	18	+16	2	+16	3	+15	3	+15	4	+14	5	+13
		Pri	19	+16	2	+17	3	+16	3	+16	4	+15	5	+14
		Sec	2	+1	1	+1	2	0	2	0	2	0	3	-1
Kieni West (part)	8,413	Ecde	24	+20	3	+21	3	+21	4	20	4	+20	5	+19
		Pri	18	+15	3	+15	3	+15	4	+14	4	+14	5	+13
		Sec	14	+12	2	+12	2	+12	2	+12	2	+12	3	+11
Municip ality	145,7 65	Ecde	66	+7	38	+28	47	+19	57	+9	68	-2	79	-11
		Pri	79	+37	38	+41	47	+32	57	+22	68	+11	79	0
		sec	20	+1	19	+1	24	-4	29	-9	35	-15	42	-22

From the above table a total of 11 ECDE and 22 secondary schools shall be required to be provided by 2034. Assuming each secondary school will have 3 streams, only 7 secondary schools shall be required by 2034.

9.3.2 Health facilities

Provision of primary health care to all citizens is one of millennium Development Goals and one of the primary roles of the government to provide these services to its citizens. There are 262 health facilities in the planning area (Source-health Kenya facilities 2014).

These include dispensaries, medical clinics, radiology units, dental clinics, health care, sub-district hospital, provincial general hospital (PGH), VCT centers, Eye Care Centers, medical laboratories, maternity homes and nursing homes among others. Challenges facing Health facilities include:

- i. Low bed capacity in the county referral hospital
- ii. Old and dilapidated infrastructure
- iii. Overstretched maternity and new born unit due to free maternity services
- iv. Overstretched funeral parlor at the county referral hospital
- v. Inadequate equipment

This plan provide the following Proposals

- i. Upgrade the county referral hospital to have more bed carrying capacity
- ii. Periodic and regular maintenance of the health facilities
- iii. Upgrading the funeral parlor at the county referral hospital
- iv. Equipping and staffing the existing health facilities
- v. Provision of more drugs to the existing health facilities
- vi. The county government of Nyeri should acquire more Ambulances for the existing health facilities

Table 35: Health facilities proposals

Subcounty	Existing no of facilities	Pop 2014	Deficit/surplus	Pop 2034	Deficit /surplus
Municipality	34	145,765	+24	319 389	+12
Kieni west (part)	3	8 413	+2	15,570	+1
Kieni east (part)	3	7 106	+2	18 430	+1

9.3.3 Other Social Facilities

Firefighting and emergency service

There is only one fire station in Nyeri Town. It is Located near Nyeri town off Kenyatta Road. Nyeri fire brigade has 16-trained firefighters who work in shifts having four firefighters on duty.

Challenges

- iv. Insufficient number of fire fighting vehicles
- v. Inadequate staff
- vi. Inaccessibility of informal settlements

Interventions to address the challenges are:

- v. Equipping the existing fire station with the following:
 - 2 modern fire engines
 - Appliance room and store room for specialised equipment
 - Training area
 - Kitchen
 - Rest &recreational room
 - Equipment room fire engine bay
 - Vehicle and equipment workshop
 - Operations control room.
- vi. Incorporation of fire training School in National Youth Service
- vii. Establishment of fire Sub-stations at Nairutia, Narumoru and Othaya.
- viii. Improvement of the access roads to the slums.

Cemetery and Crematorium

Cemeteries in Nyeri include; Kaburini cemetery (Nyeri town cemetery), Italian war memorial cemetery and Saint Peters cemetery.

Challenges

- iv. Steep terrain
- v. Encroachment on cemetery lands by informal settlements
- vi. Uncontrolled burning of solid wastes within the cemetery land.

Proposals

- vi. Creation of an alternative cemetery ground.
- vii. Improvement in management of the cemeteries.
- viii. Fencing of the cemeteries.
- ix. Addition of more libraries at each sub-county level to cater for the increasing reader population.
- x. Upgrade the existing libraries to accommodate more reader population

Stadia facilities

There are a number of stadia facilities within the planning area and they include; Ruring'u and Dedan Kimathi which face the following challenges

- v. Small in size
- vi. Dais is small and lacks seats
- vii. No lighting
- viii. Irregular dumping of waste

The following are interventions to address the challenges:

- vi. Upgrade the Ruring'u stadium to have seats and dais
- vii. Construct an arena in Dedan Kimathi stadium
- viii. Provide lighting in Dedan Kimathi stadium
- ix. Control solid waste dumping in the stadium
- x. Addition of more stadia to support sporting facilities

The planning area also has a number of recreational parks which include; Whispers Park, Sungura Park and Ministry of Works Park. They face the following challenges:

- i. Encroachment due to growth of town and developments
- ii. Inadequate social amenities

Proposals

- Proper maintenance of parks
- Landscaping and greening of parks
- Integrating social amenities within the park
- More land to be set aside by the county government for public parks

Social halls and Community centres

There are a number of public social halls as well as privately managed social halls. Public social halls include Nyeri town hall and IFAD hall

The private social halls are mainly run by churches and they include the following; YMCA hall, Nyeri Cathedral Secretariat hall, P.C.E.A Chaka hall and St. Peter's Cathedral hall

Challenges

- iii. Lack of maintenance
- iv. Inadequate provision

Proposal

- iii. Provision of social halls and community centres at each sub-county
- iv. Upgrading the existing community centres and social halls to have facilities such as libraries and seats.

NYERI INTEGRATED SOCIAL FACILITIES

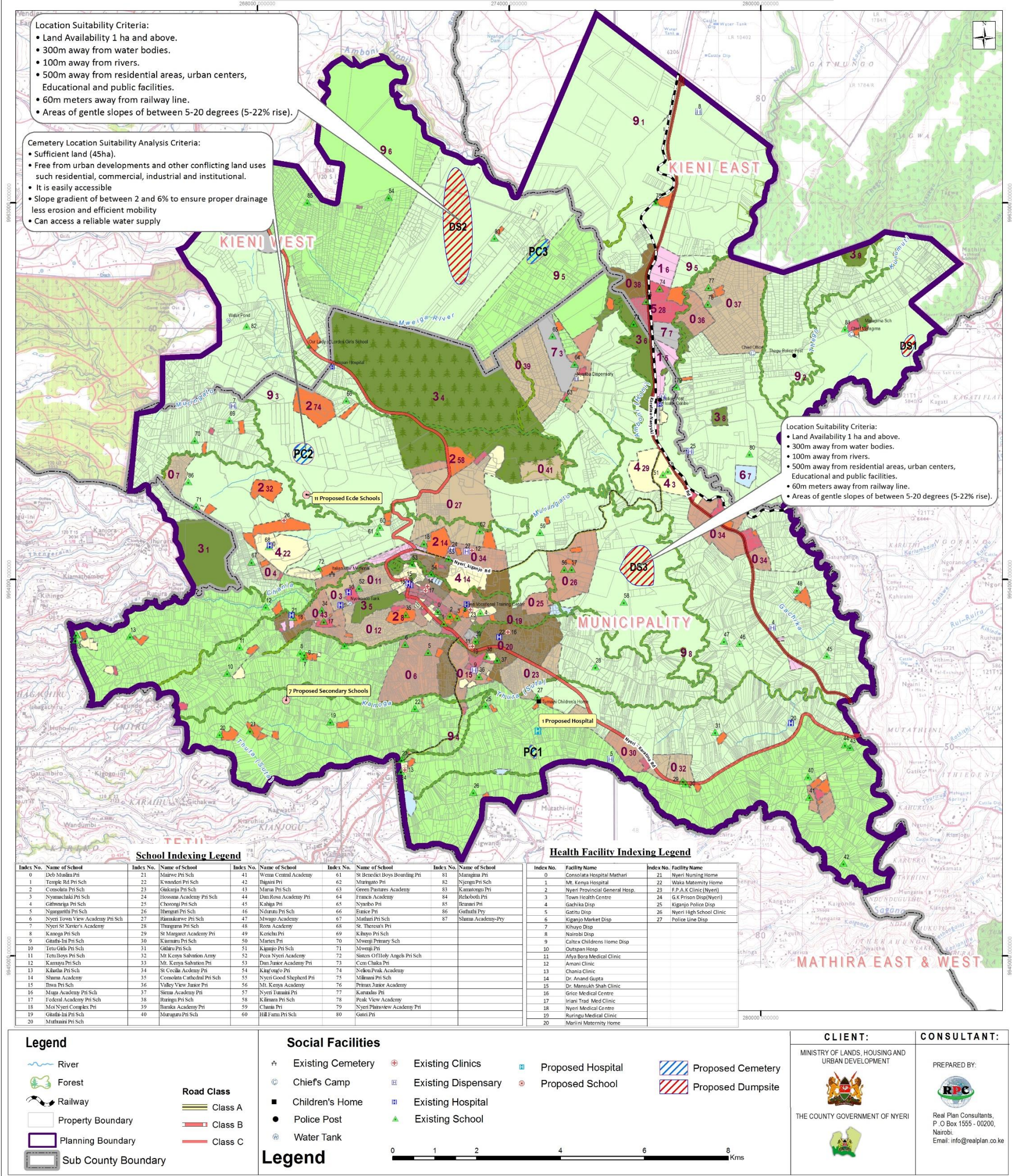


Figure 63: Integrated social Facilities Proposals

9.4 SOLID WASTE MANAGEMENT STRATEGY

Solid waste Management is a devolved function of the County Government as per the Fourth schedule in the Constitution of Kenya. Therefore, Nyeri county Government is responsible for solid waste management in Nyeri Town. This service is undertaken by Sub county Environment Office and the Public Health department.

Currently, the existing Dumpsite is located at southern part of Asian Quarters. It is not licensed by NEMA and does not meet NEMA standards. The dump site lacks garbage handling equipment and a fence. Interventions proposed include:

- i. Relocation of the dumpsite to Chaka
- ii. Licensing of the new dumpsite
- iii. Installation of comprehensive system of waste disposal, transfer and handling.
- iv. Fencing of the garbage site.
- v. Construction of an incinerator at the PGH to handle medical waste.
- vi. Privatization of waste management in the Town.

9.5 ENVIRONMENTAL MANAGEMENT STRATEGY

Special considerations were given to the riparian reserves as well as conservation of Kiganjo, Nyeri hill and Nyeri forests. The environmental Assessments is to ensure that the likely environmental impacts of the proposals were evaluated and mitigated against in order to achieve a healthy, safe and economically sustainable development.

The plan also seeks to improve or maintain the environmentally significant areas ESAs for continued environmental sustainability. The environmentally significant areas within the planning area include the rivers, forests, hills and swamps all within sections of the Aberdares and Mt Kenya catchment areas. The report also presents an environmental management strategy in addressing the environmental concerns within the planning area. The environmental concerns either directly or indirectly impact negatively on the (ESAs)

9.5.1 General challenges and threats to the ESAs in Nyeri

- i. Degradation of ESAs from anthropogenic activities such as settlement and agriculture
- ii. Impact of Climate change on ESAs
- iii. Inadequate enforcement on legislations governing ESAs
- iv. Inadequate Conservation and Management efforts
- v. Inadequate recognition of Indigenous Knowledge (IK) and community efforts in the management of ESAs

9.5.2 Management guidelines for ESAS in the planning area

i. Rivers

The rivers form a habitat to several wildlife species apart from supplying water for domestic, industrial and agricultural use. These water resources in within the planning area are faced with a number of challenges including:

- Pollution loading from point and non-point sources, use of agrochemicals and pesticides
- Waste dumping.
- Siltation in rivers and dams.

- Encroachment into wetlands and riparian areas.
- Encroachment into groundwater recharge zones.

Management proposals for the rivers and streams

- Provide buffer zones of between 2m -30m width measured from the highest watermark depending on the width, water volume, whether permanent or seasonal and use of that water. Where the highest watermark cannot be determined, consider the width of the river on either side to arrive at an appropriate buffer.
- Use erosion control devices, integrated pest management plans and rehabilitate disturbed areas. Incorporate best management practices to prevent pollution of rivers and streams.
- Riparian areas should be identified by the WRUAs.
- Management of the riparian areas should be considered once they are identified- specify activities that can be allowed in such areas such as bee keeping and indigenous vegetation through WRUAs.
- WRUAs should incorporate best management practices that prevent pollution of rivers, streams, utilize erosion control devices; integrated pest management plans and rehabilitate disturbed areas.
- Water resources management authority (WRMA) to profile and report the physical chemical and biological characteristics of all the rivers, wetlands and other surface water bodies within the planning area.
- Establish a comprehensive monitoring regime to the rivers and wetlands and report for compilation on the county state of environmental reports.
- WRMA to coordinate the development and implementation of management plans that rationalize the use of resources and mitigate on the negative impacts on rivers and lakes
- Profile and report human activities around such rivers and wetlands, clearly indicating the impact of such activities on the system
- Develop, adapt, and implement management plan that should rationalize the use of resource and mitigate on the negative impacts.
- WRMA should be responsible for documentation and this should be reported to the national environment management authority and any other related sectoral statutory committees in their jurisdiction.
- The County environment technical committees (CETC) should issue necessary notices and orders in order to stop degradation of rivers, wetlands and other surface water bodies.
- Environmental Inspectors and Compliance Officers should also undertake necessary enforcement actions on such incidences in accordance with EMCA No.8 of 1999, Water Act 2002 and any other relevant legislation.
- Delineate spring riparian reserve as conservation zones and undertake easement process where necessary.
- Preserve the aesthetic and biological values of the rivers and streams as part of open space system. Where possible, provide public access to these open spaces and for recreational purposes.
- Preserve and maintain the rivers, natural streams and drainage ways within the developed areas by designating them as part of the open space system. To the extent possible, limit any modifications to natural gulches and drainage ways, unless they are

necessary for flood protection, to preserve water quality and protect aesthetic and biological resources.

- If modifications are necessary, mitigate impacts on biological habitats by using stream-side vegetation, rip-rap boulder lining of stream banks, v-shaped bottom channels to maintain a stream flow during low rainfall periods, and other designs to enhance aeration.
- Integrate planned improvements to the drainage system into the open space system by emphasizing the use of retention basins and recreational access in the design approach.
- Develop monitoring plans for discharge of effluents into the aquatic environment to ensure that standards are met.
- Establish permanent in-stream flow standards for perennial streams. These standards should weigh the benefits of in-stream and non-stream uses of water resources, including the economic impact of restrictions of such uses.
- Encourage inter-agency coordination and public-private partnership in planning and management efforts of these resources.
- Discourage the planting of eucalyptus and invasive species in the water resource areas while giving preference to alternative species such as bamboo among others as envisioned in the “Guidelines on Eucalyptus” developed by the Kenya Forest Service (KFS).
- Carry out Environmental Impact Assessment (EIA) for activities likely to have negative impacts on the river/stream, lake, wetland and ground water. Limit uses in these areas to conservation, compatible recreation such as hiking, fishing, religious and cultural practices and controlled diversion for agricultural purpose.

ii. Forests and Hillside

The following guidelines should be followed within the planning area:

- Any form of cultivation on areas of slope of between 12% - 55% must incorporate appropriate soil and water conservation measures as the Agriculture Act, Cap 318 of the laws of Kenya.
- There must be no cultivation at all on slopes beyond 55%, instead there should be afforestation and the protection of existing vegetation.
- Prohibit any form of cultivation on hillsides beyond 55%, mountains and forest areas.
- Undertake valuation of non-wood forest produce e.g. herbal products
- Promotion of appropriate species selection for site planting
- Prevent the burning of grass and any other vegetation in areas of intensive agriculture or on steep slopes
- Promote agro forestry and encourage woodlots establishment on farmlands. Rehabilitate degraded areas through re-afforestation and enclosure for natural regeneration.
- Develop and improve firebreaks and access roads.
- Undertake an assessment of the carrying capacities of various resources before any extraction to ensure sustainable use of Hilltops, Hillside, and Forests.
- Encourage indigenous forestry on Hilltops and Hillside
- Encourage ecotourism in Hilltops, Hillside, and mountain and forests Discourage human settlement on Hilltops, Hillside, mountains, and forests.

- Establish disaster preparedness in forest fires and landslides, mudflows, rock falls, flush floods, diseases and Pests.
- Regulate exploitation of forest products e.g. charcoal, logging, and non-wood products.
- Zone and protect water catchment areas in Hills and Forests.
- Embrace integrated ecosystem management planning.
- Protect hills and forests through identification, mapping, inventory, easement and gazettement.
- Encourage interagency coordination and public-private and community partnerships in planning and management efforts of these resources.
- Ensure at least 10% of land holdings are under trees as per the gazetted “Farm Forestry Rules” of 2009.
- Promote Participatory forest management.
- Repossess encroached forest reserves for environmental sustainability.

iii. Quarries

The planning area has a series of quarries where building stones, ballast and murram are obtained for local and external construction activities. The quarries if not sustainably managed have far reaching implications on the environment. Land dereliction and breeding grounds for mosquitoes in case of water accumulation are just but case examples. The table below documents the quarrying sites and products within the planning area.

Table 36: Quarries within the planning area.

AREA	MINING ACTIVITY
Nyaribo	Ballast, Building stone
Gatitu	Ballast
Chaka	Ballast, Building stone, murram
Gatei	Building Stones, Ballast
Kangemi	Building stone, Ballast
Kabiruini	Building Stones
Kiganjo	Building Stones
Thuguma	Building Stones and Murram

This plan categorizes the quarry sites management guidelines in the following categories.

Occupational, Public Safety and Health Guidelines

Environmental Guidelines

(a) Occupational, Public Safety and Health Proposals in quarry sites

- Discourage undercutting and tunnelling in quarries and to avoid damage to property, injury, or loss of life
- Prohibit vertical faces exceeding 2.5 m when quarrying on soil, gravel, soft rock or debris. These should be worked in terraces/ benches or at a safe angle of slope.
- Hard rock quarry faces to be benched or worked from top to bottom.
- Prohibit loose hanging rocks/material near or on the face of excavation/quarry. Ensure all loose rocks/ materials are scaled down before commencement of any quarry operation.
- All quarry faces/cliffs should be securely fenced .The fence should be at least 3 meters from the edge of the cliff using chain link of at least 1.5 meters high.

- Warnings signs of appropriate font size and in the appropriate language should be erected in all quarry entries and in areas with high cliffs e.g. 'Danger Quarry Deep Pit' or 'Caution Flying Stone and Debris'.
- All roads to and from quarries to be made safe and accessible and transportation of quarried material to follow a designated route.
- Quarry operators to ensure provision of clean water, sanitation and well equipped first aid kit with trained first aiders
- Provide protective gear for persons working in quarries as provided for in the Public Safety Regulations
- Quarry operators to be trained on safety, health and environmental issues and the quarry site should have a person in charge of safety and ensure establishment of 'Safety, Health and Environment Committees' (SHEC).
- Each quarry site (where blasting is required) should have suitable skilled blaster to carry out safe blasting and acquiring blasting permits.
- All blasting materials /explosives should be acquired and conveyed legally through acquisition of relevant permit(s) from Mines and Geological Department
- Blasters for informal quarries to acquire blasting materials for immediate (daily) use only where there is no licensed storage facility.

(b) Environmental Management proposals for quarrying sites

- Undertake an EIA before quarrying starts.
- Adherence to the Noise and Excessive Vibrations Regulations, 2009
- Carry out exploration for aggregates such as ballast and marram and map out the deposits. The areas should also be physically planned, appropriate land use assigned, and Environmental Management Plan (EMP) for the whole area prepared.
- Establish at least 10 meters buffer zone between the quarry and the 30-meter riparian reserve of the river, wetland, and water catchment areas. (i.e. 40 meters buffer zone between the quarry and the edge of the river or wetland)
- Quarrying activities within the forested land should be restricted to forestland devoid of trees with the aim of reclamation for re-vegetation in accordance with Section 42 of the Forest Act 2005.
- Siting of quarries should be in harmony with other land uses and Provide for defined buffer zone between quarries and other land uses.

(c) Socio-Economic Management proposals for quarry sites.

- Form site based quarrying Community based Organizations.
- Abide by the Rules and Regulations of their Organizations.
- Encourage benefit sharing with the communities.
- Prohibit child labour in the quarries as stipulated the Children Act 2008.
- Prohibit consumption of alcohol or drugs in the quarries.
- Awareness creation on HIV/Aids and Channel the Aids Control funds through the County Aids Committees.
- Encourage operators/workers to take advantage of credit facilities to educate their children and venture into other income generating activities.
- Improve infrastructure (e.g. roads) network to the quarries

iv. Swamps

The swamps are major ground water recharge natural resources apart from acting as carbon sinks. This wetland vegetation such as the reeds can be sustainably harvested for economic values.

The Planning area is dotted with a series of swamps that face complete extinction due encroachment by poor agricultural practices from agriculture and settlement. Githwariga swamp which runs from the green hills hotel area to Nyeri-Othaya road junction is a case example of settlement encroachment and agriculture.

The swamps are key water reservoirs that would take and store storm water for agricultural purposes and creation of conducive microclimate for wildlife habitation. The following management proposals should apply while handling any development that would directly or indirectly affect these important natural resources(swamps):

- An EIA should be done before an establishment of a large-scale irrigation and drainage of swamps.
- Provide a buffer zone of at least 50m from the irrigation schemes and the natural water courses/body into which such irrigation scheme discharges its waters.
- Discourage agricultural and human settlements on swamps. The water resource users association to be brought on board in the protection of the swamps.

9.5.3 Enviromental Concerns.

The planning area has the following environmental concerns:

i. Poor solid waste management

This is experienced majorly in urban areas, residential and the parks (lower, middle & upper stage, Whispers Park & Skuta). The main types of wastes generated are plastics, polythene bags, papers, kitchen remains and rags.

The county government has got inadequate capacity to handle all the solid wastes generated, private solid waste handlers have ventured into solid waste management but still there is inadequacy. Solid wastes are dumped by the roadsides or rather thrown outdoors in the commercial areas and the residential estates.

The dumpsite location is a major land use conflict. It is located adjacent to the Asian quarter's residential estate and at steep slopes overlooking River Chania. There are probabilities that leachates and some solid wastes are washed into the river by the surface runoffs.

ii. Inadequate storm water drainage

The planning area lacks adequate storm water drainage systems especially in the CBD where most surface run off is generated due to hard and paved surfaces which reduce surface run off infiltration. The problem of storm water is also experienced in the informal settlements where there are no defined storm drain channels. The existing storm drain channels are either silted or blocked by solid wastes.

iii. Air and noise pollution

Air pollution is quite minimal in Nyeri given its agricultural nature other than an industrial town. However, noise pollution has been noted in parts of the CBD especially in the bus termini where there is need to restore order.

The bus termini need to be redesigned and the bodaboda operators need to have designated parking spaces. This will reduce the unnecessary hooting and shouts from the touts which cause nuisance.

iv. Pollution of water resources

This type of pollution is faced mainly by the rivers within the planning area. Chania for instance faces pollution at its courses at Majengo, Transformer and Witemere area where there is high population density. This informal settlements do not have elaborate liquid and solid waste management systems despite their location to the riparian zone extent of the river. A good quantity of the solid and liquid wastes generated at this settlement areas find their way into the river.

v. Land and forest degradation

The land and forest degradation is an emerging issue within the planning area. The planning area is dotted with several quarries most of which are located within Nyeri and kiganjo forests. The quarrying activities have been noted to continue reducing the forest cover and cause land dereliction. Example of the quarries within the forested zone are Nyeri forest quarries and kiganjo quarries. Others are Nyaribo and Gatei quarries.

There is need to practice sustainable quarrying by enforcement of EIA before any quarrying activity is commenced. The borrow pits at Nyaribo should immediately be backfilled to regain the economic use of such lands.

vi. Encroachment of riparian reserves.

Encroachment and grabbing of the riparian reserves is evidenced within the planning area. River riparian reserves in the densely populated areas such as Majengo and transformer settlement area faces encroachment through settlement, agriculture, liquid and solid waste disposal. Other riparian reserves encroached into include the Nyeri technical training institute swamp and the extents of Nyeri hill, Nyeri and kiganjo forests. This Plan seeks to restore the sustainability of this resources through:

- i. Restricting physical developments to outside forest reserves
- ii. Reclamation of encroached areas.
- iii. Public sensitization and campaigns on conservation and management of these natural resources.
- iv. Empowering the WRUAs through water resources management authority (WRMA) in the water resources conservation.
- v. Strengthening the capacity of the Kenya forest service to carry out their mandate.
- vi. Establish community tree nurseries for afforestation programmes.
- vii. Promote and encourage alternative energy sources.

vii. Inadequate coverage of water and sewerage reticulation networks

The existing situation shows that distribution is concentrated in the CBD and the nearby residential areas such as Asian Quarters, Ring Road Estate, Garden Estate and Kiawara. Other areas outside the CBD covered by water provision include Kiganjo, King'ong'o and Kangemi.

The remaining parts of the planning area are served by water kiosks, water venders and public stand pipes while in the rural areas, institutions provides technical assistance to establish water tanks for roof catchments so that the residents can have access to water.

This proposal seeks to ensure that piped water is extended to the rural areas through extension of the trunk systems and the connection fee subsidized to allow for affordability. The plan advocates for:

- i. Undertaking feasibility study for greater Nyeri water supply system
- ii. Extending the water supply trunk system to the unserved areas.
- iii. Subsidizing the connection fee for the rural population.

On the other hand despite the abundant water supply in Nyeri, the sewerage network area is approximately 12% of the planning area. This calls for the immediate attention to the areas receiving adequate water supply.

According to the Water Design Manual for Water Supply in Kenya (2005) published by the Ministry of Water and Irrigation, approximately 70-80% water demand is translated into waste water hence appropriate channels should be put in place to convey waste water into the existing waste water treatment plants.

This Plan advocates for:

- i. Undertaking feasibility study for greater Nyeri sewerage system
- ii. Extending the water supply trunk system to densely populated but unserved areas.
- iii. Subsidizing the connection fee for the rural population.
- iv. Extending the sewer trunk system to areas that will attract more population settlement such as Chaka, Maragima and Gatitu area to the year 2020 and beyond.

Table 37: Environment Management strategies

Key issues	Location	Objective	Strategy	Action plans/areas	Actors	Time frame
Poor solid waste management.	- Lower, middle & upper bus termini. - Majengo - Ruringu - Skuta. - Chaka	- To reduce environmental degradation by poor solid waste management - To identify waste disposal sites their capacity and use - To come up with an efficient and functional solid waste management system. - To recover energy and resources from wastes.	- Identification of waste sources. - Involvement of all stakeholders in environmental conservation and management. - establishment of sorting point in the residential estates - Establishment of compost pits - Enhance Waste separation at source. - Compositing of organic waste. - Recycling of inorganic waste. - Strategically locate dumpsites.(The current dumpsite is illegal- The county government does not a valid waste disposal license from NEMA)	- Privatization of solid waste management. - Provision of waste collection bins in the CBD - Promote waste reuse and recycle and reduction by promoting waste sorting. - Conducting public awareness on waste disposal and management. - Public awareness on waste separation(all residential areas) - Training on compositing procedure(all residential areas) - Capacity building on waste recovery - Increase the number of waste collection trucks - Provision of personal protective equipment for waste collectors. - Enforce county by-laws - Acquiring a suitable site for a dumpsite located at Asian quarters.	- County Government of Nyeri - NEMA - Individuals - Private waste collectors. - Corporations - Community based organizations.	Short term (5 years)

Deforestation and encroachment	- Nyeri hill - Nyeri forest - Kiganjo forest.	- To promote optimal utilization and sustainable use of forest resources. - To restore and increase forest cover to 10% as per the requirements of the Kenyan constitution. - To provide for the conservation and management of forest resources - To promote environmental education.	- Sustainable utilization of forest resources - Public education on use and management of forests - Enhance Public participation in the conservation and management of forest resources - Delineate and fence forest reserve. - Enhance reforestation	- Restrict physical developments to outside forest reserves - Reclamation of encroached areas - Public sensitization and campaigns on conservation and management of forest - Strengthen the capacity of the Kenya forest service to carry out their mandate - Establish community tree nurseries for afforestation programmes - Promote and encourage alternative energy sources.	- County Government of Nyeri - Community based organizations - Ministry of mining and natural resources - KFS - KWS	Long term (15 years)
Inadequate and blocked storm water drainage channels.	- CBD - Majengo - Ruringu	- To provide for an efficient storm and surface water drainage. - To provide for surface drains.	- Identification of natural drainage channels. - Enhance disaster preparedness to reduce loss of life and property during flooding. - Construct storm water retention facilities.	- Construction of drainage channels - Regular opening of drainage channels blocked by waste to reduce flooding during rainy season. - Planting trees and cover crops to reduce surface off.	- County government of Nyeri - Residents - CBOs & NGOs - Crop farmers. - Developers.	Medium term (5 years)
Pollution of rivers.	- River Chania - Muringato	To provide for the conservation and management of water resources	- Control and buffer water sources from pollutants - Restrict human activities close to the water resources	- Reclaim riparian reserve of all the river e.g. Chania - Observe riparian way leave	- WARMA. - NEMA. - CBOs - Residents. - WRUAs	Short term (5 years)

		To identify sources of pollutants (point and non-point sources)	Identification of pollutants/polluters	- Enforce polluter pay principle - Form a committee to check and counter pollution of the rivers and other water resources		
Soil erosion.	- Kingong'o - Majengo. - Nyeri hill.	To reduce soil erosion.	Increasing vegetation cover in the planning area	- Ploughing along the contours. - Encourage cover cropping - Discourage cultivation on steep slopes.	- Ministry of agriculture. - Farmers - Residents	Short term. (5 years)
Inadequate sewer network coverage.	- Maragima - Gatitu - Kirichu - Kamakwa - Mukaro	To provide for the development of an efficient sewage management system for entire planning area.	Extend the sewer network to Maragima, Gatitu, Kirichu, Kamakwa and Mukaro.	- Undertake feasibility study for greater Nyeri sewerage system - Increase the sewerage network of greater Nyeri.	- County government of Nyeri - Donors. - NGOs - Agencies. - NYEWASCO	Long term. (15 years)
Noise pollution	Bus termini especially lower bus termini.	To reduce noise levels to acceptable limits	- Erect billboards showing the effects of unnecessary hooting. - Decongest the bus park through improved parking design. - Provide designated motorcycle parking.	- Sound proofing in clubs - Licensing of the noise source points - Introduction of stiff fines and penalty on noise pollution - Enforcement of noise and vibration regulations - Involve stakeholders in noise control efforts.	- Nyeri County government - NEMA - Taxi Operators - Matatu Operators - Transport Sacco's.	Long term. (15 years)

Air pollution.	- Along the roads - Compounds	To reduce air pollution.	- Erect billboards illustrating the effects of air pollution. - Promote utilization of gas as a clean source of energy in households.	- EIA for development projects and annual audits. - Discourage burning of industrial waste. - Public health inspections and installation of incinerators. - Recycling.	- NEMA - Ministry of Environment - Ministry of industrialization	Short term. (5 Years)
Inadequate enforcement of environmental management. Plans, policies and regulations.	Entire planning area.	To Mainstream the environmental considerations in the development approvals.	- Circulation of application, CoU, Subdivisions including NEMA. - Involvement of NEMA in all development Approvals.	- Circulation of application, CoU, Subdivisions including NEMA - Involvement of NEMA on development Approvals	- Nyeri county government. -Local Village administration -NEMA	Short term (5 years)

9.6 DISASTER MANAGEMENT PLAN

The purpose of the Disaster Management Plan is to identify disaster prone areas, protect inhabitants of the planning areas from disasters and explore available options for early warning systems. It also takes into consideration the natural hazards such as flash floods within the informal settlements (Weitemere, Chania and Transfoma) and forest fires within the planning area.

Nyeri exhibits various types of disasters both recurrent and potential. These types of disasters are namely; flooding, rock falling/landslides, fires and dust storms. The areas exposed to these disasters have been identified and management plan drafted for the same.

9.6.1 Flooding

Flood situations are variable and can occur as a result of severe prolonged rains, inadequate drainage or failure of levees and dams. The impact can be local affecting a neighbourhood or community, or very large, affecting entire river basins and multiple areas. Some develop slowly – allowing time to prepare and evacuate – while others (e.g., flash floods) can develop quickly, even within minutes. The floods within the planning area majorly occur as a result of prolonged rains. The areas affected include the following:

- CBD.
- Ruringu.
- Chaka.

While flood situations cannot be entirely prevented, steps can be taken to prevent or minimize injury and loss and speed the recovery process as proposed in the disaster management plan.

9.6.2 Rock falls and landslides

These are caused by unstable geological formation and may result into loss of lives, loss of property and settlement displacement. Unsustainable anthropogenic activities such as quarrying on hillsides and deforestation of steep slopes have also been proven to accelerate such disasters. Majengo, Kingongo and Nyeri hill are potential sites for such disasters within the planning area.

9.6.3 Fire hazards

These occur occasionally within the high density residential areas and occasionally within the forests. The areas affected include Majengo and the CBD. Strategies have been proposed to reduce the occurrence and effects of this type of disasters within the planning area.

The management plan identifies disaster prone areas, management objectives, strategies and the actors. It further seeks to protect Nyeri residents from such disasters by exploring available options for early warning systems. This includes institutionalizing monitoring systems, and enhancing strong coordination and collaboration mechanisms among others.

The management plan is presented in the table below.

Problems	Areas affected	Objectives	Strategies	Action plans/areas	Actors	Period
Flooding/storm water.	CBD Majengo Ruringu Chaka	- To eliminate frequent incidences of flooding - To reduce loss of lives and property - Reduce surface runoff.	- Development and Implementation of a storm water drainage system and plan - Enhance disaster preparedness among the residents - Control development in the disaster prone areas	- Assess drainage facilities need in the identified parts of the planning area - Construction, expansion and integration of manmade and natural drainage systems - Planting trees and grass on the terrain to reduce surface runoff/ Promote water harvesting - Undertake resettlement programmes for population settling on the disaster prone areas/ Public awareness on disaster management in identified areas - Establish and empower flood response teams in Nyeri - Construct artificial drainage channels.	- County government of Nyeri. - National Government - Residents - Kenya Red cross society.	Long term (15years)
Rock falls / landslides	- Majengo - King'ong'o - Quarrying sites: Kiganjo Gatei Nyeri hill Nyaribo.	- To eliminate loss of lives and property - To reduce cases of rock fall and landslides.	- Enhance disaster preparedness - Development control. - Identify and assess the unstable areas - Increase vegetation in the unstable area	- Restrict development outside the identified areas. - Research on frequency of occurrence of subsidence - Planting trees in identified areas to increase stability. - Establish and empower county disaster management teams.	- County government - NEMA - Ministry of mining (geology dept.) - Residents - Kenya red cross society.	Short term (5years)
Fire hazards	- Majengo - CBD. - Nyeri forest - Nyeri hill - Kiganjo forest	- To reduce cases of fire disaster - To reduce incidences of lives and property loss.	- Enhance disaster preparedness - Upgrade informal settlements and slums - Control development. - Enhance public awareness	- Improve the fire department of Nyeri (personnel and facilities) - Upgrading of informal and slum settlements. - Enforcement of the building codes. - Educating the public on fire disaster management - Install commercial and institutional buildings with properly functioning automatic smoke detectors.	- County government - National government - CBOs - NGOs - Residents - Kenya Red cross society.	Short term (5years)

9.7 CULTURE HERITAGE AND CONSERVATION

This plan shall seek to conserve and promote local culture in Nyeri. It provides for re-planning, re-development and conservation guidelines that promote local cultures of the area.

Cultural heritage is the legacy of physical artifacts and intangible attributes of a society that are inherited from past generations, maintained in the present and bestowed for the benefit of future generations. Cultural heritage includes tangible culture (such as buildings, monuments, landscapes, books, works of art, and artifacts), intangible culture (such as folklore, traditions, language, and knowledge), and natural heritage (culturally significant landscapes, and biodiversity). Cultural heritage preservation thus refers to the deliberate act of keeping the cultural heritage of a society for the future.

Heritage and cultural sites in Nyeri Town include Ruringu Stadium, Mau Mau Surrender Site, Ruringu- Native Courts, Natural Archives, Mau Mau Flag Site, Nyeri Town- Barden Powells Museum/Grave, the Dog Unit- at Ruringu, Commonwealth War Graves at Kiganjo and the White Rhino Hotel- Colonial Hotel, among others.

The conservation of cultural heritage in Nyeri seeks to recognize the soft culture- the ways of living of the people, indigenous knowledge, the cultural significant heroes, and the hard cultural heritage- the cultural sites, monuments, landscapes and artifacts.

The cultural heritage conservation plan uses a two phase approach in the sustainable conservation of the cultural heritage;

- i. Identification and public awareness creation on the cultural heritage
- ii. Protection, conservation and promotion of the cultural heritage

9.7.1 Identification of the Cultural Heritage

The identification of the cultural heritage involves the identification of existing sites, statues, artifacts and other culturally significant heritage. This will also involve the identification of other cultural heritage that are not presently recognized, such include:

- i. Establishment of a cultural center that will host a cultural museum and host the cultural shows and exhibitions.
- ii. Identification of old structures in the planning area such as the oldest building in the town and existing old churches
- iii. Establishment of monuments recognizing heroes from the area such as Prof. Wangari Maathai, Dedan Kimathi and Senior Chief Wambugu.

As part of public awareness creation and mobilization on the cultural heritage, annual cultural shows and exhibitions will be planned for in the planning area with the aim of making the people embrace the cultural heritage and showcasing it to other people.

9.7.2 Protection and Promotion of Cultural Heritage

The identified cultural heritage sites will be promoted and protected. The protection will be enhanced by a strict enforcement of existing laws providing for the protection of cultural heritage, the same will also be enhanced by the formulation of a cultural heritage act for the County.

The cultural heritage will also be promoted through partnership with private organizations to organize annual cultural shows in the area. The same partnership will be essential in packaging, branding and marketing the cultural heritage in the area as an attractive tourist destination.

The area has 16-gazetted monuments as listed below:

Table 38: Monuments

No.	Name of site/monument	Location
	Nyeri provincial monument	-
	Nyeri club	Near pc's office
	White Rhino Hotel	In town
	Mau Mau mass grave	Next to Kiawara slums
	Nyeri Old clock tower	Nyeri Town
	Nyeri Court	Nyeri Town
	Ruring'u Police Station	Ruring'u
	Ruring'u old African Court	Ruring'u
	The Baden Powell grave	Next to ACK church
	Paxtu building	Outspan Hotel Compound
	St Peters Anglican Church	-
	St Cuthbert's PCEA	Next to KPLC offices
	Mathari Catholic Mission	Mathari
	Italian Memorial Church	Mathari
	Italian Servants' Wall	-
	Queen Elizabeth monument	-
	Oldest building in Nyeri town	Nyeri Town
Proposed		
	Mau Mau Heroes Monument	Nyeri Town, Ruringu
	Dedan Kimathi Monument	Dedan Kimathi University
	Nyeri Cathedral	Nyeri Town
	Chief Wambugu	Wambugu Farm
	Scouts Conference Center	Nyeri Town

9.7.3 Cultural Significance of the Sites

i. Nyeri Museum

The Nyeri museum at Ruring'u is an important cultural site for the Agikuyu community in Nyeri. The site which was acquired by the Museums of Kenya in 2007 was established in 1924 when the British administrators build the Kiama Hall to be used as an African (Native) Court. The hall was initially used to try civil cases only but was later used to try criminal cases too such as the trial of Mau Mau veterans.

The site is now managed by the National Museums of Kenya and has been gazetted as a conservation site. Apart from preserving the African court, it is used as an exhibition for colonial time artifacts. However due to the limited space in the hall, there are few exhibits in the hall, it is thus recommended that a separate exhibition hall be established near the African Court to ensure the court is well preserved and that adequate space for the exhibitions is available.



Figure 64: Nyeri Museum

ii. Ruring'u Police Station

Ruring'u police station located in Ruring'u area has a rich historical significance not only to the people in Nyeri but also to the struggle and fight for freedom in Kenya.

The station was established at the height of the Mau Mau war in an effort by the colonial authorities to keep the Mau Mau fighters from reaching Nyeri town (Rware). For this significance, the station has been gazetted as a conservation site. The site is currently hosting the Ruring'u Police Dog section.



Figure 65: The Ruring'u Police Station

iii. Baden Powel Grave Site

The Baden Powel Grave Site is located in Nyeri town along Chania road. The site has the burial place of Lord Baden Powel the founder of the Scouts Movement and her wife the founder of the Girl guides Movement. The site is an important heritage place and is considered the third most visited gravesite in the world after that of Jesus and Bob Marley. Every year during the founder's day, thousands of scouts from all over the world come to visit the site as a commemoration of the founder of the movement. The site was gazetted as a national site in 2001.



Figure 66: The Baden Powel Historical Garden

iv. Dedan Kimathi Trench

Located in Muhoya location, Dedan Kimathi Trench was gazetted as a national site in 2001. The site is where the Mau Mau General Dedan Kimathi was arrested. Currently a plaque has been put up on the site bearing the history of Kimathi. The site is significant in relation to the firth for independence.

v. Mau Mau Flag Site

The Mau Mau flag site is a gazetted national site located in Ruring'u area. The site was the spot on which the flag was first hosted in Nyeri after independence. It is conserved in memory of the Mau Mau fighters who lost their life fighting the colonial authorities. It is historical and culturally significant site in memory of the struggle for freedom in Kenya and the remembrance of the freedom fighters who lost their life during the struggle.



Figure 67: The Mau Mau Flag Site

vi. Italian Memorial Church

The Italian Memorial Church is located along the Nyeri-Ihururu road in Nyeri. The church was built in honor of fallen Italian soldiers and their African recruits during the Second World War. The church is not used for regular worship but a special mass is conducted every 2nd of November in memory of the fallen soldiers. The walls of the church are lined with vaults with the remains of the soldiers. The names and dates of death for the soldiers are etched on each vault. The site was gazetted as a national site in 2001.

The church is an important historical and cultural site that depicts the relation between the colonial soldiers and the local natives and also a reminder of the Italian soldiers and African recruits who died fighting for the Queen during the Second World War.

9.7.4 Ongoing Interventions

Currently, there is an ongoing project to conserve the cultural heritage by establishing of a cultural center that is under construction in Nyeri town. There are also proposals to market the cultural sites as a tourist destination.



Figure 68: Cultural Center under Construction

Table 39: Culture Heritage and Conservation strategy

Objectives	Strategies	Action Plans	Areas	Actors	Period
To Promote Cultural Heritage	Public awareness creation on the need to conserve the cultural heritage	Public awareness creation on the need to conserve the cultural heritage Conducting of annual cultural shows Establishment of cultural exhibitions Establishment of a cultural center	Whole County Nyeri Town	County Government National Government NGO's	Continuous Medium Term
	Mobilize the community to embrace their cultural heritage	Conducting of annual cultural shows Establishment of cultural exhibitions Establishment of a cultural center	Whole County Nyeri Town	County Government National Government NGO's	Continuous Medium Term
	Protection and preservation of the cultural heritage	Identification of all Cultural sites Protection and rehabilitation of existing cultural heritage Formulation of a Cultural Heritage Conservation Act	Whole County	County Government National Government	Continuous
	Encourage PPP in branding and marketing of the local culture	Cooperation between the public and private sectors in identification, protection and marketing the local cultural heritage Branding of the local culture and heritage Marketing and publication of the local culture	Whole County	County Government National Government NGO's	Continuous
	Promote Cultural Tourism	Marketing of the cultural sites as tourism destinations Structuring cultural tourism tours for local and foreign tourists Cooperation with the private sector to provide infrastructure and services that promote tourism	Whole County	County Government National Government NGO's	Medium Term
	Promote Conference Tourism	Building of the Scouts International Conference Center	Nyeri Town	National Government County Government Scouts	

PART III: CIP AND IMPLEMENTATION FRAMEWORK

CHAPTER TEN

CIP AND IMPLEMENTATION FRAMEWORK

A Capital Investment Plan (CIP) provides a detailed understanding of anticipated investments into tangible capital assets. These assets include basic facilities, services and installations needed for the functioning of the community.

This CIP outlines the projects, both ongoing and proposed, that are envisioned to support development of Nyeri town, within the context of the proposed Integrated Strategic Urban Development Plan (2014 -2035). The projects are detailed out per sector. Also included are the areas covered, budgetary allocations, land requirements, the implementing and financing agencies and implementation time lines.

The total number of projects proposed is 89, out of which 16 are already ongoing. The biggest proportion of these projects (39%) fall under the Transportation sector, followed by the Commerce, Industry & Tourism sector at 18%. The next highest proportion of projects are the community facility projects which take up 7% and then followed by projects in the water and sanitation, housing and energy sectors, each of which form 6% of the total. The remaining 8% is taken up by, agriculture, education, ICT, capacity building, health and environment sectors. The table below summarizes the sectoral distribution of the projects.

Table 40: Sectoral Distribution of Project Proposals

Sector	Number of projects	Est. Cost (Ksh Million)	% of total cost
Transportation	35	18,156	83.02
Capacity building	4	1,292	5.91
Water and sanitation	5	1,040	4.76
Agriculture	4	404	1.85
Commerce, Industry and Tourism	16	275	1.26
Education	1	200	0.91
Community Facilities	6	140	0.64
Health	4	132	0.60
Land acquisition	-	95	0.43
Environment	3	65	0.30
ICT	1	50	0.23
Energy	5	15	0.07
Housing	5	5	0.02
TOTAL	89	21,869	100.00

Notably, the transportation sector takes the highest portion of the budget. This is because the projects are the most capital intensive. The next highest proportion of the budget is taken up by the water and sanitation sector. The housing sector takes the least amount of capital since the projects are not only few but are also not as expensive as such. Most housing projects in towns are driven by the private sector.

In respect to the spatial distribution of these projects, Municipality Sub-county enjoys the highest percentage; followed by Kieni East, Kieni West and lastly Tetu. The sub-counties take 43, 4, 3 and 1 projects respectively. Among the remaining projects, 24 traverse different sub-counties. This scenario is explained by the fact that Municipality sub-county takes up to about 70% of plan area while a very small portion of Tetu sub-county falls within the plan area. Table 2 below is a summary of the spatial distribution of the projects.

Table 41: Spatial Distribution of Project Proposals

Sub-County	No. of projects	Estimated cost (Million Ksh.)	% of total cost
Municipality	43	9,965	45.57
Trans-boundary	24	5,572	25.48
Projects whose location will be identified during implementation	14	4,485	20.51
Kieni West	3	1,140	5.21
Kieni East	4	607	2.78
Tetu	1	100	0.46
Total	89	21,869	100.00

The projects also vary in terms of the implementation period. A number of them are quick wins, while others are to be implemented within the short, medium and long term. There are also those that are to be implemented continuously. The table below summarizes the projects based on the proposed implementation time frames.

Table 42: Project Proposals Based On Implementation Time Frames

Implementation time frame	No. of projects	Estimated cost (million Ksh.)	% of total cost
Continuous	13	7,887	36.06
Medium- term	9	7,200	32.92
Short-medium term	32	5,028	22.99
Medium-long term	7	1,108	5.07
Short-term	15	515	2.35
Quick wins	13	131	0.60
Long term	0	0	0.00
Total	89	21,869	100.00

The total budget for the implementation of these projects is estimated at Ksh. 22 billion. The transportation sector takes the largest portion (Ksh. 18.2 billion) of the budget, while the housing sector takes least, Ksh. 5 million. The water and sanitation sector takes up the second largest proportion of this budget, at Ksh. 1.04 billion. It is however worth noting that this budget does not cover all projects since those that are to be implemented by the private sector have not been budgeted for.

10.1. Project Proposals

The projects in this CIP are constituted by the following:

- i. **Economic Infrastructure:** These projects include the ones in the transportation infrastructure such as roads, water, energy, markets, and other infrastructures proposed during the participatory workshops.
- ii. **Investment in the Productive Sector:** These are projects in tourism, agriculture, fisheries and forestry as they are important in the future economic and commercial growth of the towns. Others include direct support to enterprise development; technology and innovation advancement. Capital investment projects in education and health are also part of this CIP.
- iii. **Environmental infrastructure:** These include investments in solid/chemical waste management, sewerage and water systems; and investment for environmental sustainability.
- iv. **Critical Social Investment such as in health, housing, and recreation.**
- v. **Human Capital:** In order to ensure that the above developments are realized, there must be adequate capacity to plan, implement and monitor the interventions over time. In this regard, the capacity of the counties and the towns to manage the portfolio has been assessed and appropriate recommendations made.
- vi. **Resource Envelops:** The plan in addition has determined the input needed to implement the various projects. All the stakeholders operating from the designated towns have been included in the implementation matrix. A stakeholder analysis has been carried out to determine their effectiveness in the cause of implementing the plans.

The details of the projects are further broken down per sector.

10.1.1 Transportation Sector

The projects in this sector entail road construction, road expansion and provision of various transport infrastructures. They sum up to 35. Those that are to be implemented in the short, medium and long run are 10, 18 and 1 respectively. Quick wins are on the other hand 6 in total.

Up to 12 transportation projects cross-cut the sub-counties while the rest are within specific sub-counties. Municipality sub-county has the highest number of projects, followed by Kieni East and Kieni West thereafter. The main implementers and financiers of transportation projects include KURA, KeNHA and the county government. The budget for implementing these projects is estimated at Ksh. 18.2 billion.

10.1.2 Housing Sector

The project proposals under the housing sector are 5, 2 of which are to refurbish houses. They are both quick wins, ongoing and being implemented in the Municipality Sub-county. Among the other three, 2 are slum upgrading projects while 1 is a fresh housing construction project. They are also ongoing and in Municipality sub-county but their implementation period covers both the short and the medium terms. The National and County governments, KISIP and the private sector are the key players in implementing and financing these projects. The housing sector budget is estimated at Ksh. 5 million.

However, the housing demand by 2034 is projected to be 88,869 houses. This is based on the average urban household size of 4 and a total population projected at 355,477 people. Given that Kenya's population distribution by income groups is 5%, 25% and 70% for high, middle and low income groups respectively, it is expected that 4,444 households will be for the high income group, 22,216 for the middle income group and 62,209 for the low income group.

On the other hand, the current number of high income households are 2,028, the medium income households are 10,140 and low income households are 28,391. This implies that the additional number of households for the income groups will be 2,416; 12,076 and 33,818 respectively. The cost details for houses fit for each group are as shown below:

Income group	Total floor area (m ²)	Cost per m ² (Ksh)
High income	49	44,000
Middle income	40	46,000
Low income	28.5	36,000

From the foregoing, it is estimated that provision of high income residential houses will cost Ksh. 5.2 billion while the middle and low income houses will cost Ksh. 22.2 billion and Ksh. 34.7 billion respectively. Thus, approximately Ksh 62.1 billion will be required in order to provide adequate housing. The bulk of the housing projects are expected to be implemented by private investors.

10.1.3 Water and Sanitation Sector

There are 5 water and sanitation projects. These involve construction of water and waste management networks. They all traverse different sub-counties within the planning area and are new proposals. One of the projects is to be implemented within the short term, three are to be done between the short and the medium terms while the last one is to fall in the period between the medium and the long term. The county government and the private sector take the biggest role in implementing and financing these projects. The budget for implementing water and sanitation projects is estimated at Ksh. 1.04 billion.

10.1.4 Commerce, Industry and Tourism Sector

The second highest number of project proposals falls in this sector. They sum up to 16 projects and range from establishment of market infrastructure to industrial developments and to tourism promotion projects. Market related, industrial development and tourism projects are 8, 5 and 3 respectively.

Up to 9 of these projects are in the Municipality Sub-county, 1 in Kieni East, 1 in Tetu, 3 others are trans-boundary projects while the location of the remaining 2 projects is not specified. Only 1 project is ongoing and it is an industrial development project located in Municipality Sub-county.

Implementers and financiers of these projects include the National and County governments in conjunction with the private investors. This sector is estimated to cost Ksh. 477 million in project implementation.

10.1.5 Energy Sector

There are five projects under this sector. The projects involve rural electrification and establishment of renewable energy equipment. One of them is already underway and is expected to be completed during the medium term. These projects are estimated to cost Ksh. 15 million. The main actors expected to implement and finance them are the county government, Rural Electrification Authority and Kenya Power.

10.1.6 Information Communication Technology (ICT) Sector

The ICT sector has only one project proposal. It is proposed that the project be implemented in the short run by the County Administration. The project cost estimate for ICT sector is Ksh. 50 million. (Explain briefly the aim of the project)

10.1.7 Environment Sector

The environment sector also has 3 proposed projects which are to be implemented and financed by the County government within the short run. The budget estimate for this sector is Ksh. 65 million.

10.1.8 Health Sector

A total of 4 projects are proposed in the health sector and they are all in Municipality Sub-county. They entail the construction of new health facilities and upgrading/refurbishment of the existing ones. Only one of these projects is ongoing and is expected to be completed in the short term. The other three are proposed and one of them is a quick win since it only involves refurbishment of one health facility.

The key players in the implementation and financing of these projects are the National and County governments together with the private sector. This sector is expected to take up Ksh. 132 million.

10.1.9 Education Sector

The projects in the education sector entail improving the capacity of the existing schools to accommodate more students in future, since the number of available schools can accommodate more than the existing student population. The project is estimated to cost up to Ksh. 200 million. The implementers and financiers of the project will be the school administrations, with help from local funds such as the Constituency Development Fund (CDF).

10.1.10 Other Community Facilities

The other community facilities include social halls, sports facilities, fire stations, cemeteries, cultural centres and libraries among others. Implementation and financing community facility projects is squarely the responsibility of the county government. Private partners can however be involved too. A total of 6 projects are proposed under this category. Municipality sub-county has 3 project proposals while Kieni East and Kieni West have 1 and 2 projects respectively. Only two of the 6 projects are ongoing. These projects are expected to cost Ksh. 140 million.

10.1.11 Agricultural Sector

The sector has 4 project proposals, 3 of which are irrigation ones. The latter are to be implemented throughout the plan period and so are continuous. The main actors are farmers and the county government. The agriculture sector has estimated budget of Ksh. 404 million.

10.1.12 Youth, Women and People Living with Disabilities (PLWD)

These projects constitute those that are intended to benefit the above mentioned groups. They also include projects in whose implementation they will be involved. Such projects in Nyeri include those that require supply of various inputs/materials, whereby 30% of tenders must go to the youth, women and PWD. Examples of these projects are those that involve infrastructure and building construction works, among others. The youth are also supposed to be directly involved in all construction projects, from which they should earn some income. Furthermore, education projects are meant to directly benefit the youth, both boys and girls including children living with disabilities.

All community facility development projects are meant to benefit the youth, women and PLWD both socially and economically. Agricultural projects are also potentially beneficial to the vulnerable groups since they can be involved directly as a means of empowering them economically. A total of 86, 76 and 75 projects proposed in Nyeri are thus envisaged to involve and/or benefit the youth, women and PLWD respectively.

Table 44 below gives a summary of all the project proposals discussed above.

Table 43: Summary of Projects

SECTOR		SUB-COUNTY	NO. OF PROJECTS												Total
			Quick Wins		Short Term		Short to Medium Term		Medium Term		Medium to Long Term		Long Term		
			P for Proposed and O for Ongoing												
			P	O	P	O	P	O	P	O	P	O	P	O	
TRANSPORTATION	Roads	Kieni West	Nil	Nil	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1
		Kieni East	Nil	Nil	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1
		Municipality	Nil	Nil	Nil	Nil	6	Nil	3	Nil	Nil	Nil	Nil	Nil	9
		Projects traversing Sub-counties	2	Nil	Nil	Nil	4	Nil	1	1	1	Nil	Nil	Nil	9
	Foot and River bridges	Municipality	Nil	Nil	4	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	4
	Drainage Channels	Projects traversing Sub-counties	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1
	Grade separation and High capacity junctions	Projects traversing Sub-counties	Nil	Nil	2	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	2
	Terminal Facilities	Municipality	4	Nil	2	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	6
		Kieni East	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1
Air Transport	Municipality	Nil	Nil	Nil	Nil	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	1	
HOUSING		Municipality	Nil	2	Nil	Nil	Nil	3	Nil	Nil	Nil	Nil	Nil	Nil	5
WATER & SANITATION															
Water			Nil	Nil	Nil	Nil	Nil	Nil	2	Nil	Nil	Nil	Nil	Nil	2

Solid Waste Mgt.	Projects in different Sub-counties	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1
Sewerage System		Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1	Nil	Nil	Nil	1
Storm Water Drainage		Nil	Nil	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1
COMMERCE, INDUSTRY & TOURISM														
Market Infrastructure	Municipality	2	Nil	Nil	Nil	2	Nil	1	Nil	1	Nil	Nil	Nil	6
Industries and Factories	Municipality	Nil	1	2	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	3
	Tetu	Nil	Nil	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1
	Kieni East	Nil	Nil	Nil	Nil	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	1
	Unspecified areas	Nil	Nil	Nil	Nil	Nil	Nil	1	Nil	1	Nil	Nil	Nil	2
Tourism	Projects traversing Sub-counties	3	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	3
AGRICULTURE														
Irrigation projects	Municipality	Continuous & Proposed												3
Others	Municipality	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1
ENERGY	Entire planning area	Nil	Nil	Nil	Nil	Nil	5	Nil	Nil	Nil	Nil	Nil	Nil	5
CAPACITY BUILDING	Entire planning area	Continuous – 3 and short term - 1												4
ICT	Municipality	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1
ENVIRONMENT	Municipality	Nil	Nil	Nil	Nil	Nil	3	Nil	Nil	Nil	Nil	Nil	Nil	3
HEALTH	Municipality	1	Nil	2	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	4
EDUCATION	Entire planning area	Nil	Nil	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1
COMMUNITY FACILITIES	Municipality	2	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	3
	Kieni west	Nil	Nil	Nil	1	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	2
	Kieni East	Nil	Nil	Nil	Nil	1	Nil	Nil	Nil	Nil	Nil	Nil	Nil	1
TOTAL														89

10.2 CATALYTIC PROJECTS

The recommended catalytic projects are intended to promote the implementation of the plan goals and objectives. They will help increase spatial development, show progress and stability, represent visible investment and spur additional investment.

Catalytic urban development projects are land development initiatives that:-

- Are **integrated, that have mixed and intensified land uses** where the residential land use caters for people across various income bands and at increased densities that better support the viability of public transport systems;

- b) Are strategically located within integration zones in cities; and are game changers in that the nature and scope of the projects are likely to have **significant impact on spatial form**.
- c) Require major infrastructure investment;
- d) Require a **blend of finance** where a mix of public funds is able to leverage private sector investment as well as unlock household investment;
- e) Require specific skills across a number of professions and have multiple stakeholders.

Such projects include the following:

1. Strengthening the Nyeri County Planning Department and training of all relevant personnel on crucial components of the ISUDP.

Strengthening the Nyeri County Planning Department and training of personnel is the first step to enhancing proper and timely implementation of Nyeri ISUDP. Among the personnel to be included in the training process are the county planners, architects, engineers, surveyors, land officers, members of the County Assembly, the Chief Executive Committee member and Chief Officer in charge of Physical Planning and Housing. The county treasury should also be part of this induction so that they understand the need to adequately fund planning projects and programs. It is expected that these officials will have direct roles in spearheading the implementation of the ISUDP and subsequent plans. This notwithstanding, it is also important to involve various stakeholders who are expected to play different roles in project implementation and financing.

2. Value Addition Projects

The agricultural sector remains the backbone of the economy of Nyeri County. The engine of development will for some time be agriculture. The county government has proposed 28 value addition ventures to be located in Nyeri town.

Once implemented, these ventures will have positive financial and employment creation impact to both the planning area and the agriculturally rich hinterland. The value addition range from construction of fruit processing plant to production of animal feeds, construction of vegetable drying plant and construction and upgrading of markets.

3. Irrigation Schemes

The County has a huge potential for irrigation. Three irrigation schemes have been proposed for the planning area. They include Njengu/ Nyaribu, Mathari/ Mwenji and Kanuna Wangi irrigation projects. They will support the value addition ventures and also provide food security to the area. They are also envisioned to improve agriculture and successively economic development of the planning area. The beneficiaries of these projects will include farmers, consumers of the farm products, investors in the food processing industry and the county government, which will earn significant amount of revenue from the agri-business activities.

4. Transport Sector

To facilitate the movement of goods, produce and people by year 2034, various categories of roads will need to be improved. The improvement of the roads must be done according to priorities set throughout the entire 20 year planning period. However, major roads such as the upgrading 21 Km long, Nairobi-Marua-Nanyuki (A2) to dual carriage way; and the 23 Km long Marua-Nyeri-Nyahururu (B5) road to dual carriage way would also have a positive impact on the planning area.

The other significant transportation project is the expansion of Gatitu-Thunguma-Kangemi-King'ong'o-Kimathi university road and relocation of the lower bus terminus. It will help to decongest the Nyeri CBD and promote efficiency in movement/circulation. Easing movement within Nyeri town will be one of the greatest score points since this will in turn improve business, attract investment and stimulate further developments. This project is estimated to take Ksh. 93 million.

5. Water and Sanitation

The other catalytic projects are in the area of waste management and construction and expansion of the sewerage system. These projects will go hand in hand with the modernization of the town, will create employment and have a positive impact on the health of the people. Extension of sewerage networks to un-served areas will improve sanitation in the planning area, promote high environmental quality and subsequently enable people to enjoy healthy living. It is estimated that the project will cost Ksh. 50 million.

6. Establishment of new county housing estates

This will not only help to improve the housing stock of the entire county but also bring a significant change in the built-up fabric. It will directly make an impact in the people's lives by improving on shelter, which is one of the basic human needs. Subsequently, the impact of the Nyeri ISUDP will be visible

7. Construction of ICT and Recreation Centre Nyeri Town

The other catalytic project is the construction of ICT and Recreation center, whose cost is approximated to be Ksh. 50 million.

The ability of the people to acquire information is a yardstick to improvement of technological and technical innovation, business, investment and service provision. This project is envisaged to increase the capacity of the people to improve their activities since they will have access to information to do so.

8. Construction of Solid Waste Management facilities in Ruringu, Mukaro, King'ong'o and Kiganjo; and Relocation of the dumpsite from Asian quarters to Chaka

Last but not least, construction of solid waste management facilities in Ruringu, Mukaro, King'ong'o and Kiganjo and relocation of the dumpsite from Asian quarters to Chaka is another project which will not only improve the environmental quality and aesthetic value of the planning area but also make life healthier and more comfortable for the people residing and doing business around the Asian quarters. It is noteworthy that the site set for the dumpsite at Chaka will be properly maintained and will be away from developments that are not compatible with such an activity.

10.3 LAND REQUIREMENTS

Land is an important requirement for the implementation of the projects, especially those involving construction works. New projects like construction of schools and health infrastructure, relocation of various facilities and road construction and expansion will require land. For road expansion projects, there is need to budget for demolition and compensation in cases where the road

reserves have encroached into. About Ksh. 95 million has been set aside for land acquisition in this CIP.

10.4 IMPLEMENTATION FRAMEWORK

The implementers of the projects basically include the National and County governments and the private sector, with the help of development partners. The national government is represented by various institutions including but not limited to ministries, departments, authorities, Semi-Autonomous Government Agencies, and parastatals. The private sector is on the other hand made up of institutions and individuals. NGOs, CBOs and Faith Based Organizations are also potential implementers and financiers of the projects proposed in this plan.

The county government is expected to be the most involved in project implementation since it needs to play one role or another in all the projects. The National government may only need to come in for the major projects, especially those entailing establishment of trunk infrastructure. Such projects take about 70% of the total bulk.

The private sector, on the other hand, will be involved in implementing projects in the housing, health, business, industry and education sectors. These take about 30% of the project proposals in the planning area. It is also supposed to get involved in public participation forums. The table below elaborates further on the implementation framework designed for this ISUDP.

Table 44: Implementation Responsibility of Institutions

Sector	Nature of Projects	No. of Projects	Implementing Institution(s)	Roles of Implementing institution (s)
Capacity Building	Capacity Building	4	County Government	- Mobilization of financial & human resources - General Supervision
Transportation	Road construction projects	2	KeNHA/ KURA/County government	- Financing the projects - Identification and acquisition/ purchase of land - Contracting experts - Maintenance of the roads
	Road expansion and upgrading projects	20	Planners, Architects, Engineers EIA experts, Contractors	- Planning and design of roads and surrounding land uses - Project Environmental Impact Assessments
	Construction of Foot & River bridges	6 bridges	Contractors and surveyors	- Actual construction works
	Construction and upgrading of Terminal Facilities	5	Residents/NGOs/CBOs (Private sector)	- Contribution of resources e.g. money, labour, ideas etc.
	Air Transport projects	1	Kenya Airport Authority/ County government	- Financing the project - Identification and acquisition/ purchase of land - Contracting experts - Maintenance of the airstrip.
	Regulation Enforcement	1	Traffic Police Dept.	- Formulating adequate and effective traffic rules - Enforcing the rules
			Road users	- Observation of the traffic regulations

Housing	Housing Construction/ Refurbishment projects	2	Kenya National Housing Corporation/ County government	- Financing the project - Contracting experts - Maintenance of the houses
	Slums Upgrading projects	3	KISIP/ County government	
			Planners, Architects, EIA experts & Contractors	- Planning, Design, EIA & Construction works
			Residents/NGOs/CBOs	- Contribution of resources e.g. money, labour, ideas etc.
Water & Sanitation	Water and Sewerage Network Projects	3	Nyeri Water and Sewerage Company/ County Gov't	- Financing the project - Identifying and acquisition of land - Contracting experts
	Solid waste management	2	County Gov't	
Water and Sanitation Cont'd			Kenya Water Trust Fund/ WARUAs	- Help in financing water projects
			Planners and Engineers	- Planning and design works
			Contractors	- Construction
			Residents/NGOs/CBOs (Private sector)	- Contribution of resources e.g. money, labour ideas etc
Commerce, Industry and Tourism	Market infrastructure	2	County Government	- Financing projects - Land acquisition
	Industrial developments	13	Ministry of Industrialization & Enterprise Dev't/ County government	- Identification of ideal spaces/land and acquisition of the same - Financing construction of some of the plants and/or offering subsidies to private investors
			Private investors/ Business groups	- Financing the projects - Mobilizing members to invest in the ventures
	Tourism projects	1	County Government	- Financing projects - Mobilizing human resource
Agriculture	Irrigation projects	3	Ministry of Agriculture, Livestock and Fisheries	- Financing the projects
			County Gov't	- Contributing finances - Organizing and monitoring the process
	Fish farming support projects	1	Resident Farmers Associations and individual Farmers	- Farming & irrigation works
Energy	Rural electrification projects	3	Kenya Rural Electrification Authority	- Financing the project
			County government	- Help to identify land (way leave) and acquire the same - Help KREA in organizing and monitoring the process
			Kenya Power	- Establishment of electricity networks and supply of electricity
			Residents and business people (Private sector)	- Electrical installation works in the homesteads & business premises

Environment	Forestation/ Reforestation projects	2	Ministry of Environment and Natural Resources/ County government	- Financing the projects
			Residents (Private sector)	- Participation in tree planting and maintenance
	Beautification projects	1	County Gov't	- Financing the project - Supervision of works
			Landscape Architects/ contractors	- Design and landscaping works
Health	Construction/ Renovation of health facilities	4	Private institutions	- Sponsorship of landscaping sections of Nyeri town
			Ministry of Health/ County Government	- Financing the project - Contracting experts - Supervising construction work
			Planners/ Architects Contractors	- Planning, Design and Construction works
Education ICT & other Community facilities	Educational facility Upgrading projects	1	Residents (Private sector)	- Contribution of resources e.g. money, labour ideas etc.
			Ministry of Education, Science Technology/ County Gov't	- Funding the projects - Contracting experts and supervising works
	Construction of Facilities	7	Constituency Development Fund	- Helping in funding the projects
			Private institutions/religious institutions/ private individuals	- Upgrading and running some of the schools - Constructing and running some of the community facilities

10.5 FINANCIAL STRATEGY

This section provides the details of the budget for the projects and subsequently proposes a strategy on how to raise the required finances from various sources.

10.5.1 Budget Allocations

The budgetary allocations vary from one sector to another because of the differences in the nature and number of projects. Transportation sector for instance takes the biggest part of the budget while the smallest portion is allocated to the environment sector. The table below is a summary budgetary allocation for the projects in each sector.

Table 45: Project Budget Allocations

No.	Sector	Approximate Cost (Ksh Million)	% of total cost
1.	Transportation	18,156	83.02
2.	Capacity building	1,292	5.91
3.	Water & sanitation	1,040	4.76
4.	Agriculture	404	1.85
5.	Commerce, Industry & Tourism	275	1.26
6.	Education	200	0.91
7.	Community Facilities	140	0.64
8.	Health	132	0.60
9.	Land acquisition	95	0.43
10.	Environment	65	0.30
11.	ICT	50	0.23

12.	Energy	15	0.07
13.	Housing	5	0.02
	TOTAL	21,869	100.00

10.5.2 Institutional Shares of Financial Responsibility

The proposed projects will be financed by various individual institutions. Some will however be jointly funded by two or more institutions. The highest number of projects (45) to be financed by individual institutions is taken up by the County Government. They cost approximately Ksh. 5.6 billion covering about 26% of the total budget estimate. The highest percentage of the budget (49%) is however taken by the projects that are supposed to be financed jointly by the County Government and KURA. KeNHA on the other hand is supposed to finance projects whose cost will cover about 15% of the total estimated budget. The details of institutional budget share proposal are summarized in the table below:

Table 46: Institutional Shares of the Financial Responsibility

No.	Institution	No. of projects	Approximate Cost (Million Ksh)	% of Total Budget
1.	KURA & County Government	20	10,898	49.83
2.	County Government	45	5,642	25.80
3.	KeNHA	2	3,520	16.10
4.	NYEWASCO	3	552	2.52
5.	Ministry of Agriculture, Livestock and Fisheries & County Gov't	5	314	1.44
6.	Kenya Airports Authority	1	300	1.37
7.	Ministry of Education, County Gov't & CDF	1	200	0.91
8.	Ministry of Health, County Government & CDF	4	152	0.70
9.	KURA & KeNHA	1	150	0.69
10.	Private individuals & County Government	2	51	0.23
11.	Ministry of Industrialization & Enterprise Development & County Gov't	1	50	0.23
12.	Kenya Rural Electrification Authority	3	20	0.09
13.	MoLHUD & County Government	1	20	0.09
	Total	89	21,869	100.00

10.6 SOURCES OF FUNDING

10.6.1 National Government Sources

The national government has a variety of potential sources of finances for the proposed projects. These include revenue from taxes, returns from investments, borrowings and donations from international donor institutions.

10.6.2 County Government Sources

The county government also has several windows of raising funds for development and recurrent expenditures. These include the Equitable Share of national revenue, internally generated funds,

funding from private public partnerships, borrowing through municipal bonds, private investment, support from development partners and other non-governmental organizations.

The investment plan assumes that adequate resources will be available or can be mobilized to undertake program activities up to 2034. The county administration should study expenditure patterns; and make forecasts of revenue that is likely to be realized within the plan period. In the FY 2014/2015, the County government received Kshs. 3.8 billion from the national share of revenues while Kshs. 4.5 billion was allocated for 2015/16. The various sources of funds for implementing projects and programs include:-

(a) County Generated Revenues

The main sources of revenue for the County government are:

- Single Business Permit;
- Entertainment taxes
- Parking Fees;
- Market Fees;
- Land Rents; (property rates)
- Bill Boards; and
- Other miscellaneous licenses.

The County generated about Ksh. 300m (2013/14) from internal revenue sources. Counties are expected to allocate at least 30% of their budget to development and the remainder to recurrent expenses. Budget appropriations should be maintained at levels that will promote investment, create employment and improve incomes. It will therefore be necessary to undertake reforms in this field in order to determine areas of unnecessary recurrent expenses that should be transferred to development. During financial year 2014/15, the county allocated 42% of the budget to development activities.

(b) Private Public Partnerships (PPP)

PPP is a concept that will see counties privatize assets that can be managed or developed better by the private sector. The law governing Public Private Partnerships was enacted in January 2013. PPP underscores institutional relationships between the state and the private sector where public and private actors jointly participate in defining the objectives, the methods and the implementation of an agreement of cooperation. PPPs present a middle case between public procurement and privatization. The private sector would be encouraged to propose solutions and offer technical expertise. It could also provide viable financial arrangements for the projects and undertake the associated operational risks. The PPP arrangements, therefore, can offer opportunities to attract enhanced private sector participation in financing, building and operating infrastructure services and facilities to close funding gaps.

(c) Municipal Bonds

Municipal bonds are securities that are issued for the purpose of financing the infrastructure needs of the issuing municipality, in this case a county. The proceeds from the bonds can be used to finance the implementation of streets and highways, bridges, schools, hospitals, public housing, sewer, water systems, power utilities, and various public projects. It is however worth noting that

municipal bonds are yet to be used to finance county projects. A legal framework is required to safeguard counties from debt stress if the window is not properly used.

(d) WRUA Financing Strategy

In order to carry out project in the field of environment, it is important to use the Community Forest Associations (CFAs) and Water Resource User's Associations (WRUA) strategy that improves activities that revolve around water. The activities involve the protection of water catchments, preservation of riparian areas particularly along river courses, conservation of wetlands and conservation of forests. This can be done in collaboration with WRMA and NGOs/CBOs that are friendly to the environment. WRMA and the Water Services Trust Fund (WSTF) and development partners are currently funding these activities.

(e) NGOs/CBOs

There is substantial amount of funding of various types of projects by Non-Governmental and Community Based organizations. Some of the NGOs are Neema Cottage Development Organization, Mount Kenya Community Health Services and Unga Cottage Development Organization, among others. The CBOs include Community Forest Associations.

10.6.3 The Private Sector

The County has entered into memorandum of understanding with private sector players to promote investment in the whole county. There is therefore scope for support from development partners for infrastructural projects particularly in the road sector. The private sector is also expected to be one of the greatest contributors of capital to projects in the housing, health, business, industry and education sectors.

10.7 MONITORING AND EVALUATION FRAMEWORK

There is need to provide a means through which checks and balances can be undertaken in order to ensure that projects are adequately implemented and the required outputs and outcomes are realized. The monitoring and evaluation framework helps in achieving this end.

It outlines the projects, expected outputs and outcomes, means of achieving them, institutions involved and indicators of success. This is shown the table below.

Table 47: Project Monitoring and Evaluation Framework

Sector	Nature of Projects	No. of Projects	Monitoring Institution(s)	Expected outcomes	Indicators of Success
Capacity Building	Capacity Building	4	County Government	- Adequate capacity for proper implementation of the ISUDP and subsequent plans - Properly trained county personnel	- Proficiency in planning service delivery

Transportation	Road construction projects	2	KeNHA/ KURA/County government	- Improved road transport system - Enhanced movement of people and goods - Reduced traffic rule violation - improved traffic movement and road safety - Enhanced ease of movement of pedestrians across rivers and busy road - Improved air transport services	- Adequacy of road network - Ease of traffic circulation - Level of traffic rules observation - Level of road safety - Quality of transport services
	Road expansion and upgrading projects	20			
	Construction of Foot & river bridges	6 bridges			
	Construction and upgrading of terminal facilities	5			
Housing	Air Transport projects	1	Kenya Airport Authority/ County Gov't	- Increased housing stock in the planning area - Improved living environment of the concerned residents	- Sufficiency of housing - Quality of living environment
	Regulation Enforcement	1	Traffic Police Dept.		
	Housing Construction/ Refurbishment projects	2	Kenya National Housing Corporation/ County government		
Water & Sanitation	Slums Upgrading projects	3	KISIP/ County government	- Improved water supply - Better sanitation in the planning area	- Level of access to water and sewerage services - Level of sanitation
	Water and sewerage network projects	3	Nyeri Water and Sewerage Company/ County Gov't		
Commerce, Industry & Tourism	Solid waste management	2	Ministry of Industrialization & Enterprise Dev't/ County government	- Enhanced value addition to agricultural products - Increased employment opportunities - Improved household income - Improved government revenue - Higher levels of tourist attraction of to the planning area	- No of plants established - Production levels in the industries - Employment levels in the industries - Income levels of workers - Tourist turn-up levels - Amount of revenue
	Market infrastructure	2			
	Industrial developments	13			
	Tourism projects	1			

Agriculture	Irrigation projects	3	Ministry of Agriculture, Livestock and Fisheries County Gov't	- Enhanced agricultural productivity - Better fish farming - Improved income to farmers	- Agricultural productivity levels - Farmers' income levels
	Fish farming support projects	1			
Energy	Rural electrification projects	3	Rural Electrification Authority, County Gov't & Kenya Power	- Improved access to electricity in the planning area - Reduced reliance on non-renewable sources of energy	- Extent of access to electricity
Environment	Forestation/ Reforestation projects	2	Ministry of Environment and Natural Resources/ County government	- Increased forest cover in the planning area	- Extent of forest coverage
	Beautification projects	1	County Gov't	- Improve the aesthetic value of Nyeri town	- Extent of green areas in the town
Health	Construction/ Renovation of health facilities	4	Ministry of Health/ County Government	- Enhanced healthcare	- Sufficiency of health facilities - Quality of healthcare
Education	Educational facility Upgrading projects	1	Ministry of Education, Science Technology/ County Gov't	- Efficient access to education	- Sufficiency of education facilities - Quality of education
ICT & other Community facilities	Construction of Facilities	7	County Gov't	- Improved access to information - Improved access to social services - Increased of social integration in the community - Better skill development - Reduced level of idling by the youth	- Sufficiency of community facilities - Quality of social services - Level of skill development - Level of social cohesion - Innovation levels of individuals, businesses and institutions

10.8 CONCLUSION

Capital investment plan is an important part of any integrated development plan since it identifies and costs the projects that would help to address the needs of the people in the planning area. This CIP has thus elaborately discussed details of the projects that need to be implemented in Nyeri town planning area based on the needs they have expressed throughout the planning period.

CHAPTER ELEVEN

CONCLUSION

The completion of the preparation of this Integrated Strategic Urban Development Plan is expected to guide Nyeri's urban development up to the year 2034. The plan provides a broad framework with specific components that address various development needs.

The structure plan provides a broad and long term strategy to guide the development of Nyeri in line with national aspirations and local needs in particular. The plan formulates a strategy that captures the long term development vision of Nyeri. It forms as an overall guide to the short term plans.

The Local Area plans, the planning policies and the various Sector strategies constitute important planning components to facilitate easier plan implementation. The plans provide useful guides for day to day planning and development control. They act as useful tools for development regulation and also for guiding development applications and in decision making by the County Government, land owners and developers.

The submission of the Final Plan Report follows the improvements made from the draft plan proposal report submitted on 27th July 2015. The report has made various improvements made on the initial draft and also from suggestions and comments made by the technical team of the county and technical review meeting at Voi on 25th August 2015. This included written comments submitted to the consultants as well as those discussed at the monthly technical meetings. Further improvements have been made from suggestions and comments made from thematic group discussions and draft plan proposals workshop held on 3rd July 2015. The proposals also reflects on the agreed vision of the town: *'to be a well-planned technology, tourism, agri-business green town.'*

While the responsibility for implementation of the plan largely lies with the Members of the County assembly, the plan identifies all the key actors and points out some of their specific mandates towards the realization of the plan objectives. The plan is strategic and allows flexibility to change during implementation. It allows for reviews through a participatory approach. In order to achieve the proposals made, there is a need to build capacity and develop legal frameworks at the local level for meaningful success to be realized. The County Government needs to enhance its capacity to manage the implementation process. There is need for urgent implementation of the plan so as to guide growth for the fast expanding centre. The time for implementation is now.

ANNEXES

Annex 1: Strategic Urban Design Elements

Strategic element	objectives	Instruments
1. Movement Systems	- Support public transport, and non-motorised, i.e. cycling & pedestrians / walkability. - Reduce travel and transport costs. - Promote accessibility of communities to employment, recreation and social opportunities. - Protect the mobility function of major roads. - Ensure that the movement system links directly with and is supported by strong high intensity nodes and higher density residential development.	- Road Hierarchy - Public Transport – Bus & Taxi - Railway stations and rail network - Non-Motorised Transport (NMT) Modes
2. Environmental Systems	- Create a network of green open spaces; reinforce & enhance the natural environment - Support sustainable catchment management and storm water practices. - Protect important environmental areas - Promote the prevention and reduction of pollution & environmental degradation. - Ensure adequate provision of services infrastructure to support densification and infill development.	- Metropolitan Open Space System - Design Guidelines. - Environmental / Biodiversity Management
3. Nodal Development (Hierarchy Of Nodes / Centres)	- Ensure clustering of mixed-use activities (work, live, play and pray) at appropriate locations. - Support viable public transport. - Promote a walkable environment. - Maximise opportunities and diversity at accessible points.	- Nodal Hierarchy - Nodal Characteristics and Boundaries - Management guidelines
4. Public Environment Armature	- Create an integrated system of public spaces and places (squares, parks, piazza's). - Link with key nodes and markets. - Form linkages via green avenues / tree-lined boulevards and pedestrian ways. - Integrate with and connect to sport and recreation facilities and areas.	- Public park hierarchy. - Hierarchy of squares - Multi-functional streets
5. Sustainable Neighbourhoods	- Consolidate and direct appropriate residential neighbourhood development - Walkability. - Access to public transport - Develop appropriate housing typologies. - Promote adequate provision of social and economic amenities. - Promote appropriate densities in appropriate locations. - Promote the optimal use of existing and future infrastructure and resources.	- Typical / viable housing typologies. - Densification strategy. - Green development guidelines. - Social amenity standards. - Sustainable development principles. - Services Infrastructure Development
6. Urban Boundary	- Combat urban sprawl. - Create economies of urbanisation.	Land use management /

	• Focus on in-fill and redevelopment. • Support efficient infrastructure provision (capital investment). • Provide a mechanism for effective growth management. • Support a more efficient / compact urban form that is public transport orientated. • Protect environmentally sensitive areas, agricultural land and open space. • Support a multi-modal transportation system.	- development guidelines. • Subdivision of Land • Development Principles outside the UDB. • Incentives
7. (Activity) Corridor	• Determine appropriate interventions • Maximise opportunities • Facilitate linkages • Manage new developments in a co-ordinated fashion (between / outside of nodes)	• Corridor definition • Development and Management guidelines

Annex 2: Hierarchy Of Planning Units

A hierarchy of planning units has been established for the project. This characterises the planning area according to its urban structure elements, identifying what the physical form and nature of the existing urban settlement is. The analysis of the existing physical urban profile in terms of these urban structuring elements then lays the foundations to proposed development interventions to form the future urban development strategy.

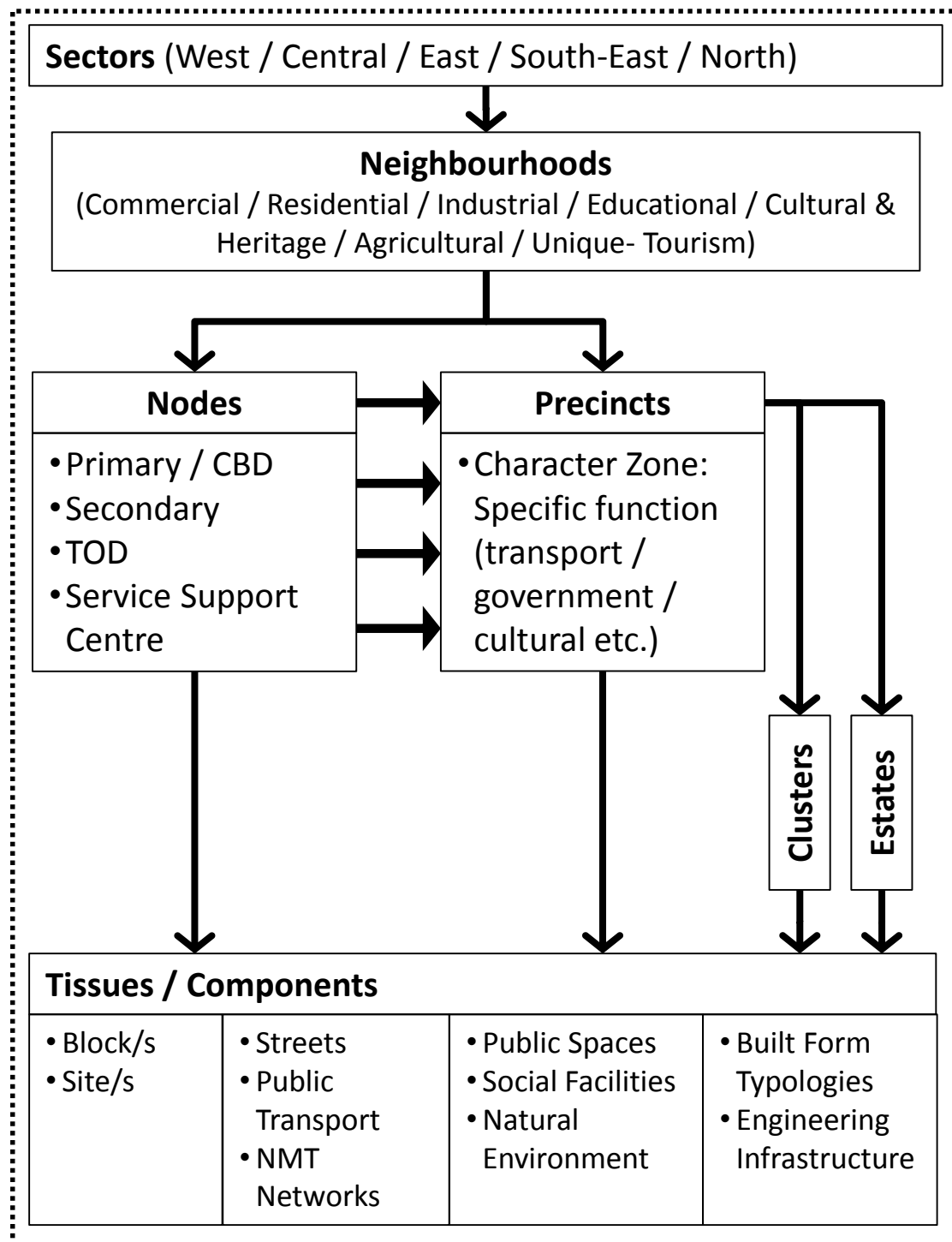
The identified urban structure elements within the hierarchy of urban planning units include:

- Sector
- Neighbourhood
- Nodes- a variety of types
 - Primary Urban Node- CBD
 - Secondary Urban Node
 - Station Node (TOD)
 - Service Support Centre Node (urban, agricultural, and specialist such as industrial, educational and / or institutional)
- Precinct- a variety of types
 - Character Zone with specific function
 - Cluster Residential
 - Estates
- Tissues or components- a variety of types
 - Blocks
 - Sites
 - Streets
 - Public Transport
 - (NMT) Non-Motorised Transport Networks
 - Public Spaces & Places
 - Social Facilities
 - Natural Environment
 - Built Form
 - Engineering Infrastructure

The hierarchy of these planning units and the linkages between the various urban elements is outlined in the following diagram

PLANNING AREA- URBAN / ENVIRONMENT / AGRICULTURAL

URBAN SYSTEM



Annex 3: Characteristics of Planning Units

	Type:	Area	Population	Consists of	Activities / Uses
1.	Sector	Defined by population distribution & geographical features	100,000 – 300,000	A sub-sector of the metropolitan / urban area.	Range of activities within the metropolitan area, can also include agricultural (non-urban) activities.
2.	Neighbourhood	Defined by population distribution & geographical features	15,000 – 30,000 (3,000 – 6,000 du)	A combination of precincts with one or more types of nodes.	Mixed use activities, residential neighbourhoods; public facilities; sport & recreation.

3.	Nodes				
3a.	Primary Urban Node	200 ha plus (radius: 800m / 10min to 1,000m / 12.5min walk)	Serves total city / metropolitan population.	Metropolitan / urban area (an administrative boundary that includes peri-urban & agricultural activities).	City Centre / CBD that serves the entire city / metropolitan area.
3b.	Secondary Urban Node	50ha – 200ha (radius: 400m / 5min to 800m / 10min walk)	20,000 – 70,000 (70 - 80 du/ha gross density)	Secondary Centre (Mixed Use node)	Secondary Centre that serves a sector / sub-region.
3c.	Station Node (TOD)	12.5ha - 50ha (radius: 200m / 2.5min to 400m / 5min walk)	5,000 – 20,000 (70 - 80 du/ha gross density)	Transit Orientated Mixed Use Centre; structured around multimodal public transport facilities.	Mixed Use Centre based on mass-transit activity; multi-modal public transport facility.
3d.	Service Support Centre Node – 3 Sub-Types: - Urban - Agricultural - Specialist-Industrial / Education / Institutional	12.5ha – 50ha (radius: 200m / 2.5min to 400m / 5min walk)	3,000 – 15,000 (50 - 60 du/ha gross density)	Local Service Centre serving the surrounding urban or agricultural area. Can also be a specialist centre for industrial / educational / or institutional hub or campus.	Service Centre with supporting commercial serving the surrounding local area (precinct or neighbourhood).

4.	Precinct	50ha – 100ha (radius: 400m / 5min to 600m / 7min walk)	5,000 – 15,000 (20 - 30 du/ha gross density)	Character Zone- with a specific / predominant activity or function.	May include one or more nodes; which will include commercial activity.
4a.	Cluster Residential	50ha & larger	5,000 (approx. 20 - 30 du/ha gross density)	A cluster of about 14 residential Estates	Residential developments with supporting social facilities.
4b.	Estates	2.5ha - 3,5ha	350	Residential Development	Corner shop

		(approx. 100 households)			
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5.	Tissues / Components				
5a.	Blocks	As per local condition	n/a	A number of sites; or a single site	Can be mixed use; depending in which precinct
5b.	Sites	As per local condition	n/a		
5c.	Streets	Hierarchy of streets	n/a	Street environment according to traffic & NMT requirements.	Hierarchy and character informed by the location within the precinct & its function.
5d.	Public Transport	Hierarchy of public transport services & facilities.	n/a	Own development or on-street facility.	Rail, bus, Matatu; Bodaboda etc. Hierarchy and mode informed by the location within the precinct & its function.
5e.	(NMT) Non-Motorised Transport Networks	Integrated with the street and / or its own component.	n/a	Lanes & pedestrian sidewalks, within the street or dedicated facilities.	Pedestrian; Bicycle; etc., informed by the location within the precinct & its function.
5f.	Public Spaces & Places	Own facility, integrated with the street, public transport & NMT.	n/a	Squares & piazza's; parks; natural open space; play areas; pedestrian pathways; markets.	To support the activity and functionality of the precinct / neighbourhood.
5g.	Social Facilities	As per standard & requirement	Requires to serve a minimum number of people	Appropriate to support the functioning of the particular precinct or wider neighbourhood.	Health, safety & security (fire & ambulance); community halls; disaster management
5h.	Natural Environment	As per natural element; conservation area.	Informed by natural conditions.	Rivers, wetlands, nature & conservation areas; ecological areas etc.	Conservation, tourism & recreation; enhance bio-diversity
5i.	Built Form	As per proposed land use activity.	Promotion of higher densities and intensity.	A diversity of buildings and structures; forming the built form of the area.	Typology relates to particular land use: mixed use; residential; industrial & commercial; education
5j.	Engineering Infrastructure	As per identified need / requirement.	To serve the relevant population.	Services infrastructure and designated land areas.	Water, electricity, roads, storm-water, sanitation and telecommunications / IT.

Annex 4: Land use regulations

Zone No	Area Description	Density (Low,Medium,Hig h)	Existing Use	Permitted Use	Area (Ha)	Min. Plot Sizes	House Type	Plot Ratio	Ground Coverage (%)	Sewe r
O ₁	South of Kamakwa centre (Gitathini, Mt Kenya SA primary school area)	medium	Mixed use	BCR	21	0.1	Town houses, Apartments	35% 1.5	35 50	cover ed
O ₂	Transformer	Medium	Residential	Residential	14	0.1	Town houses, Apartments	35% 1.5	35 50	N/A
O ₃	West of Outspan Hotel (Nyeri- Tetu road, Ring road) area	Low	Mixed use	Residential, Public purpose	34	0.1	Bungalows/Maiso nnettes	35%	35	cover ed
O ₄	Nyeri Hill (Mathari) area	Low	residential	Residential	21	0.2	Bungalows/Maiso nnettes	35%	35	N/A
O ₅	Kamakwa	High	Residential	Residential	3	0.045	Flats	3	65	N/A
O ₆	Classic/Ngangarithi area	Medium	Residential	Residential	25	0.1	Town houses, Apartments	35% 1.5	35 50	N/A
O ₇	Nyarugumu, Muhoya academy area	Low	Residential	Residential, Agriculture	13	0.2	Bungalows/Maiso nnettes	35%	35	N/A
O ₈	Chania informal settlement	High	Residential	Residential	119	0.045	flats	3	65	N/A
O ₉	Along the groove after mathari junction and part of kahawa ridge estate	Low	Residential	Residential	48	0.1	Bungalows/Maiso nnettes	35%	35	N/A
O ₁₀	Kamuyu village	High	Residential	Residential	217	0.045	flats	3	65	N/A
O ₁₁	Civil Servant Quarters Along Nyeri-Nyahururu road (B5)	low	residential	residential	116	0.1	Bungalow/Maison nettes	35%	35	Cove red
O ₁₂	Mumbi and kimathi estates areas	Low	Residential	Residential	122	0.1	Bungalow/Maison nettes	35%	35	N/A
O ₁₃	Majengo	High	residential	residential	3	0.045	Flats	3	65	Cove red
O ₁₄	Asian quarters and environs	Medium	Residential	Residential	11	0.1	Town houses, Maisonnettes,	35% 1.5	35 50	Cove red
O ₁₅	West of Ruring'u Centre	Medium	residential	residential	11	0.1	Apartments and guest house	1	35	N/A
O ₁₆	Kenyan train Serena Mountain Village area	High	Residential	Residential	17	0.045	Flats	3	65	Cove red
O ₁₇	King'ong'o	High	Residential	Residential	105	0.045	Flats	3	65	Cove red
O ₁₈	Kiganjo-king'ong'o road (King'ong'o area)	High	Residential	Residential	11	0.045	Flats	3	65	Cove red
O ₁₉	Kangemi	High	Residential	Residential	16	0.045	Flats	3	65	Cove red

O ₂₀	Ruringu/skuta	High	Residential	Residential	61	0.045	Flats	3	65	N/A
O ₂₁	Ruringu police station Area	Low	Residential	Residential	19	0.1	Bungalow/Maison nettes	35%	35	N/A
O ₂₂	Witemere	High	Residential	Residential	17	0.045	Flats	3	65	Cove red
O ₂₃	Riamukurwe	Low	Residential	Residential, Agriculture	18	0.1	Bungalow/Maison nettes	35%	35	N/A
O ₂₄	Blue valley	Medium	Residential	Residential	9	0.1	Town houses and Apartments	35% 1.5	35 50	N/A
O ₂₅	sewer treatment plant area (Kangemi)	Medium	Residential	Residential	217	0.1	Town houses and Apartments	35% 1.5	35 50	Cove red
O ₂₆	Mt. Kenya Academy area	Medium	Residential	Residential	6	0.1	Town houses and Apartments	35% 1.5	35 50	N/A
O ₂₇	Kimathi university residential area	Low	Residential	Residential	7	0.1	Bungalow/Maison nettes	35%	35	N/A
O ₂₈	DEB Muslim Primary school area	Medium	Residential	Residential	17	0.1	Town houses, apartments	35% 1.5	35 50	N/A
O ₂₉	Raikurwe (Raimkurwe primary school environs) area	Low	Residential	Residential	249	0.1	Bungalow/Maison nettes	35%	35	N/A
O ₃₀	Gatitu centre area along Nyeri-Karatina Road	low	residential	Residential	3	0.1	Bungalows, maisonnettes	35%	35	N/A
O ₃₁	Gatitu colonial village	high	Business cum residential	business cum residential	148	0.045	flats	3	65	N/A
O ₃₂	Gatitu area	Low	Residential	Residential	3	0.1	Town houses, apartments	35% 1.5	35 50	N/A
O ₃₃	North of King'ong'o Primary school- Muruguru area	medium	Residential	Residential	145	0.1	Town houses, apartments	35% 1.5	35 50	N/A
O ₃₄	North and South of Kirichu Centre	Medium	Residential	Residential	261	0.1	Town houses, apartments	35% 1.5	35 50	N/A
O ₃₅	East of Kagumo/Kiganjo Centre	Medium	Residential	Residential	11	0.1	Town Houses and Apartments	35% 1.5	35 50	Cove red
O ₃₆	Karundas area	Medium	Agricultural	Residential, Agriculture	23	0.1	Town houses, apartments	35% 1.5	35 50	N/A
O ₃₇	Karundas-Chaka ranch area	Low	Agricultural	Residential, Agriculture	47	0.2	Bungalows, maisonnettes	35%	35	N/A
O ₃₈	Chaka	High	residential	BCR	25	0.045	Flats	3	65	N/A
O ₃₉	Getagi area	Low	Residential, agricultural	Residential, Agriculture	101	0.1	Bungalows, Maisonnettes	35%	35	N/A
O ₄₀	Getagi area after Nyaribo airstrip	Medium	Residential, agricultural	Residential, Agriculture	27	0.1	Town houses, apartments	35% 1.5	35 50	N/A
O ₄₁	Mashina Estate	Low	Agriculture	Residential	23	0.1	Bungalows, maisonnettes	35%	35	N/A

0 ₄₂	Kimathi University hostels	Medium	Residential, agricultural	Residential, Agriculture	18	0.1	Town houses, apartments	35% 1.5	35 50	N/A
0 ₄₃	North of Kamakwa Centre (Tana water offices)	Medium	Mixed use	BCR	257	0.1	Town Houses Apartments	35% 1.5	35 50	covered
1 ₁	Hill farm area	N/A	Industrial	Industrial	31	N/A	N/a	2	100	N/A
1 ₂	Kaburini Road	N/A	Industrial	Industrial	3	N/A	N/a	2	100	N/A
1 ₃	King'ong'o	N/A	Industrial	Industrial	10	N/A	N/a	2	100	N/A
1 ₄	Kamuyu area	N/A	Industrial	Industrial	12	N/A	N/a	2	100	N/A
1 ₆	Kiganjo (industrial area)	N/A	Industrial	Industrial	152	N/A	N/a	2	100	N/A
1 ₈	Chaka area	N/A	Light industrial	Industrial	68	N/A	N/a	1.5	100	N/A
1 ₇	Kamuyu area	N/A	Medium industrial	Industrial	2	N/A	N/a	1.5	100	N/A
1 ₈	Bradegate	N/A	Medium industrial	Industrial	68	N/A	N/a	1.5	100	N/A
1 ₉	north of Chaka centre towards Nanyuki	N/A	Medium industrial	Industrial	7	N/A	N/a	1.5	100	N/A
3 ₁	Nyeri hill forest	N/A	Conservation	Conservation	217	N/A	N/A	N/A	N/A	N/A
3 ₂	Nyeri Town square	N/A	Conservation	Conservation Area	0	N/A	N/A	N/A	N/A	N/A
3 ₃	Kamukunji grounds	N/A	Conservation		2	N/A	N/A	N/A	N/A	N/A
3 ₄	Nyeri Forest	N/A	Conservation	Conservation	1154	N/A	N/A	N/A	N/A	N/A
3 ₅	Golf Course	N/A	Conservation		48	N/A	N/A	N/A	N/A	N/A
3 ₆	Kiganjo forest	N/A	Conservation	Conservation	25	N/A	N/A	N/A	N/A	N/A
3 ₇	Karundas area	N/A	Conservation	Conservation	—	N/A	N/A	N/A	N/A	N/A
3 ₈	Karundas area	N/A	Conservation	Transport	15	N/A	N/A	N/A	N/A	N/A
3 ₉	Mt. Kenya forest	N/A	Conservation	conservation	35	N/A	N/A	N/A	N/A	N/A
3 ₁₀	Whispers Park	Need detailed land use	Conservation	Public purpose	0	N/A	N/A	N/A	N/A	N/A
3 ₁₁	Baden Powel Cemetry	N/A	Conservation	conservation	2	N/A	N/A	N/A	N/A	N/A
3 ₁₂	Open space (asian quarters environs)	Need detailed land use	Conservation	Public purpose	5	N/A	N/A	N/A	N/A	N/A
3 ₁₃	Open quarrying site	N/A	Conservation	Conservation	3	N/A	N/A	N/A	N/A	N/A

3 ₁₂	River Banks	N/A	Conservation	conservation	N/A	N/A	N/A	N/A	N/A	N/A
4 ₁	Ministry of works Camp	N/A	Public purpose	Public purpose	20	N/A	N/A	N/A	N/A	N/A
4 ₃	Ministry of Agriculture	N/A	Public purpose	Public purpose	1	N/A	N/A	N/A	N/A	N/A
4 ₄	Iriani Medical clinic	N/A	Public purpose	Public purpose	1	N/A	N/A	N/A	N/A	N/A
4 ₅	Police lines	N/A	Public purpose	Public purpose	4	N/A	N/A	N/A	N/A	N/A
4 ₆	Mosque	N/A	Public purpose	Religious	0	N/A	N/A	N/A	N/A	N/A
4 ₇	County office Area	N/A	Public purpose	Public purpose	1	N/A	N/A	N/A	N/A	N/A
4 ₈	County office Area	N/A	Public purpose	Public purpose	1	N/A	N/A	N/A	N/A	N/A
4 ₉	County office Area	N/A	Public purpose	Public purpose	1	N/A	N/A	N/A	N/A	N/A
4 ₁₀	County office Area	N/A	Public purpose	Public purpose	0	N/A	N/A	N/A	N/A	N/A
4 ₁₁	Roman catholic Cathedral	N/A	Religious	Religious	3	N/A	N/A	N/A	N/A	N/A
4 ₁₂	Minicipal Hall	N/A	Public purpose	Public purpose	1	N/A	N/A	N/A	N/A	N/A
4 ₁₃	District Admnistration HQ	N/A	public purpose	public purpose	6	N/A	N/A	N/A	N/A	N/A
4 ₁₄	King'ong'o prison	N/A	public purpose	public purpose	50	N/A	N/A	N/A	N/A	N/A
4 ₁₅	County Council offices	N/A	public purpose	public purpose	4	N/A	N/A	N/A	N/A	N/A
4 ₁₆	Ministry of transport and Communication	N/A	Public purpose	Public purpose	1	N/A	N/A	N/A	N/A	N/A
4 ₁₇	Ruringu police Station	N/A	Public purpose	Public purpose	1	N/A	N/A	N/A	N/A	N/A
4 ₁₈	Provincial Police training centre	N/A	Public Purpose	Public purpose	2	N/A	N/A	N/A	N/A	N/A
4 ₁₉	Ruringu stadium	N/A	Public Purpose	Public Purpose	4	N/A	N/A	N/A	N/A	N/A
4 ₂₀	Cultex children Home	N/A	Public Purpose	Public purpose	1	N/A	N/A	N/A	N/A	N/A
4 ₂₁	Fire station	N/A	Public purpose	Public purpose		N/A	N/A	N/A	N/A	N/A
	Nyawasco				6	N/A	N/A	N/A	N/A	N/A
4 ₂₂	Mathari Hospital	N/A	Health facility	Public purpose	90	N/A	N/A	N/A	N/A	N/A
4 ₂₃	Kanoga primary school area	N/A	Public Purpose	Public purpose		N/A	N/A	N/A	N/A	
					1	N/A	N/A	N/A	N/A	
4 ₂₄	Kamakwa shopping centre area	N/A	Public Purpose	Public purpose	0	N/A	N/A	N/A	N/A	N/A

4 ₂₅	Mathari hospital area	N/A	Public purpose	Public purpose	18	N/A	N/A	N/A	N/A	N/A
4 ₂₆	Mwenje catholic church	N/A	Religious	Public purpose	2	N/A	N/A	N/A	N/A	N/A
4 ₂₇	Cemetery	N/A	Public Purpose	Public purpose	4	N/A	N/A	N/A	N/A	N/A
4 ₂₈	Kiganjo police training college	N/A	Public purpose	Public purpose	44	N/A	N/A	N/A	N/A	N/A
4 ₂₉	Kiganjo police training college area	N/A	Public purpose	Public purpose	54	N/A	N/A	N/A	N/A	N/A
4 ₃₀	Kabiruni show grounds	N/A	Public purpose	Public purpose	12	N/A	N/A	N/A	N/A	N/A
4 ₃₁	Chania clinic	N/A	Health facility	public purpose	6	N/A	N/A	N/A	N/A	N/A
4 ₃₂	Kinunga stadium area	N/A	public purpose	public purpose	4	N/A	N/A	N/A	N/A	N/A
4 ₃₃	Ihwa area	N/A	Public purpose	Public purpose	8	N/A	N/A	N/A	N/A	N/A
4 ₃₄	Nyeri Provincial General Hospital	N/A	Health facility	Public Purpose	2	N/A	N/A	N/A	N/A	N/A
4 ₃₅	Dr. Anano Hospital	N/A	Public Purpose		0.5	N/A	N/A	N/A	N/A	N/A
4 ₃₆	Muruguru Primary school area	N/A	Public Purpose	Public Purpose	2	N/A	N/A	N/A	N/A	N/A
4 ₃₇	King'ong'o police station.	N/A	Public Purpose	Public Purpose	18	N/A	N/A	N/A	N/A	N/A
4 ₃₈	North of Nyaribo airstrip	N/A	Public Purpose	Public Purpose	2	N/A	N/A	N/A	N/A	N/A
4 ₃₉	Nyeri Law courts	N/A	Public Purpose	Public Purpose	5	N/A	N/A	N/A	N/A	N/A
5 ₁	Nyeri CBD	N/A	Commercial	commercial	2	0.045	Highrise	85%	85	Covered
5 ₂	Nyeri CBD	N/A	Commercial	Commercial	3	0.02	Highrise	2	75	N/A
5 ₃	White Rhino area	N/A	Mixed use	BCR	3	0.02	Highrise	2	75	N/A
5 ₄	Roman catholic church (CBD zone)	N/A	Commercial	Commercial	2	0.0454	Highrise	2	75	N/A
5 ₅	Along Nyeri Karatin Road (CBD zone)	N/A	Commercial	Commercial	2	0.02	Highrise	2	80	N/A
5 ₆	Kamkunji Market	N/A	Commercial	Commercial	1	N/A	N/A	N/A	N/A	N/A
5 ₇	Temple Road Primary school area	N/A	commercial	commercial	2	0.02	Highrise	2	80	N/A
5 ₈	Municipal Hall area	N/A	commercial	commercial	2	0.02	Highrise	2	80	N/A
5 ₉	Upper bus terminus area	N/A	commercial	commercial	1	0.02	Highrise	2	80	N/A
5 ₁₀	CBD	N/A	Commercial	Commercial	2	0.02	Highrise	2	80	N/A

5 ₁₁	CBD	N/A	commercial	commercial	2	0.02	Highrise	2	80	N/A
5 ₁₂	Post office area	N/A	Commercial	Commercial	3	0.02	Highrise	2	80	N/A
5 ₁₃	Majengo area	N/A	Commercial	commercial	8	0.02	Highrise	2	80	N/A
5 ₁₄	King'ong'o open air market	N/A	Commercial	Commercial	0	N/a	N/A	N/A	N/A	N/A
5 ₁₅	King'ong'o shopping centre	N/A	Commercial	Commercial	2		Highrise	2	80	N/A
5 ₁₆	Green hills hotel area	N/A	Commercial	Commercial	4					
					4		Highrise	2	80	N/A
5 ₁₇	Nyeri othaya road junction	N/A	Mixed use	BCR	7	0.045	Highrise	2	80	N/A
5 ₁₈	Ruringu shopping centre area	N/A	Commercial	Commercial	2	0.045	Highrise	2	80	N/A
5 ₁₉	YMCA area	N/A	Commercial	Commercial	2		Highrise	2	80	N/A
5 ₂₀	Ruringu shopping centre	N/A	Commercial	Commercial	10		Highrise	2	80	N/A
5 ₂₁	Outspan hotel	N/A	Commercial	Commercial	20		Highrise	2	80	N/A
5 ₂₂	Kamakwa shopping centre	N/A	Commercial	commercial	7		Highrise	2	80	N/A
5 ₂₃	Kamuyu shopping centre	N/A	Commercial	Commercial	1		Highrise	2	80	N/A
5 ₂₄	Mathari hospital area	N/A	commercial	Commercial	1		Highrise	2	80	N/A
5 ₂₅	Kagumo High school area	N/A	commercial	Commercial	13		Highrise	2	80	N/A
5 ₂₆	Kirichu shopping centre	N/A	Commercial	BCR	18		Highrise	4	80	N/A
5 ₂₇	Gatitu shopping centre	N/A	Commercial	BCR	22	0.045	Highrise	2	80	N/A
5 ₂₈	Chaka centre	N/A	Mixed agriculture and residential	BCR	222		Highrise	1	75	N/A
5 ₂₉	Maragima centre	N/A	Mixed agriculture and residential	BCR	0		Highrise	2	80	N/A
5 ₃₀	Nyaribo air strip area	N/A	Commercial	BCR	10	0.045	Highrise	2	80	N/A
5 ₃₁	Nyaribo shopping centre	N/A	Commercial	BCR	18	0.045	Highrise	2	80	N/A
5 ₃₂	Kiganjo shopping centre	N/A	Commercial	BCR	5	0.045	Highrise	2	80	N/A
5 ₃₃	Karundas shopping centre	N/A	Commercial	BCR	17	0.045	Highrise	2	80	N/A
5 ₃₄	Kangunduini shopping centre	N/A	Commercial	BCR	5	0.045	Highrise	2	80	N/A
5 ₃₅	Ihwa shopping centre	N/A	Commercial	BCR	2	0.045	Highrise	2	80	N/A

5 ₃₆	Muruguru primary school area	N/A	Commercial	BCR	4	0.045	Highrise	2	80	N/A
5 ₃₈	Mwireri shopping centre	N/A	Commercial	BCR	1	0.045	Highrise	2	80	N/A
5 ₃₉	Riamwathi centre	N/A	Commercial	BCR	2	0.045	Highrise	2	80	N/A
5 ₄₀	CBD	N/A	Commercial	commercial	1	0.045	Highrise	2	80	N/A
5 ₄₁	Kamuyu shopping centre	N/A	Commercial	Commercial	1	0.045	Highrise	2	80	N/A
5 ₄₂	Kimathi University area	N/A	Commercial	Commercial	4	0.045	Highrise	2	80	N/A
5 ₄₃	North of the railways station, opposite Kiganjo police post	N/A	Commercial	Commercial	1	0.045	Highrise	2	80	N/A
5 ₄₄	Beside National cereal board (Kiganjo)	N/A	Commercial	BCR	2	0.045	Highrise	2	80	N/A
6 ₁	Muslim Cemetery	N/A	Public utility	public utility	1			N/A	N/A	N/A
6 ₂	Christian cemetry	N/A	Public utility	Public utility	1	N/A	N/A	N/A	N/A	Cove red
6 ₃	Hindu Crematorium	N/A	Public utility	Public utility	1	N/A	N/A	N/A	N/A	N/A
6 ₄	Nyewasco sewer treatment plant	N/A	Public utility	Public utility	13	N/A	N/A	N/A	N/A	N/A
6 ₅	Giakanja dam	N/A	Public utility	Public utility	16	N/A	N/A	N/A	N/A	N/A
6 ₆	Chorongi area Dam	N/A	Public utility	Public utility	4	N/A	N/A	N/A	N/A	N/A
6 ₇	Kiganjo sewer treatment plant (Gatei area)	N/A	Public utility	Public utility	23	N/A	N/A	N/A	N/A	N/A
7 ₁	Mweiga airstrip	N/A	transport	transport	103	N/A	N/A	N/A	N/A	N/A
7 ₂	Nyaribo airstrip	N/A	transport	transport	78	N/A	N/A	N/A	N/A	N/A
7 ₃	Lower bus terminus	N/A	transport	transport	1	N/A	N/A	N/A	N/A	N/A
7 ₄	Upper bus terminus	N/A	transport	transport	0.5	N/A	N/A	N/A	N/A	N/A
7 ₅	Proposed bus terminus	N/A	transport	transport	6	N/A	N/A	N/A	N/A	N/A
9 ₁	Hill farm area	N/A	Agriculture	Agriculture	2847	0.2	Bungalows homesteads	N/A	N/A	N/A
9 ₂	Mathari area	N/A	Agriculture	Agriculture	8261	0.2	Bungalows homesteads	N/A	N/A	N/A
9 ₃	Near Nyeri hill	N/A	Agriculture	Agriculture	8264	0.2	Bungalows homesteads	N/A	N/A	N/A

Annex 5: Population size by Ward and Water Demand (Taking demand at 100l/c/d)

Ward	KNBS Census	Population Projection (Using 4% growth Rate)						Demand Water (m ³ /day)
	2009	2014	2018	2022	2026	2030	2034	
Thungari	3,352	4,078	4,771	5,581	6,529	7,638	8,936	894
Thirigitu	2,489	3,028	3,543	4,144	4,848	5,672	6,635	664
Ngonde	2,808	3,416	3,997	4,676	5,470	6,399	7,486	749
Kamatongu	4,618	5,619	6,573	7,689	8,995	10,523	12,311	1,231
Njengu	2,297	2,795	3,269	3,825	4,474	5,234	6,123	612
Mathari/Kiganjo	26,343	32,050	37,494	43,863	51,314	60,030	70,226	7,023
Kamakwa/Mukaro	26,157	31,824	37,230	43,553	50,951	59,606	69,730	6,973
Majengo	29,733	36,175	42,319	49,508	57,917	67,755	79,263	7,926
Ruringu	19,769	24,052	28,137	32,917	38,508	45,049	52,701	5,270
Gatitu	17,806	21,664	25,343	29,648	34,684	40,576	47,468	4,747
Muhoya	782	951	1,113	1,302	1,523	1,782	2,085	208
TOTAL	136,154	165,652	193,790	226,706	265,214	310,263	362,964	36,296

**Adopted per capita domestic water demand in m³/day*

Annex 6: Proposed Projects and Programmes for Investment 2016-2034

No.	Project Title	Current Status	Timeframe	Financing Agency	Implementing Agency	Cost Estimate Kshs. Millions	Remarks
A	CAPACITY BUILDING						
1.	Procurement of GIS Equipment and Training	Proposed	Short term	Ministry of Land, Housing and Urban Development	County government	13.0	To build capacity in management
2.	Normal capacity building	Ongoing	Continuous	County government	County government	100.0	
3.	Pre-feasibility and Feasibility	Proposed	Immediate, short and long term	County Government	County government	75.0	
4.	Management of proposed County Lands office	Proposed	Immediate, short and long term	County government	County government	1,102	
B	TRANSPORTATION						
	QUICK WINS						
1.	Enforcement of Traffic Regulations	Not effectively implemented	Quick win	National and County Governments	National and county governments	-	
2.	Building of street seats (10)	Proposed	Quick win	County Government	County Government	5.0	
	MAJOR ROADS						
1.	Planning and Design of the road network	Proposed	Continuous	KURA/KeNHA/C G	KURA/KeNHA	150.0	Un planned Roads
2.	Upgrading 23 Km long Marua-Nyeri-Nyahururu (B5) road to dual carriage way road	Proposed	Medium Term	KeNHA	KeNHA/Contract or	1,840	
4.	Providing cycle/walkwaysall roads and upgrade to bitumen standard (total	Proposed on:- C223 - 28 km long	Short, medium and long term	KURA/County Government	KURA/Contractor	3,604.0	

	road length is 65km)and Roads marking /signage	C224 - 9km long C225 - 5km long C717 - 0.9km long C219 - 24km long					
5.	Construction of adequate Storm Water Channels	Proposed	Short, medium and Long term	KURA/ KeNHA/County Government	KeNHA/Contract or	200.0	
ROADS TO BE CONSTRUCTED							
1.	Access Road into theWholesale Market (Kamakwa/Mukaro Ward)	Proposed	Medium term	County Administration	KURA/ Contractor	5.0	
3.	Kiamwathi - Riamukurwe-Ruringu road	Missing link; Proposed to be 30m wide	Medium term	KURA/County government	KURA/ Contractor	5.0	
	Kimathi University-Muringato-King Major Seminary-Ihururu-Mathari	Missing link; Proposed to be 30m wide	Medium term	KURA/County government	KURA/ Contractor	5.0	
ROAD EXPANSION PROPOSALS							
Link Roads							
1.	Expand Thunguma - Meshi road from 12m to 30m wide	Earth, 15km long	Short to medium term	KURA/County government	KURA/ Contractor	270.0	
2.	Expand Classic-Asian Quarters-Kangemi road to 30m wide	Earth, 4.3km long	Short to medium term	KURA/County government	KURA/ Contractor	0.8	
3.	Expand Kimathi Estate-Mumbi road to 30m wide	Tarmac	Short to medium term	KURA/County government	KURA/ Contractor	5.0	
4.	Expand Gatitu-Thunguma-Marua road from 15m to 30m wide	Earth, 6.2km long	Short to medium term	KURA/County government	KURA/ Contractor	93.0	

5.	Expand Kimathi University- Nyaribo-Chaka road from 15m to 30m wide	Gravel, 8.6km long	Short to medium term	KURA/County government	KURA/ Contractor	129.0	
6.	Expand Mathari-Kihuyo-Mweiga Airstrip road from 12m to 30m wide	Gravel, 7.6km long	Short to medium term	KURA/County government	KURA/ Contractor	1,900.0	
7.	Expand Mweiga Airstrip-Kamatongu-Honi-Chaka road from 15m to 30m wide	Gravel, 13.1km long	Short to medium term	KURA/County government	KURA/ Contractor	2,620.0	
8.	Expand Nyaribo-Kiganjo road from 12m to 30m wide	Gravel, 3km long	Short to medium term	KURA/County government	KURA/ Contractor	75.0	
	Primary Roads						
1.	Expand Nyeri-Othaya road from 20m to 40m wide	Tarmacked and 5Km long	Short to medium term	KURA/County government	KURA//CG/ Contractor	250.0	
2.	Expand Chaka-Karundas road from 20m to 40m wide		Short to medium term	KURA/County government	KURA//CG/ Contractor		
3.	Expand King'ong'o-Mathari-Ihururu road from 15m to 40m wide	Tarmacked and 3.8Km long	Short to medium term	KURA/County government	KURA//CG/ Contractor	500.0	
4.	Expand Gatitu-Muruguru road from 30m to 40m wide	Earth, 4Km long	Short to medium term	KURA/County government	KURA//CG/ Contractor	54.0	
	By-Passes- To tarmac						
1.	Expand Gatitu-Mesha-Gitathini-Kamakwa-King'ong'o road from 20m to 40m wide	Gravel, Earth, 12 km long	Medium to long term	KURA/County government	KURA//CG/ Contractor	900.0	
2.	Expand Gatitu-Thunguma-Kangemi-King'ong'o-Kimathi university road from 15m to 40m wide	Earth and 10.8 km long	Medium to long term	KURA/County government	KURA//CG/ Contractor	1,440.0	

	PROPOSED FOOTBRIDGES						
1.	At Kimathi University Temple Road and Kenyatta Highway Junction	Proposed	Short term	KURA/County government	KURA/Contractor	1.0	
	PROPOSED RIVER BRIDGES (No.3)						
1.	— In Thuta at Thunguma — In Chania at Outspan and Kangemi — In Muringato at King'ong'o and Kihuyo,	Proposed	Short term	KURA/County government	KURA/Contractor	6.0	
	PROPOSED DRAINAGE CHANNELS						
	Along:- — All CBD roads — All primary roads — All link roads	Proposed	Short term	KURA/County government	KURA/Contractor		
	PROPOSED GRADE SEPARATION AND HIGH CAPACITY JUNCTIONS						
1.	A2/B5(Marua),B5/C75 (King'ong'o - grade separation in Long term	Proposed	Short term	KURA/County government	KURA/Contractor	10.0	
2.	Gatito, Kimathi and Chaka junctions to be upgraded to high capacity	Proposed	Short term	KURA/County government	KURA/Contractor	10.0	
	TERMINAL FACILITIES						
	QUICK WINS						
1.	Relocate Bus Park from the CBD	Proposed	Quick win	KURA/County government	KURA/contractor	10.0	Purchase of Land necessary.

2.	Relocate Nairobi bus stage to the southern part of Asian Quarters (2.1Ha), landscape & provide waste bins	Occupies 0.2574 Ha	Quick win	County government	County government/ Contractor	2.5	
3.	Relocate and construct shelter /shades at the Kamakwa/Mathari stage and landscape & provide waste bins	Occupies 0.2793 Ha	Quick win	County government	County government/ Contractor	2.7	
4.	Construct shelter /shades at the Nyahururu/ Nakuru stage, landscape & provide waste bins	Occupies 0.2014 Ha	Quick win	County government	County government/ Contractor	2.0	
MAJOR PROJECTS							
1.	Provision of designated termini in Chaka. Kamakwa and Gatitu	Proposed	Short term	County government	County government/ Contractor	1.5	
AIR TRANSPORT							
1.	Upgrading Nyaribo airstrip to accommodate 2 engine planes	On going	Short/Medium term	Kenya Airport Authority	Kenya Airport Authority/CG	300.0	Runway to be extended to 2.3Kms.
C. HOUSING							
QUICK WINS							
1.	Refurbishment of GoK Houses Wambugu FTC – Ahigai FTC	Ongoing	Quick win	County Government	County Government	2.0	
MAJOR PROJECTS							
1.	Mathari- Witemere Slums Upgrading- Kiganjo/Mathari Ward	On going	Short to medium term	County Admin	County Admin	-	KISI Programme
2.	New County Housing Estates in Rware Ward	On going	Short to medium term	County Admin	County Admin	-	KISI Programme
3.	Slum Upgrading – Majengo	Ongoing	Short to medium term	KISIP/ County Government	KISIP/ County Government	-	KISI Programme
D. WATER AND SANITATION							

1.	Rehabilitation of the town piping system	Inefficient Network	Short – Medium term	County government/ NYEWASCO	County gov't/ NYEWASCO	500.0	
2.	Construction of 135m ³ Storage tank at Watuka, Simbara-Bondeni	On going	Short Term	County Administration	County Administration	1.5	
3.	Extend water connection to unserved areas	Proposed	Medium term	County government	County government/ NYEWASCO	50.0	
5.	Construction of storm water drainage	Proposed	Short term and medium	County government	County/ contractor	45.0	
6.	Improvement of Sanitation and Sewerage –Services in Ruring'u, Muslim Village, Skuta, Ngangarithi, Chaka and Ringro	Proposed	Short/ Medium/ Long Term	County Administration	County Administration	200	
8.	Construction of Solid Waste Management facilities in Ruringu, Mukaro, King'ong'o and Kiganjo	Proposed	Short term	County Government	County Government	10.0	
E.	COMMERCE, INDUSTRY & TOURISM						
	MAJOR PROJECTS						
1.	Construction & equipping Pet Food Factory	Proposed	Short term	County Government and Private sector (PPP)	County Government & Private sector (PPP)	Private Sector	
2.	Construction & equipping Fishing Equipment and Accessories Plant	Proposed	Short term	County Government and Private sector (PPP)	County Government & Private sector (PPP)	Private Sector	
3.	Construction & equipping Fruit Processing Plant	Proposed in Nyeri Town	Short term	County Government & Private sector (PPP)	County Government & Private sector (PPP)	Private Sector	

4.	Construction & equipping Water Packaging Plant	Proposed in Nyeri Town	Short term	County Government & Private sector (PPP)	County Government & Private sector (PPP)	Private Sector	
5.	Construction & equipping Animal Feed Factory	Proposed in Nyeri Town	Short term	County Government & Private sector (PPP)	County Government & Private sector (PPP)	Private Sector	
6.	Construction of Kiganjo and Kirichu Markets	Proposed	Short to medium term	County Admin	County Admin	25.0	
7.	Milk Processing & Cooling Plant –Ruringu Ward	Proposed	Short to medium term	County government	County government	40.0	To serve 5,000 farmers
8.	Construction of a Fruit Processing Plant (Avocado, Passion, Tomatoes, Macadamia) –Ruringu Ward	Proposed	Short to medium term	County Admin	County Admin	20.0	To serve 2,000 farmers
9.	Construction of Thunguma Macadamia Processing Plant (Gatitu/Muruguru)	Proposed	Short to medium term	County Admin	County Admin	20.0	To serve 2,000 farmers
10.	Muruguru Animal Feed Plant Gatitu/Muruguru	Proposed	Short to medium term	County Admin	County Admin	8.0	To serve 10,000 farmers
11.	Construction of Nyaribo Market (Kiganjo/Mathari)	Proposed	Short to medium term	County Admin	County Admin	20.0	
12.	Establishment of Nyeri Industrial Zone	Proposed	Medium to long term	National/County governments	National/County governments	50.0	For establishment of EPZ cottage industries and attract investors
18.	Construction of Vegetable Drying Plant.	Proposed	Short/ Medium Term	Support Construction, Equipping and Staffing Through PPP	County Administration	Private sector/farmers	

19.	Construction of Brick Factory	Proposed	Short/ Medium Term	Support Construction, equipping and staffing through PPP	County Administration	Private sector	
20.	Modernize Baden Powell Park.	Proposed	Short/ Medium Term	County Administration	County Administration	2.0	
21.	County Contribution to PPP	Proposed	Short/ Medium Term	County Administration	County Administration	100.0	Purchase of land and requisite infrastructural development
F. AGRICULTURE							
1.	Njengu/ Nyaribu Irrigation Project– Kiganjo/ Mathari Ward	Proposed	Short/ Medium/ Long Term	County Administration	County Administration	100.0	
2.	Mathari/ Mwenji Irrigation Project– Kiganjo/ Mathari Ward	Proposed	Short/ Medium/ Long Term	County Administration	County Administration	100.0	
3.	Kanuna Wangi Irrigation Project– Kiganjo/ Mathari Ward	Proposed	Short/ Medium/ Long Term	County Administration	County Administration	100.0	Includes design and construction
4.	Support to Fish Farms Hatchery -Nyeri Fish Seed Centre	Proposed	Short/ Medium/ Long Term	County Administration	County Administration	4.0	Includes design and construction
F. ENERGY							
1.	Chorongi Rural Electrification – Ruringu Ward	Proposed	Short term	Kenya Power/CG	County government and Rural Electrification Authority	5.0	-Erecting power poles and lines – providing electricity
2.	Gathugu / Karia Rural Electrification – Ruringu Ward	Proposed	Short term	Kenya Power/CG	County government and Rural Electrification Authority	5.0	-Erecting power poles and lines – providing electricity
3.	Kamunyu Rural Electrification – Ruringu Ward	Proposed	Short term	Kenya Power/CG	County government and Rural	5.0	

					Electrification Authority		
G.	ICT						
1.	Construction of County ICT and Recreation Centre Nyeri Town	Proposed	Short term	County Admin	County government	50.0	Building and equipment
H.	ENVIRONMENT						
1.	Purchase of Land for Dumpsites	Proposed	Short/ Medium Term	County Administration	County Administration	3.0	
2.	Beautification and Greening Nyeri town and environs	Planned	Short/ Medium Term	County Administration	County Administration	15.0	
3.	Nyeri Hill, Aberdare, Kabiruini and Kiganjo Forest Rehabilitation and Re-Afforestation	Planned	Short/ Medium Term	County Administration	County Administration	50.0	
I.	HEALTH						
	QUICK WINS						
1.	Refurbishment Hospital Flats – Nyeri Level 5 Hospital	Proposed	Quick win	National and county government	National and county government	20.0	
	MAJOR PROJECTS						
1.	Construction and equipping Kiganjo Health Centre	Proposed	Short term	County government	County Administration	20.0	
2.	Construction and Equipping the Maternity Block in Thung'ari Dispensary	Proposed	Short term	County government Private sector	County government	12.0	
3	Upgrading of Mt Kenya Hospital to Level 4	On going	Medium term	County Admin	County government	100.0	Additional buildings and equipment
J.	EDUCATION						
	MAJOR PROJECTS						
1.	Improvement capacity of existing primary and secondary schools	Proposed	Short to Long Term	County Government/CDF	County Government	80.0	

2.	Construction and equipping University Medical School	Flagship Project	Medium term	County government/ Private Sector	County government/ Private Sector	60.0	PPP should be applied
K.	COMMUNITY FACILITIES						
	QUICK WINS						
1.	Upgrade and renovate the Ruringu stadium	Proposed	Quick win	County Admin	County Admin	50.0	
2.	Upgrading the existing fire station at the municipality to have more equipment and personnel	Proposed	Quick win	County Admin	County Admin	15.0	
	MAJOR PROJECTS						
1.	Construction of 3 social halls (1 per Sub-county)	Proposed	Short to medium term	County Admin	County Admin	45.0	
2.	Construction of 3 Libraries	Proposed	Short to medium term	County Admin	County Admin	30.0	
3.	Construction of County Treasury Block	Planned	Short/ Medium Term	County Administration	County Administration	30.0	
4.	Construction and Equipping of the Children's Rescue Centre at Nyeri Town (Nyeri County Children Rescue Centre)	Proposed	Medium/ Long Term	County Administration	County Administration	80	

Annex 7: Phased Out Development Projects for Nyeri Planning Area

No.	Title of Project	Estimated Cost of the Projects in Millions of Shillings			
		Immediate Term (Quick Win)	Short Term	Medium Term	Long Term
		2016-2017	2017-2022	2022-2027	2027-2034
A.	QUICK WINS				
1.	Greening Nyeri town	5.0	10.0	5.0	1.0
2.	Enforcement of Zoning Regulations	0	0	0	0
3.	Enforcement of Traffic Regulations	0	0	0	0
4.	Building of Street Seats	2.0	3.0	0	0
5.	Relocate Bus Park from the CBD	10.0	0	0	0
6.	Relocating and Constructing Shelter /Shades at the Kamakwa/Mathari Stage and Landscape and Providing Waste Bins	5.0	10.0	0	0
7.	Constructing Shelter /shades at the Nyahururu/ Nakuru Stage, Landscaping and providing Waste bins	5.0	10.0	0	0
8.	Refurbishment of GoK Houses at Wambugu and Ahigai FTCs	2.0	0	0	0
9.	Roads Marking /Signage	2.0	2.0	0	0
10.	Establishment of Nyeri Botanical Gardens	0.25	0	0	0
11.	Establishment of Monuments and Historical Sites	2.4	0	0	0
12.	Refurbishment of Flats in Nyeri Level 5 Hospital	20.0	0	0	0
	Sub Total	54.85	35.0	5.0	1.0
B.	CAPACITY BUILDING				
1.	Procurement of GIS Equipment and Training	10.0	2.0	3.0	0
2.	Normal Capacity Building of Staff	25.0	25.0	25.0	25.0
3.	Feasibility Studies	20.0	20.0	20.0	15.0
4.	Management of proposed County Lands office	116.0	290.0	290.0	406.0
	Sub Total	171.0	337.0	338.0	446.0
C.	TRANSPORTATION SECTOR				
	MAJOR ROADS AND UNDERTAKINGS				
1.	Planning and Design	20.0	50.0	50.0	30.0
2.	Kiamwathi - Riamukurwe-Ruringu Road- 5 Km	0	250.0	0	0
3.	Kimathi University-Muringato-King Major Seminary-Ihururu-Mathari- 9 Km	0	450.0	0	0
	PROPOSALS FOR ROAD EXPANSION				
	Link Roads				

1.	Expand Thunguma - Meshi Road from 12m to 30m wide-15 Km	0	270.0	0	0
2.	Expand Classic-Asian Quarters-Kangemi Road to 30m wide-4.3 Km	0	130.0	0	0
3.	Expand Kimathi Estate-Mumbi Road to 30m wide-		5.0	0	0
4.	Expand Gatitu-Thunguma-Marua Road from 15m to 30m wide-6.2 Km	0	93.0	0	0
5.	Expand Kimathi University-Nyaribo-Chaka Road from 15m to 30m wide-8.6 Km	0	129.0	0	0
6.	Expand Mathari-Kihuyo-Mweiga Airstrip Road from 12m to 30m wide-7.6 Km	0	1,200.0	700.0	0
7.	Expand Mweiga Airstrip-Kamatongu- Honi-Chaka Road from 15m to 30m wide-13.1 Km	0	2,120.0	500.0	0
8.	Expand Nyaribo-Kiganjo Road from 12m to 30m wide-3 Km	0	75.0	0	0
PRIMARY ROADS					
1.	Expand Nyeri-Othaya Road from 20m to 40m wide-5 Km. Long	0	200.0	50.0	0
2.	Expand Chaka-Karundas Road from 20m to 40m wide-	0	5.0	0	0
3.	Expand King'ong'o-Mathari-Ihururu Road from 15m to 40m wide-3.8 Km	0	206.0	300.0	0
4.	Expand Gatitu-Muruguru Road from 30m to 40m wide- 4 Km	0	0	266.0	0
BY-PASSES- TO BE TARMACKED					
1.	Expand Gatitu-Mesha-Gitathini-Kamakwa-King'ong'o Road from 20m to 40m wide-12 Km	0	60	500.0	400.0
2.	Expand Gatitu- Thunguma-Kangemi-King'ong'o-Kimathi University Road From 15m to 40m wide-10.8 Km	0	0	2,000.0	300.0
PROPOSED FOOT BRIDGES					0
1.	At Kimathi University Temple Road	0	0.5	0	0
2	Kenyatta Highway Junction	0	0.5	0	
PROPOSED RIVER BRIDGES					
1.	In Thuta at Thunguma	0	2.0	0	0
2	In Chania at Outspan and Kangemi	0	2.0	0	0
3	In Muringato at King'ong'o and Kihuyo,	0	2.0	0	0

	PROPOSED DRAINAGE CHANNELS				
1	Along All CBD Roads, primary Roads, link Roads	20.0	20.0	20.0	20.0
	PROPOSED GRADE SEPARATION AND HIGH CAPACITY JUNCTIONS				
1.	A2/B5(Marua),B5/C75 (King'ong'o) - grade separation in Long term	0	10.0	0	0
2.	Gatito, Kimathi and Chaka junctions to be upgraded to high capacity	0	10.0	0	0
	TERMINAL FACILITIES				
1.	Relocate Bus Park from the CBD	0	10.0	0	0
2.	Relocate Nairobi Bus Stage to the Southern part of Asian Quarters (2.1Ha), Landscape & Provide Waste Bins	0	2.5	0	0
3.	Provision of designated Termini in Chaka. Kamakwa and Gatitu	0	5.0	0	0
	AIR TRANSPORT				
1	Upgrading Nyaribo Airstrip to accommodate 2 engine planes- Distance 2.3 Km	0	300.0	0	0
	Sub Total	100.0	7,952.5	8,733.5	1,370.0
D.	HOUSING				
1.	Refurbishment of GoK Houses at Wambugu and Ahigai FTCs	3	2	0	0
2.	Slum upgrading Mathari-Witemere	KISIP		-	-
3.	New county estate in Rware ward	KISIP			
4	Majengo Slum Upgrading	KISIP			
E.	WATER AND SANITATION				
1.	Rehabilitation of the town Piping System	0	250.0	250.0	150.0
2.	Construction of 135m ³ Storage tank at Watuka, Simbara-Bondeni	1.5	0	0	0
3.	Extend Water Connection to un-served areas	10	40	20	20
4.	Construction of Storm Water Drainage	5.0	25.0	20.0	10.0
5.	Improvement of Sanitation and Sewerage –Services in Ruring'u, Muslim Village, Skuta, Ngangarithi, Chaka and Ringro	0	200.0	0	0
6.	Construction of Solid Waste Management facilities in Ruringu, Mukaro, King'ong'o and Kiganjo	0	40.0	0	0
	Sub Total	16.5	553.0	290.0	180.0
F.	COMMERCE, INDUSTRY & TOURISM				

	MAJOR COMMERCIAL PROJECTS				
1.	Government Contribution to PPP	10.0	10.0	10.0	10.0
2.	Construction & equipping Pet Food Factory	PPP	PPP		
3.	Construction & equipping Fishing Equipment and Accessories Plant	PPP	PPP	PPP	PPP
4.	Construction & equipping Fruit Processing Plant	PPP	PPP	PPP	PPP
5.	Construction & equipping Water Packaging Plant	PPP	PPP	PPP	
6.	Construction & equipping Animal Feed Factory	PPP	PPP		
7.	Construction of Kiganjo and Kirichu Markets	0	25.0	0	0
8.	Milk Processing & Cooling Plant –Ruringu Ward	20	20.0	0	0
9.	Construction of a Fruit Processing Plant (Avocado, Passion, Tomatoes, Macadamia) –Ruringu Ward	40.0	0	0	0
10.	Construction of Thunguma Macadamia Processing Plant (Gatitu/Muruguru)	0	40.0	0	0
11.	Muruguru Animal Feed Plant Gatitu/Muruguru	0	8.0	0	0
12.	Construction of Nyaribo Market (Kiganjo/Mathari)			20.0	
13.	Establishment of Nyeri Industrial Zone	5.0	45.0	0	0
14.	Construction of Vegetable Drying Plant.	PPP	PPP	PPP	
15.	Construction of Brick Factory	PPP	PPP	PPP	
16.	Modernize Baden Powell Park.	0	2.0	0	0
	Sub Total	85	150	30.0	10.0
G.	AGRICULTURE SECTOR				
1.	Njengu/ Nyaribu Irrigation Project– Kiganjo/ Mathari Ward	0	100.0		0
2.	Mathari/ Mwenji Irrigation Project– Kiganjo/ Mathari Ward	0	0	100.0	0
3.	Kanuna Wangi Irrigation Project– Kiganjo/ Mathari Ward	0	0	100.0	0
4.	Construction of Information and Resource Centre	0	0	100.0	0
5.	Support to Fish Farms Hatchery -Nyeri Fish Seed Centre	0	4.0	0	0
	Sub Total	0	104.0	300.0	0
H.	ENERGY				

1.	Chorongi Rural Electrification – Ruringu Ward	0	5.0	0	0
2.	Gathugu / Karia Rural Electrification – Ruringu Ward	0	5.0	0	0
3.	Kamunyu Rural Electrification – Ruringu Ward	0	5.0	0	0
	Sub Total	0	15.0	0.0	0.0
I.	ICT				
1.	Construction of County ICT and Recreation Centre Nyeri Town	0	50.0	0	0
	Sub Total	0	50.0	0	0
J.	ENVIRONMENT				
1.	Purchase of Land for Dumpsites	0	15.0	0	0
2.	Nyeri Hill, Aberdare, Kabiruini and Kiganjo Forest Rehabilitation and Re-Afforestation	0	30.0	20.0	
	Sub Total	0	45.0	20.0	0
K.	HEALTH				
1.	Refurbishment Hospital Flats – Nyeri Level 5 Hospital	0	Quick win		
2.	Construction and equipping Kiganjo Health Centre	0	20.0	0	0
3.	Construction and Equipping the Maternity Block in Thung'ari Dispensary	0	12.0	0	0
4.	Upgrading of Mt Kenya Hospital to Level 4	0	100.0	0	0
	Sub Total	0	132.0	0	0
L.	EDUCATION				
	MAJOR PROJECTS	0			
1.	Improving capacity of existing schools	0	0	200.0	0
	Sub Total	0	0.0	200.0	0.0
M.	COMMUNITY FACILITIES				
1.	Upgrade and renovate the Ruringu Stadium	0	20.0	30.0	0
2.	Upgrading the existing fire station at the municipality to have more equipment and personnel	0	15.0	0	0
	MAJOR PROJECTS				
1.	Construction of 3 social halls (1 per Sub-county)	0	15.0	15.0	15.0
2.	Construction of 3 Libraries	0	10.0	20.0	0
	Sub Total	0	60.0	65.0	15.0
	GRAND TOTAL	430	9436	9982	2022

THE TOTAL ESTIMATED COST OF THE PROJECTS FOR THE BETWEEN 2016 AND 2034 is Kshs. 22 BILLION

Annex 8: Project Implementation Matrix

Project Name	Objectives	Location	Implementing Agency(ies)	Roles of Implementing Agency(ies)	Resource Requirements	Implementation period
CAPACITY BUILDING						
Strengthening the Nyeri County Planning Department and training of all relevant personnel.	To build capacity for proper implementation of the ISUDP and subsequent plans	County Gov't Lands and Planning offices	County Gov't	- Equipping the department as necessary - Mobilizing the staff to be trained - Financing the process	- Finances - Human resource - Training space& equipment	Short term
Procurement of GIS Equipment and Training	To promote GIS Based planning in the county	County Gov't Lands and Planning offices	County Gov't	- Financing the project - Contracting the GIS equipment suppliers - Maintenance of the equipment - Mobilizing the staff to be trained	- Finances	Short term
Construction of County Treasury Block	To have County Treasury Block	County Gov't Lands and Planning offices	County Gov't Planners, Architects, EIA Experts, Contractors etc.	- Financing the project - Contracting the experts to undertake the works - EIA, Design and Construction works	- Finances - Human resource - Land	Short to Medium term
TRANSPORTATION SECTOR						
Enforcement of Traffic Regulations	To regulate traffic rule violation and improve traffic movement and road safety	Entire planning area	Traffic police Road users	- Formulating adequate and effective traffic rules - Enforcing the rules - Observation of the traffic regulations	- Human resource	Continuous
2No. Road construction projects	To improve road transport system To enhance movement of people and goods	Kiamwathi - Riamukuru-Ruringu road and Kimathi University-Muringat o-King Major Seminar y-Ihururu-Mathari road	Planners and Engineers KeNHA/ KURA/County government Contractors and surveyors	- Planning and design of roads and surrounding land uses - Financing the projects - Identification and acquisition/ purchase of land - Contracting experts - Maintenance of the roads	- Land - Finances - Human resource	Medium term

			Residents/NG Os/CBOs	- Actual construction works - Contribution of resources e.g. money, labour, ideas etc.		
20No. Road expansion and upgrading projects	To improve road transport system To enhance movement of people and goods	Entire planning area	Planners and Engineers KURA/County government Contractors and surveyors Residents/NG Os/CBOs	- Planning and design of roads and surrounding land uses - Financing the projects - Identification and acquisition/purchase of land - Contracting experts - Maintenance of the roads - Actual construction works - Contribution of resources e.g. money, labour, ideas etc.	- Land - Finances - Human resource	Short, medium and long terms
Construction of 6 foot & river bridges	To enhance movement of people and goods To promote travelers' safety	Thuta, Chania, King'ong'o and Kihuyo,	Engineers KeNHA/KURA /County government Contractors	- Designing of bridges - Financing the projects - Contracting experts - Maintenance of the bridges - Actual construction works	- Finances - Human resource	Short term
Construction and upgrading of terminal facilities (5No. projects)	To promote easy picking and dropping of passengers and goods and related activities	CBD, Kamakwaa/ Mathari	Planners, Architects and Engineers KURA/County government Contractors	- Planning and design of the facilities - Financing the projects - Contracting experts - Identification and acquisition/purchase of land - Maintenance of the facilities - Actual construction works	- Land - Finances - Human resource	Quick wins, short and medium terms
Upgrading Nyaribo airstrip to accommodate 2 engine planes	To increase capacity of the airstrip	Nyaribo	Planners, architects and Engineers	- Planning and design of airstrip and surrounding land uses	- Land - Finances - Human resource	Short to medium term

			Kenya Airport Authority/ County government	- Financing the project - Contracting experts - Identification and acquisition/ purchase of land - Maintenance of the airstrip - Actual construction works - Contribution of resources e.g. money, labour, ideas etc.		
			Contractors			
			Residents/NG Os/CBOs			
HOUSING SECTOR						
Refurbishment of G.o.K Houses	To improve conditions of the G.o.K houses	Wambugu Ahigai FTC	Kenya National Housing Corporation/ County government	- Financing the project - Contracting experts - Maintenance of the houses - Construction works - Contribution of resources e.g. money, labour, ideas etc.	- Finances - Human resource	Quick wins
			Contractors			
			Residents/NG Os/CBOs			
2No. Slums Upgrading projects	To improve living conditions of the concerned residents	Mathari-Witemere and Majengo	KISIP/ County government	- Financing the project - Contracting experts - Maintenance of the houses - Planning and design works - Construction - Contribution of resources e.g. money, labour, ideas etc.	- Finances - Human resource	Short and medium terms
			Planners and Architects			
			Contractors			
			Residents/NG Os/CBOs			
New County Housing Estates	To improve housing stock in the planning area	Rware Ward	County government	- Financing the project - Contracting experts - Maintenance of the houses - Planning and design works - Construction - Contribution of resources e.g. money, labour ideas etc.	- Land - Finances - Human resource	Short and medium terms
			Planners and Architects			
			Contractors			
			Residents/NG Os/CBOs			
WATER AND SANITATION SECTOR						
Rehabilitation of the town water piping system	To improve access to piped water	Nyeri town	Nyeri Water and Sewerage Company/ County Gov't	- Financing the project - Identifying and	- Land - Finances - Human resource	Short and medium terms

	supply by planning area residents		Kenya Water Trust Fund/ WARUAs Planners and Engineers Contractors Residents/NG Os/CBOs	acquisition of land - Contracting experts - Help in financing the project - Planning and design works - Construction - Contribution of resources e.g. money, labour ideas etc.		
Construction of 135m ³ water storage tank	To increase water supply in the planning area	Watuka, Simbara-Bondeni	Nyeri Water and Sewerage Company/ County Gov't Kenya Water Trust Fund/ WARUAs Contractors	- Financing the project - Identifying and acquisition of land - Contracting experts - Help in financing the project - Construction	- Land - Finances - Human resource	Short term
Improvement of sanitation and sewerage services	To improve sanitation and sewerage services in the concerned areas	Ruring'u, Muslim Village, Skuta, Ngangari thi, Chaka and Ringro	Nyeri Water and Sewerage Company/ County Gov't Planners and Engineers Contractors Residents/NG Os/CBOs	- Financing the project - Identifying and acquisition of land - Contracting experts - Planning and design works - Construction - Contribution of resources e.g. money, labour ideas etc.	- Land - Finances - Human resource	Continuous
Construction of Solid Waste Management facilities	To improve solid waste management in the planning area	Ruringu, Mukaro, King'ong'o and Kiganjo	County Gov't Contractors Residents/NG Os/CBOs Private solid waste management firms, Residents and CBOs/ Neighborhood Youth Groups	- Financing the project - Identifying and acquisition of land - Contracting experts - Construction - Contribution of resources e.g. money, labour ideas etc. - Proper collection and disposing of solid waste	- Land - Finances - Human resource	Short term
COMMERCE, INDUSTRY AND TOURISM SECTOR						
Establishment of 13No. Food processing	To enhance value addition to	Entire planning area	Ministry of Industrialization & Enterprise Development/	- Identification of ideal spaces/land and	- Land - Finances - Human resource	Short to medium term

plants/factories	agricultural products To enhance agricultural productivity in the planning area		County government Planners/ Architects Private investors/ Business groups Kenya Manufacturers Association (Nyeri Branch)	acquisition of the same - Financing construction of some of the plants and/or offering subsidies to private investors - Planning and design works - Financing the construction and equipping them - Conducting the actual business - Financing the projects - Mobilizing members to invest in the ventures		
Modernize Baden Powell Park	To improve the capacity of the park and make it more suitable for current and future needs	Nyeri town	County government	- Financing the project - Contacting experts	- Finances - Human resource	Short to medium term
AGRICULTURE SECTOR						
3No. irrigation projects	To enhance agricultural productivity	Kiganjo/ Mathari Ward	Ministry of Agriculture, Livestock and Fisheries County Gov't Resident Farmers Associations and individual Farmers	- Financing the project - Contributing finances - Organizing and monitoring the process - Farming & irrigation works	- Land - Finances - Human resource	Continuous
Support to Fish Farms Hatchery	To enhance fish farming	Nyeri Fish Seed Centre	Ministry of Agriculture, Livestock and Fisheries County Gov't Resident Farmers Associations and individual Farmers	- Financing the project - Contributing finances - Organizing and monitoring the process - Actual fish farming	- Finances - Human resource	Continuous
ENERGY SECTOR						
3No. Rural electrification projects	To improve access to electricity in the	Chorongu / Karia & Kamuny in	Kenya Rural Electrification Authority	- Financing the project - Help to identify land (way leave)	- Land - Finances - Human resource	Short term

	planning area	Ruringu Ward	County government Kenya Power Residents and business people	and acquire the same - Help KREA in organizing and monitoring the process - Establishment of electricity networks and supply of electricity - Electrical installation works in the homesteads & business premises		
ICT SECTOR						
Construction of County ICT and Resource Centre	To improve access to information by residents, business people and various institutions	Nyeri town	County Gov't	- Financing - Identification and acquisition of land - Equipping the centre - Maintenance of the centre	- Land - Finances - Human resource	Short term
ENVIRONMENT SECTOR						
Beautification and Greening Nyeri town	To improve the aesthetic value of Nyeri town	Nyeri town	County Gov't Landscape Architects/contractors Private institutions	- Financing the project - Supervision of works - Design and landscaping works - Sponsorship of landscaping sections of the town	- Finances - Human resource	Short to medium term
Nyeri Hill, Kabiruini and Kiganjo Forest Rehabilitation and Reforestation	To increase forest cover in the planning area	Nyeri Hill, Kabiruini and Kiganjo Forest	Ministry of Environment and Natural Resources/ County government Residents	- Financing the project - Participation in tree planting and maintenance	- Finances - Human resource	Short to medium term
HEALTH SECTOR						
Refurbishment Hospital Flats – Nyeri Level 5 Hospital	To enhance healthcare	Nyeri Level 5 Hospital	County government	- Financing the project - Contracting experts - Supervising construction work	- Finances - Human resource	Quick win
3No. projects of Construction, equipping and upgrading hospitals		Kiganjo Health Centre, Thung'ari Dispensary & Mt. Kenya Hospital	Ministry of Health/ County government Residents Planners/Architects	- Financing the project - Contribution of resources e.g. money, labour ideas etc.	- Land - Finances - Human resource	Short to medium term

			Contractors	- Planning and Design works - Construction works		
EDUCATION SECTOR						
Improving capacity of schools	To meet future demand for education	Entire planning area	Ministry of Education, Science Technology/ County Gov't Constituency Development Fund Private institutions/religious institutions/ private individuals Planners/ Architects/ Contractor	- Funding the projects - Contracting experts and supervising works - Helping in funding the projects - Construction and running some of the schools - Planning, design and construction works	- Land - Finances - Human resource	Short to medium to long term
COMMUNITY FACILITIES						
Upgrade and renovate the Ruringu stadium	To increase capacity and improve condition of the stadium	Ruringu	County Gov't Constituency Development Fund	- Funding the projects - Contracting experts and supervising works	- Finances - Human resource	Quick win
Upgrading the existing fire station at the municipality to have more equipment and personnel	To improve firefighting services in Nyeri	Nyeri town	Private institutions/religious institutions/ private individuals Planners/ Architects/ Contractor	- Helping in funding the projects - Construction and running some of the schools		Quick win
Construction of 3 social halls	To promote social activities in the sub-counties	1 social hall per Sub-county		- Planning, design and construction works	- Land - Finances - Human resource	Short to medium term
Construction of 3 Libraries	To improve access to information by residents, business people and various institutions	1 library per Sub-county				Short to medium term
Construction and Equipping of the Children's Rescue Centre	To help needy children who	Nyeri Town				Medium to long term

Annex 9: Monitoring & Evaluation Matrix

Project	Monitoring Institutions	Expected output(s)	Expected outcome(s)	Indicators of success
CAPACITY BUILDING SECTOR				
Strengthening the Nyeri County Planning Department and training of all relevant personnel.	County Government	Well-structured County Planning Department	- Adequate capacity for proper implementation of the ISUDP and subsequent plans - Properly trained county personnel	Proficiency in planning service delivery
Procurement of GIS Equipment	County Government	Adequate GIS Equipment	- GIS Based planning in the county	Adequacy of the GIS equipment and level of effectiveness in planning
Construction of County Treasury Block	County Government	County Treasury Block/offices	- Good working environment for the County Treasury officers	Serenity of work environment for the officers
TRANSPORTATION SECTOR				
Enforcement of Traffic Regulations	Traffic Police Department	Traffic Policy/ Rules and Regulations	- Reduced traffic rule violation - Improved traffic movement and road safety	Level of traffic rules observation and road safety
Project	Monitoring Institutions	Expected output(s)	Expected outcome(s)	Indicators of success
TRANSPORT SECTOR CONT'D				
2No. Road construction projects	KURA/KeNHA & County Government	Road network of adequate capacity and good condition	- Improved road transport system - Enhanced movement of people and goods	- Adequacy of road network - Ease of traffic circulation - Level of road safety - Quality of transport services
20No. Road expansion and upgrading projects				
Construction of 6 Foot & river bridges	KURA/ & County Government	Good foot & river bridges	- Enhanced ease of movement of pedestrians across rivers and busy roads - Improved travellers' safety	
Construction and upgrading of terminal facilities (5No. projects)	KURA/ & County Government	Adequate and properly located terminal facilities	- Enhanced ease of picking and dropping of passengers and goods	
Upgrading Nyaribo airstrip to accommodate 2 engine planes	Kenya Airports Authority/ & County Government	Higher capacity air strip	- Increased capacity of Nyaribo airstrip - Improved air transport services	
HOUSING SECTOR				
Refurbishment of G.o.K Houses	Kenya National Housing Corporation/ County Gov't	Good G.o.K houses	- Better condition of the G.o.K houses	- Sufficiency of housing - Quality of living environment
2No. Slums Upgrading projects	KISIP/ County government	Well organized settlements	- Improved living environment of the concerned residents	

		with proper infrastructure		
New County Housing Estates	Kenya National Housing Corporation/ County government	New County Housing Estates	- Increased housing stock in the planning area	
WATER & SANITATION				
Rehabilitation of the town water piping system	Nyeri Water and Sewerage Company/ County Gov't	Properly functioning town-wide water reticulation system	- Improved access to piped water supply by planning area residents	- Level of access to water and sewerage services - Level of sanitation
Construction of 135m³ water storage tank		135m³ water storage tank	- Improved water supply	
Improvement of sanitation and sewerage services		Adequate sewerage system	- Better sanitation in the planning area	
Construction of Solid Waste Management facilities	County Gov't	Adequate solid Waste Management facilities		
COMMERCE, INDUSTRY AND TOURISM SECTOR				
Establishment of 13No. Food processing plants/factories	Ministry of Industrialization & Enterprise Development/ County government	Adequate food processing plants	- Enhanced value addition to agricultural products - Increased employment opportunities - Improved household income - Improved government revenue	- No of plants established - Production levels in the industries - Employment levels in the industries - Income levels of workers
Modernize Baden Powell Park	County government	Modern and higher capacity facilities at Baden Powell Park	- Improved activities at the park - Higher levels of tourist attraction of to the planning area - Improved tourism generated revenues	- Tourist turn-up levels - Amount of revenue generated by government - Nature of activities in the park
AGRICULTURE SECTOR				
3No. irrigation projects	Ministry of Agriculture, Livestock and Fisheries/ County government	Operational irrigation schemes	- Enhanced agricultural productivity - Better fish farming - Improved income to farmers	- Agricultural productivity levels - Farmers' income levels
Support to Fish Farms Hatchery		Productive fish farms		
Project	Monitoring Institutions	Expected output(s)	Expected outcome(s)	Indicators of success
ENERGY SECTOR				
3No. Rural electrification projects	Kenya Rural Electrification Authority/ Kenya Power	Increased coverage of electricity networks	- Improved access to electricity in the planning area	- Extent of access to electricity

			- Reduced reliance on non-renewable energy sources	
ICT SECTOR				
Construction of County ICT and Resource Centre	County government	Functional County ICT and Resource Centre	- Improved access to information by residents, business people and various institutions	- Functionality of the centre - Innovation levels of individuals, businesses and institutions
ENVIRONMENT SECTOR				
Beautification and Greening Nyeri town	County government	Landscaped town	- Improve the aesthetic value of Nyeri town	- Extent of green areas in the town
Nyeri Hill, Kabiruini and Kiganjo Forest Rehabilitation and Re-forestation		Forest cover in Nyeri Hill, Kabiruini and Kiganjo	- Increased forest cover in the planning area	- Extent of forest coverage
HEALTH SECTOR				
Refurbishment Hospital Flats – Nyeri Level 5 Hospital	County government	Sufficient health facilities	- Enhanced healthcare	- Sufficiency of health facilities - Quality of healthcare
3No. projects of Construction, equipping and upgrading hospitals				
EDUCATION SECTOR				
Improving capacity of schools	School administrations	Sufficient education facilities	- Efficient access to education	- Sufficiency of education facilities - Quality of education
COMMUNITY FACILITIES				
Upgrade and renovate the Ruringu stadium	County government	Enough community facilities	- Improved access to social services - Increased of social integration in the community - Better skill development - Reduced level of idling by the youth	- Sufficiency of community facilities - Quality of social services - Level of skill development - Level of social cohesion
Upgrading the municipality fire station				
Construction of 3 social halls		Enough community facilities	- Income generation by youth in the entertainment industry	
Construction of 3 Libraries			- Improved access to information	
Construction and Equipping of the Children's Rescue Centre			- Refuge for the needy children	

REPUBLIC OF KENYA  MINISTRY OF LAND, HOUSING AND URBAN DEVELOPMENT DIRECTORATE OF URBAN DEVELOPMENT KENYA MUNICIPAL PROGRAM Country: Kenya Name of Project: Kenya Municipal Program (KMP) Credit No: 4714-KE	
PUBLIC NOTICE	
EMBU COUNTY GOVERNMENT COMMENCEMENT OF THE PREPARATION OF EMBU STRATEGIC INTEGRATED URBAN DEVELOPMENT PLAN Reference is made to the Constitution of Kenya articles 6, 60, 66, 67, 184, 186, and the First and Fourth Schedules; National Land Commission Act; County Government Act; Urban Areas and Cities Act; Physical Planning Act, Physical Planners Registration Act and other enabling legislations. Notice is hereby given that the Embu County Government has commenced the preparation of Embu Town Strategic Integrated Urban Development Plan for the period 2014-2035. The development plan covers an area of about 102 km² in Embu town and its environs. The purpose of the plan is to provide a framework for integrated socio-economic development, investment and development control of the town in a sustainable environment. The plan preparation project is expected to take 12 months from April 2014. It is a constitutional and statutory requirement that stakeholders and members of the general public do participate in all planning and developments activities of the county. The Embu County Government therefore invites stakeholders and members of the general public to participate in the preparation of the plan. Any person or institution that wishes to participate in or has comments on the planning project can reach or may forward any such comments to the County Secretary at the address below. County Secretary Embu County Government P. O. Box 36 – 60100 Embu. Telephone: +254771204003; +254703192924 Email: info@embu.go.ke Website: www.embu.go.ke Dated this 30th July 2014.	NYERI COUNTY GOVERNMENT COMMENCEMENT OF THE PREPARATION OF NYERI STRATEGIC INTEGRATED URBAN DEVELOPMENT PLAN Reference is made to the Constitution of Kenya articles 6, 60, 66, 67, 184, 186 and the First and Fourth Schedules; National Land Commission Act; County Governments Act; Urban Areas and Cities Act; Physical Planning Act, Physical Planners Registration Act and other enabling legislations. Notice is hereby given that the Nyeri County Government has commenced the preparation of Nyeri Town Strategic Integrated Urban Development Plan for the period 2014-2035. The development plan covers an area of about 267 km² in Nyeri town and its environs. The purpose of the plan is to provide a framework for integrated socio-economic development, investment and development control of the town in a sustainable environment. The plan preparation project is expected to take 12 months from April 2014. It is a constitutional and statutory requirement that stakeholders and members of the general public do participate in all planning and developments activities of the county. The Nyeri County Government therefore invites stakeholders and members of the general public to participate in the plan preparation process. Any person or institution that wishes to participate in or has comments on the planning project can reach or may forward any such comments to the County Secretary at the address below. County Secretary Nyeri County Government P. O. Box 1112-10100 Nyeri. Telephone: +2546012036700 Email: nyericountysecretary@gmail.com Website: www.nyeri.go.ke Dated this 30th July 2014.
MACHAKOS COUNTY GOVERNMENT COMMENCEMENT OF THE PREPARATION OF MACHAKOS STRATEGIC INTEGRATED URBAN DEVELOPMENT PLAN Reference is made to the Constitution of Kenya articles 6, 60, 66, 67, 184, 186, and the First and Fourth Schedules; National Land Commission Act; County Governments Act; Urban Areas and Cities Act; Physical Planning Act, Physical Planners Registration Act and other enabling legislations. Notice is hereby given that the Machakos County Government has commenced the preparation of Machakos Town Strategic Integrated Urban Development Plan for the period 2014-2035. The development plan covers an area of about 519 km² in Machakos town and its environs. The purpose of the plan is to provide a framework for integrated socio-economic development, investment and development control of the town in a sustainable environment. The plan preparation project is expected to take 12 months from April 2014. It is a constitutional and statutory requirement that stakeholders and members of the general public do participate in all planning and developments activities of the county. The Machakos County Government therefore invites stakeholders and members of the general public to participate in the preparation of the plan. Any person or institution that wishes to participate in or has comments on the planning project can reach or may forward any such comments to the County Secretary at the address below. County Secretary Machakos County Government P. O. Box 1996 – 90100 Machakos. Telephone: +254-44-20246/21158 Email: Website: www.machakosgovernment.com Dated this 30th July 2014.	NAKURU COUNTY GOVERNMENT COMMENCEMENT OF THE PREPARATION OF NAKURU STRATEGIC INTEGRATED URBAN DEVELOPMENT PLAN Reference is made to the Constitution of Kenya articles 6, 60, 66, 67, 184, 186 and the First and Fourth Schedules; National Land Commission Act; County Governments Act; Urban Areas and Cities Act; Physical Planning Act, Physical Planners Registration Act and other enabling legislations. Notice is hereby given that the Nakuru County Government has commenced the preparation of Nakuru Town Strategic Integrated Urban Development Plan for the period 2014-2035. The development plan covers an area of about 350 km² in Nakuru town and its environs. The purpose of the plan is to provide a framework for integrated socio-economic development, investment and development control of the town in a sustainable environment. The plan preparation project is expected to take 12 months from April 2014. It is a constitutional and statutory requirement that stakeholders and members of the general public do participate in all planning and developments activities of the county. The Nakuru County Government therefore invites stakeholders and members of the general public to participate in the preparation of the plan. Any person or institution that wishes to participate in or has comments on the planning project can reach or may forward any such comments to the County Secretary at the address below. County Secretary Nakuru County Government P. O. Box 2070 – 20100 Nakuru. Telephone: +254-451-221600 Email: nakurucountygovernment@gmail.com Website: www.nakuru.go.ke Dated this 30th July 2014.
NAKURU COUNTY GOVERNMENT COMMENCEMENT OF THE PREPARATION OF NAIVASHA STRATEGIC INTEGRATED URBAN DEVELOPMENT PLAN Reference is made to the Constitution of Kenya articles 6, 60, 66, 67, 184, 186 and the First and Fourth Schedules; National Land Commission Act; County Governments Act; Urban Areas and Cities Act; Physical Planning Act, Physical Planners Registration Act and other enabling legislations. Notice is hereby given that the Nakuru County Government has commenced the preparation of Naivasha Town Strategic Integrated Urban Development Plan for the period 2014-2035. The development plan covers an area of about 950 km² in Naivasha town and its environs. The purpose of the plan is to provide a framework for integrated socio-economic development, investment and development control of the town in a sustainable environment. The plan preparation project is expected to take 12 months from April 2014. It is a constitutional and statutory requirement that stakeholders and members of the general public do participate in all planning and developments activities of the county. The Nakuru County Government therefore invites stakeholders and members of the general public to participate in the preparation of the plan. Any person or institution that wishes to participate in or has comments on the planning project can reach or may forward any such comments to the County Secretary at the address below. County Secretary Nakuru County Government P. O. Box 2070 – 20100 Nakuru. Telephone: +254-451-221600 Email: nakurucountygovernment@gmail.com Website: www.nakuru.go.ke Dated this 30th July 2014.	KIAMBU COUNTY GOVERNMENT COMMENCEMENT OF THE PREPARATION OF THIKA STRATEGIC INTEGRATED URBAN DEVELOPMENT PLAN Reference is made to the Constitution of Kenya articles 6, 60, 66, 67, 184, 186, and the First and Fourth Schedules; National Land Commission Act; County Government Act; Urban Areas and Cities Act; Physical Planning Act, Physical Planners Registration Act and other enabling legislations. Notice is hereby given that the Kiambu County Government has commenced the preparation of Thika Town Strategic Integrated Urban Development Plan for the period 2014-2035. The development plan covers an area of about 115 km² in Thika town and its environs. The purpose of the plan is to provide a framework for integrated socio-economic development, investment and development control of the town in a sustainable environment. The plan preparation project is expected to take 12 months from April 2014. It is a constitutional and statutory requirement that stakeholders and members of the general public do participate in all planning and developments activities of the county. The Kiambu County Government therefore invites stakeholders and members of the general public to participate in the preparation of the plan. Any person or institution that wishes to participate in or has comments on the planning project can reach or may forward any such comments to the County Secretary or Chief Officer at the address below. David Gatimu Chief Officer-Lands, Housing and Physical Planning Kiambu County Government P. O. Box 2344 – 00900 Kiambu. Telephone: +2540675050167/171 Website: www.kiambu.go.ke Dated this 30th July 2014.

ENOSH IN. ONYANGO
HEAD OF URBAN DEVELOPMENT DIRECTORATE

JAMHURI YA KENYA	
	
WIZARA YA ARDHI, NYUMBA NA USTAWI WA MIJI	
IDARA YA USTAWI WA MIJI	
MPANGO WA MANISPAA NCHINI KENYA	
Nchi: Kenya	
Jina la Mradi: Mpango wa Manispaa nchini Kenya (KMP)	
Nambari ya Muamano: 4714-KE	
ILANI KWA UMMA	
SERIKALI YA KAUNTI YA EMBU KUANZA KWA MAANDALIZI YA MPANGO MAHSUSI WA USTAWISHAJI MJU WA EMBU Kwa mujibu wa Katiba ya Kenya vifungu vya 6, 60, 66, 67, 184, 186 na Mpangilio wa Kwanza na Mpangilio wa Nne; Sheria ya Tume ya Kitaifa ya Ardhi; Sheria ya Serikali za Kaunti; Sheria ya Maeneo ya Mijini na Miji Mkuu; Sheria ya Ustawi wa Miji; Sheria ya Wasimamizi wa Ustawi na Mpangilio wa Miji na sheria nyingine nyingi. Ilani inatolewa hapa kwamba Serikali ya Kaunti ya Embu imeanza kuandaa Mpango Maalum wa Ustawishaji wa Mji wa Embu kwa kipindi cha 2014-2035. Mpango huo wa ustawishaji unahusisha eneo la kilomita mraba 102 katika mji wa Embu na viunga vyake. Lengo la mpango huu ni kutoa mwongozo wa kuunganisha ustawi wa kiuchumi na kijamii, uwekezaji na ustawi wa mji utakaodhibitiwa. Mradi wa kupanga mpango huo unatarajiwa kuchukua miezi 12 kuanzia Aprili 2014. Ni sharti la Katiba na sheria nyingine kwamba wadau na wananchi kwa jumla lazima washirikishwe katika shughuli zote na mipango yote ya ustawishaji na maendeleo katika kaunti. Serikali ya Kaunti ya Embu kwa hivyo inawaalika wadau na wananchi kwa jumla kushiriki katika maadali za mpango huu. Mtu yeyote au taasisi yoyote ambayo inataka kushiriki au kutuma maoni kuhusu mradi wa mpango huo, anaweza kufika au kutuma maoni na mapendekezo yake kwa Katibu wa Kaunti kwa anwani iliyohapa chini: Katibu wa Kaunti Serikali ya Kaunti ya Embu S.L.P 36 – 60100 Embu. Simu: +254771204003; +254703192924 Barua pepe: info@embu.go.ke Mtandao: www.embu.go.ke Tarehe 30th Julai 2014.	SERIKALI YA KAUNTI YA NYERI KUANZA KWA MAANDALIZI YA MPANGO MAHSUSI WA USTAWISHAJI MJU WA NYERI Kwa mujibu wa Katiba ya Kenya vifungu vya 6, 60, 66, 67, 184, 186 na Mpangilio wa Kwanza na Mpangilio wa Nne; Sheria ya Tume ya Kitaifa ya Ardhi; Sheria ya Serikali za Kaunti; Sheria ya Maeneo ya Mijini na Miji Mkuu; Sheria ya Ustawi wa Miji; Sheria ya Wasimamizi wa Ustawi na Mpangilio wa Miji na sheria nyingine nyingi. Ilani inatolewa hapa kwamba Serikali ya Kaunti ya Nyeri imeanza kuandaa Mpango Maalum wa Ustawishaji wa Mji wa Nyeri kwa kipindi cha 2014-2035. Mpango huo wa ustawishaji unahusisha eneo la kilomita mraba 267 katika mji wa Nyeri na viunga vyake. Lengo la mpango huu ni kutoa mwongozo wa kuunganisha ustawi wa kiuchumi na kijamii, uwekezaji na ustawi wa mji utakaodhibitiwa. Mradi wa kupanga mpango huo unatarajiwa kuchukua miezi 12 kuanzia Aprili 2014. Ni sharti la Katiba na sheria nyingine kwamba wadau na wananchi kwa jumla lazima washirikishwe katika shughuli zote na mipango yote ya ustawishaji na maendeleo katika kaunti. Serikali ya Kaunti ya Nyeri kwa hivyo inawaalika wadau na wananchi kwa jumla kushiriki katika maadali za mpango huu. Mtu yeyote au taasisi yoyote ambayo inataka kushiriki au kutuma maoni kuhusu mradi wa mpango huo, anaweza kufika au kutuma maoni na mapendekezo yake kwa Katibu wa Kaunti kwa anwani iliyohapa chini: Katibu wa Kaunti Serikali ya Kaunti ya Nyeri S.L.P 1112-10100 Nyeri. Simu: +2540612030700 Barua pepe: nyericountysecretary@gmail.com Mtandao: www.nyeri.go.ke Tarehe 30th Julai 2014.
SERIKALI YA KAUNTI YA MACHAKOS KUANZA KWA MAANDALIZI YA MPANGO MAHSUSI WA USTAWISHAJI MJU WA MACHAKOS Kwa mujibu wa Katiba ya Kenya vifungu vya 6, 60, 66, 67, 184, 186 na Mpangilio wa Kwanza na Mpangilio wa Nne; Sheria ya Tume ya Kitaifa ya Ardhi; Sheria ya Serikali za Kaunti; Sheria ya Maeneo ya Mijini na Miji Mkuu; Sheria ya Ustawi wa Miji; Sheria ya Wasimamizi wa Ustawi na Mpangilio wa Miji na sheria nyingine nyingi. Ilani inatolewa hapa kwamba Serikali ya Kaunti ya Machakos imeanza kuandaa Mpango Maalum wa Ustawishaji wa Mji wa Naivasha kwa kipindi cha 2014-2035. Mpango huo wa ustawishaji unahusisha eneo la kilomita mraba 519 katika mji wa Machakos na viunga vyake. Lengo la mpango huu ni kutoa mwongozo wa kuunganisha ustawi wa kiuchumi na kijamii, uwekezaji na ustawi wa mji utakaodhibitiwa. Mradi wa kupanga mpango huo unatarajiwa kuchukua miezi 12 kuanzia Aprili 2014. Ni sharti la Katiba na sheria nyingine kwamba wadau na wananchi kwa jumla lazima washirikishwe katika shughuli zote na mipango yote ya ustawishaji na maendeleo katika kaunti. Serikali ya Kaunti ya Machakos kwa hivyo inawaalika wadau na wananchi kwa jumla kushiriki katika maadali za mpango huu. Mtu yeyote au taasisi yoyote ambayo inataka kushiriki au kutuma maoni kuhusu mradi wa mpango huo, anaweza kufika au kutuma maoni na mapendekezo yake kwa Katibu wa Kaunti kwa anwani iliyohapa chini: Katibu wa Kaunti Serikali ya Kaunti ya Machakos S.L.P 1996 – 90100 Machakos. Simu: +254-44-20246/21158 Mtandao: www.machakosgovernment.com Tarehe 30th Julai 2014.	SERIKALI YA KAUNTI YA NAKURU KUANZA KWA MAANDALIZI YA MPANGO MAHSUSI WA USTAWISHAJI MJU WA NAKURU Kwa mujibu wa Katiba ya Kenya vifungu vya 6, 60, 66, 67, 184, 186 na Mpangilio wa Kwanza na Mpangilio wa Nne; Sheria ya Tume ya Kitaifa ya Ardhi; Sheria ya Serikali za Kaunti; Sheria ya Maeneo ya Mijini na Miji Mkuu; Sheria ya Ustawi wa Miji; Sheria ya Wasimamizi wa Ustawi na Mpangilio wa Miji na sheria nyingine nyingi. Ilani inatolewa hapa kwamba Serikali ya Kaunti ya Nakuru imeanza kuandaa Mpango Maalum wa Ustawishaji wa Mji wa Nakuru kwa kipindi cha 2014-2035. Mpango huo wa ustawishaji unahusisha eneo la kilomita mraba 350 katika mji wa Nakuru na viunga vyake. Lengo la mpango huu ni kutoa mwongozo wa kuunganisha ustawi wa kiuchumi na kijamii, uwekezaji na ustawi wa mji utakaodhibitiwa. Mradi wa kupanga mpango huo unatarajiwa kuchukua miezi 12 kuanzia Aprili 2014. Ni sharti la Katiba na sheria nyingine kwamba wadau na wananchi kwa jumla lazima washirikishwe katika shughuli zote na mipango yote ya ustawishaji na maendeleo katika kaunti. Serikali ya Kaunti ya Nakuru kwa hivyo inawaalika wadau na wananchi kwa jumla kushiriki katika maadali za mpango huu. Mtu yeyote au taasisi yoyote ambayo inataka kushiriki au kutuma maoni kuhusu mradi wa mpango huo, anaweza kufika au kutuma maoni na mapendekezo yake kwa Katibu wa Kaunti kwa anwani iliyohapa chini: Katibu wa Kaunti Serikali ya Kaunti ya Nakuru S.L.P 2870 – 20100 Nakuru. Simu: +254-051-221680 Barua pepe: nakurucountygovernor@gmail.com; Mtandao: www.nakuru.go.ke Tarehe 30th Julai 2014.
SERIKALI YA KAUNTI YA NAKURU KUANZA KWA MAANDALIZI YA MPANGO MAHSUSI WA USTAWISHAJI MJU WA NAIVASHA Kwa mujibu wa Katiba ya Kenya vifungu vya 6, 60, 66, 67, 184, 186 na Mpangilio wa Kwanza na Mpangilio wa Nne; Sheria ya Tume ya Kitaifa ya Ardhi; Sheria ya Serikali za Kaunti; Sheria ya Maeneo ya Mijini na Miji Mkuu; Sheria ya Ustawi wa Miji; Sheria ya Wasimamizi wa Ustawi na Mpangilio wa Miji na sheria nyingine nyingi. Ilani inatolewa hapa kwamba Serikali ya Kaunti ya Nakuru imeanza kuandaa Mpango Maalum wa Ustawishaji wa Mji wa Naivasha kwa kipindi cha 2014-2035. Mpango huo wa ustawishaji unahusisha eneo la kilomita mraba 950 katika mji wa Naivasha na viunga vyake. Lengo la mpango huu ni kutoa mwongozo wa kuunganisha ustawi wa kiuchumi na kijamii, uwekezaji na ustawi wa mji utakaodhibitiwa. Mradi wa kupanga mpango huo unatarajiwa kuchukua miezi 12 kuanzia Aprili 2014. Ni sharti la Katiba na sheria nyingine kwamba wadau na wananchi kwa jumla lazima washirikishwe katika shughuli zote na mipango yote ya ustawishaji na maendeleo katika kaunti. Serikali ya Kaunti ya Nakuru kwa hivyo inawaalika wadau na wananchi kwa jumla kushiriki katika maadali za mpango huu. Mtu yeyote au taasisi yoyote ambayo inataka kushiriki au kutuma maoni kuhusu mradi wa mpango huo, anaweza kufika au kutuma maoni na mapendekezo yake kwa Katibu wa Kaunti kwa anwani iliyohapa chini: Katibu wa Kaunti Serikali ya Kaunti ya Nakuru S.L.P 2870 - 20100 Nakuru. Simu: +254-051-221680 Barua pepe: nakurucountygovernor@gmail.com; Mtandao: www.nakuru.go.ke Tarehe 30th Julai 2014.	SERIKALI YA KAUNTI YA KIAMBU KUANZA KWA MAANDALIZI YA MPANGO MAHSUSI WA USTAWISHAJI MJU WA THIKA Kwa mujibu wa Katiba ya Kenya vifungu vya 6, 60, 66, 67, 184, 186 na Mpangilio wa Kwanza na Mpangilio wa Nne; Sheria ya Tume ya Kitaifa ya Ardhi; Sheria ya Serikali za Kaunti; Sheria ya Maeneo ya Mijini na Miji Mkuu; Sheria ya Ustawi wa Miji; Sheria ya Wasimamizi wa Ustawi na Mpangilio wa Miji na sheria nyingine nyingi. Ilani inatolewa hapa kwamba Serikali ya Kaunti ya Kiambu imeanza kuandaa Mpango Maalum wa Ustawishaji wa Mji wa Thika kwa kipindi cha 2014-2035. Mpango huo wa ustawishaji unahusisha eneo la kilomita mraba 113 katika mji wa Thika na viunga vyake. Lengo la mpango huu ni kutoa mwongozo wa kuunganisha ustawi wa kiuchumi na kijamii, uwekezaji na ustawi wa mji utakaodhibitiwa. Mradi wa kupanga mpango huo unatarajiwa kuchukua miezi 12 kuanzia Aprili 2014. Ni sharti la Katiba na sheria nyingine kwamba wadau na wananchi kwa jumla lazima washirikishwe katika shughuli zote na mipango yote ya ustawishaji na maendeleo katika kaunti. Serikali ya Kaunti ya Kiambu kwa hivyo inawaalika wadau na wananchi kwa jumla kushiriki katika maadali za mpango huu. Mtu yeyote au taasisi yoyote ambayo inataka kushiriki au kutuma maoni kuhusu mradi wa mpango huo, anaweza kufika au kutuma maoni na mapendekezo yake kwa Katibu wa Kaunti au Afisa Mkuu kwa anwani iliyohapa chini: David Gatimu Afisa Mkuu- Ardhi, Nyumba na Mipango Serikali ya Kaunti ya Kiambu S.L.P 2344 – 00900 Kiambu. Simu: +2540675858167/171 Mtandao: www.kiambu.go.ke Tarehe 30th Julai 2014.

ENOSH M. ONYANGO
MKUU WA BODI YA WAKURUGENZI WA USTAWI WA MIJI

Annex 12: Stakeholder Agencies

NO	STAKEHOLDERS			TOTAL
1.	Public sector			
	a	County governor	Governor	2
			County Commissioner	1
			Cabinet	10
			C.O	9
			County Officials	10
			Sub- County Administrator	1
			MCA's	13
			Chairman To Planning	1
			Chairman To Environment	1
			Chairman To Transport	1
			Speaker	1
	B	Devolution	Transitional Authority	1
	c	Provisional administration	Area Chief	1
			Kiganjo/ Mathari	1
			Rware	1
			Gatitu/ Muruguru	1
			Ruring'u	1
			Kamakwa/ Mukaro	1
			Part of Mweiga	1
			Part of Thegu River	1
	D	Local(national Govt)	Lands Officer	1
			Public Heath	1
			Education officer	1
			County planners	1
			County surveyors	1
			Secretary Land Management Board	1
			County development officer	1
			County Works Officer	1
			County Principal Revenue officer	1
			Kenya police college	1
2.	Service providers			
			Kura	1
			Nema	1
			Kplc	1
			Kenha	1
			Kerra	1
			Kenya Railways	1
			Kenya Airports Authority	1
			Kenya forest service	1
			Kenya tourism Board	1
			Kenya cooperative creamaries	1
			WARMA	1
			Water Users Association	1
			Tana River Water Board	1
			NYEWASCO	1
			National Construction Authority	1
4	Professional bodies		Kip,Aak,Planner	2
			ISK	1
			QS	1
5	Business association			
			Kenya assoc. of manufactures	1
			Chamber Of Commerce	1

			Small scale business representative	2
		Market Associations	Kiganjo/ Mathari, Rware, Gatitu/ Muruguru, Ruring'u, Kamakwa/ Mukaro, part Mweiga and part of Thegu River	8
		Transport	Matatu representative and Taxi representative	4
			Jua Kali Sector	2
			ASK	1
6	Faith based		Christian	1
			Muslim	1
			Hindu	1
7	Civil society organization	Agriculture		2
		Environment		2
		Housing		2
			Kenya Land Alliance	1
			Gender based civil society	2
			Kenya Urban Forum	1
			Kenya assoc. for the Neighborhood assoc.	1
8	Residents associations (male and female)		Ring road neighborhood association and others (to be confirmed)	3
			Informal settlement representatives	4
9	Special Groups	Youth	Male and female	2
		Disabled	Male and female	2
			Women	2
			Home based Care Society	1
10	Opinion leaders			
			Women Rep	1
			Senator	1
			Community development fund reps.	2
			Area Mps	3
11	OCPD			1
12	Farmers	Ss Farmers	Individual farmers	1
		Ls Farmers		1
		Specialized Farmers		1
13	land buying companies and land owners association		Green Africa Investment	1
			Mt. Kenya Holiday Homes	1
	TOTAL			150