

**GOVERNMENT OF NAIROBI CITY COUNTY**



**THE NAIROBI CITY COUNTY ASSEMBLY**

**OFFICE OF THE CLERK**

**SECOND ASSEMBLY  
(FIFTH SESSION)**

*Paper laid  
by Mnyam  
Munyiri  
Hon. Paul Kibos  
(Signature)  
P.A.  
7/09/2021*

**NCCA/TJ/PL/2021(20)**

**7<sup>th</sup> September 2021**

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**PAPER LAID**

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Pursuant to Article 185(4) of the Constitution of Kenya, I beg to lay the following Paper on the Table of the Assembly today, Tuesday 7<sup>th</sup> September, 2021:

— **THE SESSIONAL PAPER NO. 2 OF 2021 ON THE NAIROBI CITY COUNTY PROPERTY ADDRESSING AND STREET NAMING POLICY.**

**(The Leader of Majority Party)**

Copies to:  
The Speaker  
The Clerk  
Hansard Editor  
Hansard Reporters  
The Press

*Approved  
(Signature)  
7/9/2021*







**EXECUTIVE OFFICE OF THE PRESIDENT  
NAIROBI METROPOLITAN SERVICES**

**Telegraphic Address**  
**Telephone +3313002/4**  
**When replying please quote**

**Kenyatta International Convention Centre**  
**P. O. Box 49130-00100**  
**NAIROBI**

**Ref:** EOP/NMS/TC/7/7 Vol I

**Date:** 16<sup>th</sup> August 2021

**Hon. Benson Mutura**  
Speaker  
Nairobi City County Assembly  
**NAIROBI**

**SUBMISSION OF THE NAIROBI CITY COUNTY PROPERTY ADDRESSING  
AND STREET NAMING POLICY**

Nairobi Metropolitan Services (NMS) was established pursuant to the Deed of Transfer of functions between the Nairobi City County Government and National Government dated 25<sup>th</sup> February, 2020. Amongst the functions transferred was County Planning and Development.

In performance of the said function, NMS observed that Nairobi City County lacked a framework for Property Addressing and Street Naming and recognized the need to develop the policy in response to the need to have a harmonized property addressing and street naming framework owing to advancement in business reengineering particularly the increased online business. The policy also aimed to contribute to the ease of doing business movement.

A Taskforce was constituted and has completed the policy formulation process for the Nairobi City County Property Addressing and Street Naming Policy including but not limited to stakeholder engagement and public participation as follows:

Stakeholder	Date of Engagement
Ministries and Agencies	21 <sup>st</sup> June, 2021
Professional Bodies	22 <sup>nd</sup> June, 2021
Resident Associations	23 <sup>rd</sup> June, 2021
General Public	24 <sup>th</sup> June, 2021
NCC Assembly and Executive Leadership	8 <sup>th</sup> July, 2021
Sectoral Committee on Planning and Housing	19 <sup>th</sup> July, 2021

SCA - Austin  
Prepare for tableting  
on 07/08/2021  
Muriel  
P.O. Box 45844  
20/8/21 Kinelly table and  
submit to the Planning  
Committee  
for DMS  
20/8/2021. P.T.O.

Article 185(4) (b) of the Constitution of Kenya 2010 provides that a County Assembly may receive and approve plans and policies for the development and management of county infrastructure and institutions. There is urgent need to approve this Policy in order to realize the benefits.

Enclosed hereto, is the Policy under reference for consideration and your further action.



Lt. Gen. Mohamed A. Badi, CBS, SS, ndc (K)  
**DIRECTOR GENERAL**

Copy to:

**Clerk**

Nairobi City County Assembly  
**NAIROBI**

**Chairperson**

Sectoral Committee on Housing and Urban Planning  
Nairobi City County Assembly  
**NAIROBI**

D/L-S.

Kindly have the Policy  
tabled as a Sessional Paper  
and committed to the Planning  
Committee for consideration and  
reporting as per the S/O.

AAOmpy  
Ag. Clerk.  
17/8/2021





REPUBLIC OF KENYA



*Copy laid by  
Hon. Paul. Kibos.  
PCA  
28/09/2021*



NAIROBI CITY  
COUNTY

# NAIROBI CITY COUNTY PROPERTY ADDRESSING AND STREET NAMING POLICY



AUGUST, 2021

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## **FOREWORD**

Nairobi City County is determinably at the fore front of the Fourth Industrial Revolution seeking to secure a first mover advantage and eventually a competitive advantage by leveraging technology and digitization of public services. The Nairobi City County Property Addressing and Street Naming Policy (PASNAP) is positioned to achieve this aspiration in order to propel the goals of the Ease of Doing Business movement particularly supporting ecommerce growth and development as well as creating a unique culture of identification of streets and buildings.

This policy comes at a time when Nairobi City is undergoing a significant service delivery transformation epoch defined by the transfer of four functions from the Nairobi City County, a sub-national government to the National Government. It is against this unique backdrop that this policy is formulated and implemented.

PASNAP entails principles and procedures to be followed when addressing properties and naming streets. Under this policy, each property shall be allocated a unique identifier consisting of a number together with the name of the road that the property is fronting. Additionally, color codes will progressively be included to further ease navigation and identification. Street Naming will encompass Kenya's unique heritage and pay homage to Kenya's cultural identity as well as honor notable National heroes.

The data generated from the activities envisaged in this policy shall be deposited in the National Addressing System (NAS) to secure the veracity of the data as well as enhance the collaborative efforts by the National Government in developing uniform standards and norms of property addressing and street naming in Kenya. Consequently, this policy is geared towards implementing the National addressing and street naming proposals whilst promoting the intergovernmental agenda of devolution of services. To this end, the policy has been subjected to extensive public participation and stakeholder engagement at both levels of Government not only to





comply with constitutional and statutory requirement but also to promote ownership of this policy with the public.

The PASNAP will allow for ease of navigation, improve delivery of public services and expand the response to emergency services to the residents of Nairobi City with the eventual target of this policy being to have a satellite navigation system compatible with motor vehicles and other industrial applications. The Nairobi City County Property Addressing and Street Naming Policy shall be useful in better management of the city by using the information contained in the addressing database to plan and budget for crucial services in a responsive manner.

The Policy also considers the tremendous impact of globalization and the effect on the economy particularly in matters related to e-Commerce, e-Finance, e-Navigation and Modern Postal Services. By harnessing the power of Property Addressing and Street Naming, private and state-owned enterprises will improve their sourcing, sales and logistics systems, streamline operations, track market trends and boost their marketing, research and innovation capabilities. Enterprise operations will become more efficient, translating into productivity gains and the creation of new markets for innovative products and services. The strategies and action plans developed as a result of this policy will continue to bring about the rapid transformation of Nairobi City.

Nairobi Metropolitan Services and Nairobi City County are committed to translating the Policy objectives into action. To this end, priority programs will be established for the County to take the lead in adopting the Property Addressing and Street Naming Policy within the framework of the County's development agenda and international best practices.

On behalf of Nairobi Metropolitan Services, I congratulate the Taskforce behind the formulation of this policy for driving the policy development process. I also





thank all the stakeholders and the public whose valuable contributions were useful in developing this policy.

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by a horizontal line and a small flourish.

**LT. GEN. MOHAMED A. BADI, CBS, SS, ndc (K)**

**DIRECTOR GENERAL**

**NAIROBI METROPOLITAN SERVICES.**



## **EXECUTIVE SUMMARY**

The Constitution of Kenya, 2010 assigns to the County Governments the function of County planning and development where under property addressing and street naming fall. The Nairobi City County Property Addressing and Street Naming Policy provides for guidelines to be applied when addressing buildings and naming streets. The objective of the policy is to have a transparent and determinable procedure for property addressing and street naming in Nairobi City County. This will be achieved by employing international best practices and by adopting ISO 19160 and the National Addressing Standards.

The policy provides a historical perspective of property addressing and street naming in a bid to anchor the contemporary and forward-looking nature of the procedures contained herein. It provides the socio-economic contributors considered in developing the procedures for property addressing and street naming as a foundational basis of the contents of the policy. The policy, legal and institutional framework which are relevant to this policy is provided to demonstrate compliance with statutory provisions.

The policy also spells out the procedures on name selection and the guidelines for property addressing and street naming and renaming. Guidelines on determining the start and end of a street have also been developed under this policy. Procedures for street codification and financial considerations in the implementation of this policy are also provided.

Further, the policy establishes a County Addressing Unit within Nairobi City County department responsible for Urban Planning and Development as the implementation framework of this policy and particularly that shall manage data and implement the policy.

**COL. JOSEPH K. BIOMDO**  
**POLICY FORMULATION CHAIRPERSON**



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## **ABBREVIATIONS AND ACRONYMS**

CA	Communications Authority of Kenya
CAU	County Addressing System
ISO	International Organization for Standardization
KICA	Kenya Information and Communication Act, 2010
NAS	National Addressing System
NCAP	National Communications and Addressing Plan
PASNAP	Property Addressing and Street Naming Policy
SCIT	Sub county implementation team
SDG	Sustainable Development Goals



## **DEFINITIONS**

**“Addressing”** means (a) the naming of streets; (b) the numbering of properties; or (c) the development of digitized maps for use in the management of settlements and communities;

**“Avenue”** a wide and attractive city street, a road lined with trees, smaller than a boulevard.

**“Boulevard”** a wide, prestigious street usually a traffic artery or primary road.

**“Building addressing plate”** means a sign that designates a building and is placed at the main entrance of the building.

**“Bypass”** a wide road which runs around a densely populated sub-urban area to allow traffic to flow past.

**“Close”** A blind eye or dead-end road.

**“County Addressing Units (CAU)”** means the implementation framework created within the Nairobi City County Government to implement this policy and provide monitoring and coordination of this policy.

**“Crescent”** A ring road or street with an arch which subtends an angle of less than 180 degrees.

**“Cul-de-sac symbols”** A symbol indicating the approach of a dead end.

**“Drive”** a picturesque route, or a private carriageway to a dwelling.

**“Highway”** A dual carriageway with controlled grade separated intersections at about 500m intervals.



**“Informal settlements”** include slums and unplanned developments.

**“Lane”** A narrow road or trail often for service vehicles only.

**“Path”** A surfaced road for walking.

**“Property”** means land which has the meaning assigned to it in Article 260 of the Constitution.

**“Road”** A thoroughfare outside built-up areas.

**“Street Name Plate”** means a sign that designates a street and is placed at intersections to display the identity of a street.

**“Street”** means any access way or thoroughfare leading from one place to another, designed and built to be travelled upon, usually by means of some type of vehicle, to which the public are entitled or permitted access.

**“Superhighway”** A dual carriageway with grade separated intersections and interchanges at 5km intervals.

**“Trail”** A footpath for high cars and or for people to enjoy the scenery on natural environment.

**“Walk”** A narrow street usually for pedestrian use only.

**“Way”** A general term for streets usually, but not always, outside developed areas, streets which perform a distributor function.

**“Zones”** The Urban Planning zoning parameters.





## **CHAPTER ONE: INTRODUCTION**

### **1.1 Background**

#### **1.1.1 History of National Addressing in Kenya, Property Addressing and Street Naming for Nairobi City County**

Historically, naming of streets though considered at times a minuscule and negligible task, has been a key role in indicating the values of a society. Nairobi attained its name during the colonial era to mean a place of cool waters in local dialect. After Kenya attained independence, it began the process of naming the streets to have the names redefined to reflect symbols of nationalism to enhance patriotism and national unity.

A street naming subcommittee was formed under the town planning committee of Nairobi's city council. This subcommittee came up with names and received suggestions from the public. There was then a vetting process and proposals were eventually sent to the Minister of Local Government for approval. Since then, different laws have been established to guide the naming and numbering of streets and properties, but the process has remained very much the same.

It is also important to note that street naming served an important indicator of the values of the society. Pre-independence, streets were given names that identified with either prominent persons who served or were affiliated to the colonial government. The post-colonial period saw city's streets redefined as symbols of nationalism and the same status is upheld to date. The process or the renaming was not devoid of challenges. There were inconsistencies owing to the diverse interests that needed to be accommodated.

Overtime, the Nairobi city expanded and rapidly developed thus creating the need to recognize the importance of street naming and property numbering with the aim of boosting socio-economic growth. Globalization also had an impact on how the streets and properties are named.





In the recent developments, the government has considered honoring people who have contributed to the growth of Kenya as a country – for instance athletes, academicians and artistes, and people who have participated in the development of the country. Kenya is currently experiencing rapid expansion in its towns and cities, as a result, it is becoming more challenging to navigate, respond to emergencies, plan and provide essential services, collect revenue and deliver parcels and mail. Therefore, there is a need for a comprehensive property and street naming policy to logically address properties and name streets.

### **1.1.2 Socio-Economic Contribution of Property Addressing and Street Naming for Nairobi City County**

This policy recognizes the power of leveraging Property Addressing and Street Naming to spur socio-economic growth, particularly in e-commerce and public service delivery. The secondary effects of a functional and accessible Property Addressing and Street Naming infrastructure will not only have County significance but National significance as Nairobi's increased economic growth which will have far reaching effects in other Counties.

The 2019 Covid pandemic has catalyzed the reliance on technology to conduct business through disruptive changes in customer relations, marketing, product and service delivery and payment methods. This has catapulted the need to have a centralized, open and transparent property addressing and street naming model to support and enhance the emerging commercial revolution.

### **1.2 Situation Analysis**

About **4.735 Million** Kenyans live in Nairobi City constituting over 10% of the Kenyan population and it is projected that this number is set to rise in the coming years despite the paradigm shift that is devolution. With the rising population, the need to effectively manage the population is increasingly becoming important. This could be partly achieved through effective management and planning which includes establishment of a comprehensive street naming and property addressing



system. It is notable that Physical address and the street naming in Nairobi City County is largely weak thus most of the streets/roads/lanes do not have names, other names are duplicated, others have been retired and replaced with others without a clear criterion being followed. As a result, there is no accurate spatial reference for the identification of properties in Nairobi.

The street name and the building number are still the chief means of identifying any location in any urban area. This policy is intended to suggest clear ways of naming of streets, buildings and addressing properties. It is the expectation of Nairobi Metropolitan Services that the implementation of this policy will help establish an effective street naming & property addressing system in the County. The system will improve on the response of emergency services to locations of need, delivery of County services, facilitate the residents, tourists easily locate places, increase revenue collection of the County and facilitate business operations. The data contained in the system shall be useful in the day to day better management of City County and especially the area of urban planning.

### **1.3 Rationale of the Policy**

As cities grow, navigation becomes extremely difficult due to complex road networks and buildings. It is estimated that about 50% of the roads in the city have no names. A significant number of roads also bear similar names in different locations hence creating confusion. Lack of clear guidelines has led to loss of revenue to the County and businesses, slow response to emergency situations, difficulties in mail and package delivery and time wastage to residents and visitors as they struggle to locate their destination. The city of Nairobi lacks both the system and clear policy to guide street naming and property addressing hence the need for this policy.

More than just a simple street identifying operation, property addressing and street naming provides an opportunity to:





- (a) Create a map of the city that can be used by different users ranging from government to business to private individuals;
- (b) Conduct a systematic survey that collects a significant amount of information about the city and its population;
- (c) Set up a database on the built environment which will be a rich source of urban information that is often unavailable. Information gathered is associated with an address, thus making it easily locatable; and
- (d) The system will improve on the response of emergency services to locations of need, delivery of County services, facilitate the residents, tourists easily locate places, increase revenue collection of the County and transform the City to world class business hub.

#### **1.4 Policy Goals and Objectives**

##### **1.4.1 Policy Goals**

The overarching goal of this policy is to develop a framework, principles, and strategies for Property Addressing and Street Naming for Nairobi City County. As envisaged in the Vision 2030, the policy seeks to contribute towards achievement of the optimum capitalization of the economic, social and cultural rewards associated with a National Addressing System.

##### **1.4.2 Policy Objectives**

The objectives of the policy are:

- (a) To provide clear guidelines that will enhance navigation, response to emergency, security, mail and package delivery, improve revenue to the County and businesses and promote tourism;
- (b) To provide guidelines for Property Addressing, Street Naming, Readdressing and Renaming; and



- (c) To provide guidelines for coordination and implementation of Property Addressing and Street Naming for Nairobi City County.

### **1.5 Scope of the Policy**

While this Policy articulates specific procedures that should be undertaken in relation to address management functions, such as address selection and naming, the Policy does not include the detail of technical solutions or approaches which shall be within the ambit of the County Addressing Unit.

The scope of this policy shall include the following administrative units: County, sub county, ward and village.

### **1.6 Guiding Values and Principles**

This policy is guided by the following principles:

- (a) **Inclusivity** – The policy will be implemented uniformly across the county, noting to protect the marginalized and disadvantaged groups.
- (b) **Public Participation** – This principle will be applied largely in the identification of the Street names.
- (c) **Constitutionalism** – This policy addresses activities that are constitutional rights particularly that activities that facilitate the delivery of public services to citizens, stimulates the local economy thus raising standards of living and the attainment of human dignity. Further, the policy enhances devolution and will be implemented as a collaborative effort between the National and County Government.
- (d) **Open Data** – When applicable, the policy will encourage reuse of existing spatial data and addressing of buildings and streets. The data generated from this policy will also be accessible as guided by data protection laws and privacy concerns.





- (e) **Sustainable Development** – This policy will spur economic growth and human development through economic, environmental and social accountability. Implementing this policy shall contribute to the achievement of the following SDGs:
  - i. SDG-9: Industry, Innovation and Infrastructure - Build Resilient Infrastructure, Promote Inclusive and Sustainable Industrialization and Foster Innovation.
  - ii. SDG-11: Sustainable Cities and Communities - Make Cities and Human Settlements Inclusive, Safe, Resilient and Sustainable.
  
- (f) **Good Governance** – This policy enhances participation, representation, fairness, responsiveness, efficiency and effectiveness, openness and transparency, rule of law, ethical conduct, competence and capacity, innovation and openness to change.



## **CHAPTER 2: POLICY, LEGAL, AND INSTITUTIONAL FRAMEWORK**

### **2.1 Policy Framework**

#### **2.1.1 The Vision 2030**

Kenya's long-term national planning strategy considers poor planning as a key inhibition for realization of socio-economic potential of the country. Most of the vision's flagship projects require prudent spatial planning. The vision is implemented in successive five-year Medium-Term Plans. One way of implementing the same is by having a complete named county with correct and unique addressing.

#### **2.1.2 City Council of Nairobi's Policy on Street Numbering**

The policy has existed as of 1<sup>st</sup> October, 1990 when the character of the City was more homogenous and reflective the colonial era. The policy provides that all properties in the City shall have a street number.

The PASNAP is a deliberate attempt at re-engineering this policy to reflect the transformation of the city and the respond to emerging trends such as globalization, devolution and technological advancements.

#### **2.1.3 Street Naming Guidelines**

These are a compilation of the street naming minutes of the defunct City Councils Committee meetings over the years. PASNAP seeks to use these guidelines understand the history behind the existing street names and enhance them to respond to the current environment.

#### **2.1.4 Street Addressing and the Management of Cities Manual, World Bank, 2005**

This policy acknowledges that Property Addressing and Street Naming are more than just a simple identifying operation and postulates that it provides an opportunity to:

- (a) Create a map of the city that can be used by different sub county units;



- (b) Conduct a systematic survey that collects a significant amount of information about the city and its population; and
- (c) Set up a database on the built environment, a rich source of urban information that is often unavailable.

PASNAP seeks to borrow the principles of the Manual to enhance planning in the city.

### **2.1.5 International Organization for Standardization (ISO)**

The relevant standard that this policy recommends for adoption is International Organization for Standardization 19160 which provides a basis for developing address specifications by individual countries or communities. The ISO provides guidance on the following parts, under the general title 'Addressing':

- (a) Part 1: Conceptual Model
- (b) Part 2: Good practices for address assignment schemes
- (c) Part 3: Quality management for address data
- (d) Part 4: International postal address components and template languages
- (e) Part 5: Address rendering for purposes other than mail.

## **2.2 Legal Framework**

The property addressing and street naming policy adheres to the current laws of Kenya that guide the national and county functions. At the county level the county government will engage with communities to ensure implementation, public awareness and alternative dispute resolution in relation to addressing and naming matters. The policy therefore shall be guided by the following key constitutional, legislative and regulatory provisions.

### **2.2.1 The Constitution of Kenya, 2010**

The Constitution of Kenya, 2010 under Articles 186 delineates the respective functions and powers of the national and county governments. The Fourth Schedule of





the Constitution distributes the functions between the National Government and the County Governments. The County Government functions include county planning and development which encompass land survey and mapping; boundaries and fencing.

The Constitution of Kenya, 2010 further prescribes the National Values and Principles under Article 10 and 232 which set out the foundation for sustainable urban and rural development in Kenya. In addition, the Constitution under Article 43 provides for economic and social rights of every citizen. These rights are realized through existence of a correct and unique address data.

### **2.2.2 National Land Commission Act, 2012**

The National Land Commission is established under Article 67 of the Constitution of Kenya, 2010. It is responsible for monitoring and oversight of land use planning throughout the country.

The Act provides for the administration and management of both public and private lands. This policy seeks to facilitate the objectives of the Act by providing clear identifiers of property and streets.

### **2.2.3 Kenya Information and Communication Act, 2010**

Section 3 of the Act establishes the Communications Authority of Kenya (CA) whose object and purpose are set out in section 5 to include licensing and regulation of postal, information and communication services. The Kenya Information and Communications (Numbering) Regulations, 2010 mandate CA to carry out the following functions:

- (a) Establish a National Communications and Addressing Plan (NCAP) for electronic communication numbers and addresses, postal codes, in liaison with international organizations dealing with numbering and addressing matters.



- (b) Ensure that the NCAP among other details shall include geographical postal points of delivery.
- (c) Appoint, if necessary, a person or an organization to manage or maintain an integrated number or address database.
- (d) Assign, and issue, if satisfied, a certificate upon application for addresses/communication numbers based on the NCAP.

This policy is guided by the Act on matters addressing and establishment of County implementation units.

#### **2.2.4 The Survey Act 2012**

The Survey Act establishes a Standing Committee with the role of advising the Minister on the spelling of geographical names in the maps. Some of the geographical names that this Policy seeks to use for naming are domiciled by the Surveyor. The Act will be useful in guiding on the naming of the geographical names.

#### **2.2.5 The County Governments Act, 2012**

The Act contains some key elements in regard to urban management and planning. Section 104(1) provides that a county government shall plan for the county, and no public funds shall be appropriated outside a planning framework developed by the county executive committee and approved by the county assembly. Section 107(1) prescribes that to guide, harmonize and facilitate development within each county there shall be the following plans:

- (a) County Integrated Development Plan.
- (b) County Sectoral Plans.
- (c) County Spatial Plan.





- (d) Cities and Urban Areas Plans as provided for under the Urban Areas and Cities Act.

The County Governments (Amendment) Act, 2016 under section 103 provides for the objectives of County planning in which the Property Addressing and Street Naming falls under.

#### **2.2.6 Physical Land Use and Planning Act, 2019**

The Act provides for preparation and implementation of physical development plans and for connected purposes. It is also a base for physical planning and development control. This policy relies on the Act in referencing the importance of planning which, property addressing and street naming fall under.

#### **2.2.7 The Urban Areas and Cities Act, 2011**

Section 36 of the Act provides for integrated development planning of Urban Areas and Cities. This is the basis for the preparation of environmental management plans including preparation of a geographic information system for a city or a municipality. Section 37 provides for the alignment of integrated development plans of cities and urban areas to the development plans and strategies of county governments.

These are easily achieved with a complete and correct addressing system that maps out all the areas in the city.

#### **2.2.8 Nairobi City County Public Participation Act, 2015**

This Act provides for public participation in the governance of the county as set out in the Fourth schedule of the Constitution. The object of the Act as stipulated in section 3 is to provide a framework for participation by the public in the affairs of the County through actively informing the public about the form and content of legislation, policy and development plans formulated by the County Government.



This policy seeks to engage the public in creation of a name database and the implementation of the policy.

### **2.2.9 City Council of Nairobi's General Nuisance By-laws 1948**

The By-laws were amended lastly in 1967. Section VIII, No. 429 of the By-laws compel property owners to fix property assigned numbers. This will ensure the implementation of the policy in matters property numbering is an easy task.

This policy seeks to re-engineer the by laws by updating the procedures and processes of property addressing and street naming to become responsive to the current environment.

## **2.3 Institutional Framework**

### **2.3.1 Nairobi Metropolitan Services**

The Nairobi City County Government transferred four functions to the National Government including County Planning and Development services. Nairobi Metropolitan Services pursuant to a Deed of Transfer dated 25<sup>th</sup> February, 2020 was established at the Institutional Framework to implement the said transfer of functions.

The formulation and implementation of this policy is thus within the mandate of the Nairobi Metropolitan Services.

### **2.3.2 Nairobi City County Assembly**

The Nairobi City County Assembly as the legislative body of the County has a several roles with regard to this policy. The County Assembly will consider and approve this policy and eventually consider a bill emanating from this policy. The County Assembly will also oversight the County Executive's implementation of this policy by receiving period reports about the application of this policy as well as approve the budget to facilitate the implementation of this policy. The County



Assembly will also approve the assigning a street the name of a person or group or company or institution in accordance with this policy.

### **2.3.3 County Addressing Unit**

This Policy establishes the County Addressing Unit as the implementation framework of this policy whose constitution and mandate in hereinafter elaborated.





## **CHAPTER 3: POLICY INTERVENTIONS**

### **3.1 Guidelines on Property Addressing**

#### **3.1.1 Generation of Property Numbers**

- (a) The County shall generate and assign a unique property address comprising of a combination of a number and name to every property within its area of jurisdiction.
- (b) The numerical value shall be a sequential positive integer assigned following a logical sequence of numbers along the street from the beginning of a street to the end of the same street.
- (c) One street number will be allocated per property as the primary address. For property situate on more than one street the property will be assigned its primary address on the street fronting the main access of the building and where more than one access exists the primary address shall be determined by the hierarchy of the streets it is situate.

Alternatively, the primary access, or where access is most likely to occur for a visitor from a road to the address site (e.g. front door or driveway), determines the primary address. An alternative address can also be assigned for additional access points to the property provided that the alternative address will not cause confusion to the general public.

Where a primary address site has more than one access point, it may be assigned one or more alternative addresses. Examples include:

- a. A corner plot that has developed access from two roads.
- b. A site that has multiple access points from dual frontage or a separate access lane.
- c. A large site that has multiple developed access points on the same road.



- d. A large complex that occupies an entire block with multiple developed access points.
- (d) Number allocation will conform to the 'odd numbers on the left, even numbers on the right' numbering convention. The right and left side of a street shall be determined by the start and end of the street guided by the road hierarchy herein after defined. For avoidance of doubt, a street shall start from a superior road and end with a lower hierarchy road.
- (e) The number system will always start with No. 1 or No. 2 at the beginning of the street, with No. 1 typically being on the street's left side and No. 2 on the street's right side.
- (f) All addresses must be unique and where an address is required and all available base numbers have previously been allocated, suffixes or sub-addressing will be considered however, readdressing of adjacent properties may be required.
- (g) For addresses on a road that crosses ward or county boundaries, the address assignment shall continue sequentially for its entire length. This also applies where a road is being extended, and new address points are required for the new section - the addressing shall maintain the existing numbering sequence's integrity.
- (h) Sub-address numbering shall be used for properties that are contained within a primary address site e.g. an apartment building or office block. Generally, sub addresses are defined because there is one main access point from the road to the property from which many locations can then be accessed.





- (i) Sub-address numbers in multi-level buildings or sectional properties shall consist of two parts. The first part shall be one or more alphanumeric characters representing the property unit (floor level and room). The last part shall be the address number for the land parcel. Sub-address sites shall be assigned only one address, and shall not have an alternative address.
- (j) When a portion of a road is renamed as a result of redesign or redevelopment and the integrity of the existing numbering cannot be maintained, address sites shall be renumbered as part of the process of renaming the road section.
- (k) Where subdivision for already addressed property will result in a situation where there are no address numbers available for the new properties due to existing numbering on the road, alphabetic suffixes shall be assigned for the existing and the new address sites. The order of the suffixes shall be the same as the existing numbering sequence.
- (l) Numbering shall adhere to these principles, regardless of individual preferences regarding number or naming types.

### **3.1.2. Determination of start and end of a street**

The start and end of the streets' determination is done to provide a direction for property numbers assignment in a logical sequence along the street. The highest-class road within an addressing area extent is identified by the Kenya Roads Board classification scheme as Level 1 roads. The start of a Level 1 road is determined as the South westerly most point of the road, and the other endpoint is the end of the road.

The Level 2 roads are all roads interacting directly with a Level 1 road at either end, and are oriented to begin from where they touch the Level 1 road.

The third hierarchy are Level 3 roads which are described as all roads touching level 2 roads at either end that have not been oriented and are oriented to begin from



where they touch level 2 roads. This procedure is repeated until all roads have been oriented.

The general rule is that all lower-level roads originate from where they touch a higher-level road at either end.

### **3.1.3 Fractional, Alphanumerical, hyphenated addresses**

Property addresses shall not contain fractions (e.g. 254½) or hyphens (e.g. 254-1 and 254-2).

### **3.1.4 The numbering of courts and closes**

The property numbering, in this case, will be clockwise with reference to the north orientation and anticlockwise for the south orientation.

### **3.1.5 The numbering of circular pattern properties**

For an access way with a circular pattern (e.g. Circle, Loop, Crescents, Roundabouts), the properties shall be numbered in a clockwise direction from the start point using the traffic flow direction, considering the odd and even numbering rule - even numbers on the right side and odd numbers on the left side.

If an access way with a circular pattern has buildings at its centre, odd numbers will be given to the parcels at outer ring and even numbers to those at the centre.

### **3.1.6 Property numbering in informal areas**

The County shall adopt the following process to be applied in the numbering of properties in settlements without streets. This process shall be combined with the relevant section herein before:

- (a) Determine the direction of growth of the settlement;
- (b) Determine the central point of the community;





- (c) Using available maps, divide the settlement into manageable and distinct blocks as sectors;
- (d) Number and name the sectors on the map. If there are existing names for the sectors they may be adopted;
- (e) Erect signposts for the sectors;
- (f) Determine main walkways with the help of community leaders and name them; and
- (g) Start numbering along the walkways from the west to east or from the south to the north depending on the settlement's direction of growth.

#### **3.1.7 Installation and maintenance of property numbers and street names**

Once a name has been approved and updated in the County Address System, the installation should take place within 90 days. The following guidelines shall be followed when installing street names:

- (a) Each Property Address plate shall bear a single street name only to avoid causing confusion. However, where it is deemed appropriate, cul-de-sac symbols will be added.
- (b) Property Address plates shall be affixed on the right side of an entrance and as near as possible to a street, so as to be easily readable by drivers as well as pedestrians.
- (c) A main Property Address plate shall be fixed at each street corner. At minor crossroads, particularly in residential areas, one plate on each side of the street positioned on the offside of traffic emerging from the road may be





sufficient, except where the road name changes. At major junctions, nameplates may be necessary on both sides of each arm.

- (d) At 'T' junctions a main street nameplate should be placed directly opposite the traffic approaching from either side road.
- (e) Where the street name changes at a point other than a cross-road both names should be displayed at the point of change and shall include arrows to indicate clearly to which parts of the street the names refer.
- (f) On straight lengths of road without intersections nameplates should be repeated at reasonable intervals.
- (g) The County reserves the right to erect a standard street nameplate as necessary within the highway where problems are arising.

### **3.1.8 Property and street name plate material, size, placement and colour**

The County Addressing Unit shall be responsible for the provision of property and street name plates upon the application of a property owner. The following specifications shall be adhered to when selecting the materials, colour, size and placement of street name plates:

- (a) All text shall be embossed, capital letters, in black or white on a non-reflective background with the specified colour code delineated per zone as provided in Appendix 1 hereto appearing on the board.
- (b) Street nameplates shall be rectangular 1000mm in length by 150mm wide with rounded corners.
- (c) The font shall be in accordance with the Road Signs – Kenya standards.



- (d) The height of a standard nameplate should be no more than 225mm high for single line text and 375mm high for double line text.
- (e) The pole material shall be 76.2mm diameter pipe constructed of galvanized steel, or such other material as may be approved by the authority responsible for materials development. The pole shall be filled with concrete before being erected, to reduce theft.
- (f) The total length of street signposts shall be 3000mm with not less than 2400mm above the ground and 600mm buried in concrete in the ground.
- (g) Where there is no Address Range as Secondary Text, the spacing in between the Text Line and top and bottom borders shall be 15mm.
- (h) The names shall be on chromate plated pressed aluminium sheets or such other material as may be approved by the authority responsible for materials development.
- (i) The street nameplate shall be fixed on rectangular galvanised hollow section panel measuring 1000mm long by 150mm by 30mm, and firmly attached to the signpost or the right side of the entrance of the property.

### **3.2 Procedure for Property Addressing**

The following procedure shall apply in undertaking property addressing based on the foregoing guidelines:

- (a) Where a property is titled and the street named, the County Addressing Unit shall retrieve the autogenerated property address of each property and assign it to the respective property.





- (b) The County Addressing Unit shall produce (either through a procured contractor or a government to government arrangement) the Property Address plates in accordance with the guidelines herein before provided.
- (c) The County Addressing Unit shall cause to be affixed the first/pilot Property Addressing plates under this policy at the cost of the County.
- (d) For subsequent Property Addressing plates that is replacements, repairs, sub divisions or amalgamations, corrections, such shall be on the Application of the property owner who shall be responsible for installation of the address plate after purchase from the County.
- (e) The property owner shall apply on the online platform in the prescribed format which application shall be considered and invoiced for payment by the County Addressing Unit.
- (f) Upon payment of the requisite fees, the County Addressing Unit shall provide the Property Addressing name plate within 30 working days.
- (g) Property of national importance including but not limited to parliament, courts, museums, national archives, galleries and archaeological sites shall have the Kenyan flag affixed alongside the building addressing plate.

### **3.3 Guidelines for Street Naming**

#### **3.3.1 General street naming guidelines**

- (a) The name shall not be more than twenty-two characters in length including spacing.
- (b) Offensive names that may sound vulgar in a given setting are prohibited.



- (c) There shall be no duplication of names within the County. Variation in terminal words such as “Road” “Avenue” “lane” shall not be accepted as a form of reducing duplication.
- (d) Geographical names shall be sourced from name bank domiciled at the Director of Surveys as stipulated in the Survey Act, Cap 299.
- (e) Names that could be construed as advertisement shall be not be permitted.
- (f) In cases where a street may be interrupted by natural and manmade barriers, and appropriate identifiers such as North, East, West, Lower or upper can be used in naming the resultant portions of the street.
- (g) Street names on the opposite sides of intersections should have the same name to avoid confusion.

### **3.3.2 Selection of Names**

In naming streets, the following shall be considered as suitable names:

- (a) Names of a Person/Group/Company/Institution - Where the name of a person or group or company or institution has been proposed to be assigned to a street, the said name shall be guided by the character of the individual or group or company or institution which must be beyond reproach and must meet the threshold set by Chapter 6 of the Constitution of Kenya, 2010 on Integrity. Further, they must have made significant and demonstratable contribution to the Country. The proposed name shall be subject to approval by the County Assembly.
- (b) Inspirational historical names of places, people and events, from Kenya and selectively from the rest of Africa shall be encouraged.



- (c) Names of African Flora and Fauna either in English, Swahili or local language. The name shall not be permitted if it can be interpreted as vulgar or improper generally or in another local language.
- (d) Geographical names of Kenyan and selectively, African rivers, mountains, hills, large water bodies, towns, market places, countries or other natural phenomena.
- (e) Numerical characters which shall be combined with names provided that the said numerical and name combinations will be chronological within the same area of application and will provide sequential naming of streets following one after another.
- (f) Important ethical cultural artefacts, traditional African attire, customs, social events in English, Swahili or local language.
- (g) Abstract names in English or Swahili which have special national significance and denote Kenyan pride such Umoja, Uhuru.
- (h) Names of African insects, birds, animals, plants or trees either in English, Swahili or local languages.
- (i) Names of departed freedom fighters and other Kenyans of known repute who either gave up their lives for Kenya or whose life contribution assisted substantially in the fight for our independence.
- (j) In consultation with the Ministry responsible for declaration of National Heroes, names of modern-day heroes who have diligently served the country.





### **3.3.3 Guidelines for renaming streets**

County Addressing Unit shall have the mandate to review and suggest names for renaming of a street. Renaming of streets should be discouraged and shall happen as a last alternative and on very specific occasions. The renaming of the streets shall occur under the following circumstances:

- (a) If there exists duplication, the name that came first shall remain and the latter one renamed.
- (b) If the name is considered offensive or in the case of the name of a person, group, company or institution, they have fallen into disrepute by their action or omission and or breached the standards of integrity as set out in Chapter 6 of the Constitution of Kenya, 2010.
- (c) The name does not meet the guidelines of this policy.

### **3.3.4 Guidelines for Naming of Buildings**

In naming a building, the following guidelines shall apply:

- (a) The name shall not be more than twenty-two characters in length including spacing.
- (b) Offensive or names that may sound vulgar in a given setting shall be prohibited.
- (c) There shall be no duplication of building names within the County. The County Addressing Unit shall maintain a database of all building names to ensure duplication of names does not occur.
- (d) The building name shall be displayed on side facing the main entrance to the building. In cases where the building has more than one entrance, then the building name shall be displayed on all the sides where the entrances are.



- (e) Where a suffix is used, it shall be part of the name and preferably be in the same language. Only accepted abbreviations shall be used.
- (f) Naming of public buildings and other public installations shall follow the same guidelines as naming of streets.

### **3.3.5 Guidelines for Renaming of Buildings**

Building names form part of the character of a street therefore renaming of a building shall be avoided unless there is satisfactory reason for renaming or where retaining the name will cause a determinable financial loss. The following shall be considered satisfactory reasons to rename a building:

- (a) There exists duplication, the name that came first shall remain and the latter one re named.
- (b) If a name is considered offensive/ difficult to pronounce or read.
- (c) Does not meet the guidelines of this policy.

In considering the renaming of a building the County Addressing Unit shall consider the views of the public by causing a notice to be affixed on the building for 30 days of the intended name change.

All the costs relating to the change of building name shall be borne by the owner of the building.

### **3.3.6 Street codification**

All roads with or without names shall be numerically coded for purposes of identification and addressing as per Appendix 1. For the roads without names they will only bare the code until they are named. For one to generate an address therefore, it will be required that all roads are named, as an address, is a combination of the property number and the name of the road.





### **3.4 Procedure for Naming of New Streets.**

Public participation will be paramount in this process as most of the names will be expected to be proposed by the members of the public. The procedure shall be as follows:

- (a) The County Addressing Unit will maintain a database of proposed street names received from the public, stakeholders or internally generated. The names in the database shall conform to the guidelines herein before provided.
- (b) The County Addressing Unit will identify all the unnamed streets in Nairobi City County.
- (c) The County Addressing Unit will allocate names of unnamed streets from the street names database striving where possible, to maintain a similar classification/character of names per zone as provided in Appendix 1.

### **3.5 Procedure for Re-naming of Streets**

The following procedure shall be followed when re-naming streets:

- (a) Applications for renaming of street shall be made online in the prescribed format and will be subject to the approval of the County Assembly.
- (b) The County Addressing Unit upon receipt of the application shall consider it and invoice it for payment. In considering the proposal, the County Addressing Unit will ensure that the proposed name meets the guidelines contained in this policy. Where the name does not meet the guideline, the County Addressing Unit shall inform the applicant of the breach and afford the Applicant an opportunity to re-submit the revised name within 14 days.
- (c) Upon payment of the requisite fee and the County Addressing Unit shall cause a Notice to be published in a newspaper of wide circulation of the



intention to rename the street and invite members of the public to submit comments within 30 days.

- (d) The County Addressing Unit will consider the comments submitted and prepare a report including its recommendations. The County Addressing Unit shall forward the report and the proposed name to the County Assembly for consideration.
- (e) Upon approval by the County Assembly, the County shall update the maps/cadastre and install the new street name plate within 30 days.

### **3.6 Procedure for Naming of Private Buildings**

The following procedure shall be followed when naming of buildings:

- (a) An application for naming of a building shall be made online in the prescribed format.
- (b) The County Addressing Unit upon receipt of the application shall consider it and invoice it for payment.
- (c) Upon payment of the requisite fees, the County Addressing Unit will ensure that the proposed name meets the guidelines contained in this policy. Where the name does not meet the guideline, the County Addressing Unit shall inform the applicant of the breach and afford the Applicant an opportunity to re-submit the revised name within 14 days.
- (d) The County Addressing Unit shall inform the Applicant of the approval or otherwise (with reason) within 14 days of receipt of the application.

### **3.7 Procedure for Renaming of Buildings.**

Renaming of buildings just like renaming of streets shall be discouraged for the reason that it may create confusion and may be costly to tenants who may have to





change their advertisement materials to tally with the new name. It should therefore, happen as a last resort. The following rules shall be used when renaming buildings:

- (a) An application for re-naming of a building shall be made online in the prescribed format.
- (b) The County Addressing Unit upon receipt of the application shall consider it and invoice it for payment.
- (c) Upon payment of the requisite fees, the County Addressing Unit will ensure that the proposed renaming meets the guidelines contained in this policy. Where the name does not meet the guideline, the County Addressing Unit shall inform the applicant of the breach and afford the Applicant an opportunity to re-submit the revised name within 14 days.
- (d) The County Addressing Unit shall inform the Applicant of the approval or otherwise (with reason) within 14 days of receipt of the application.

### **3.8 Financial considerations**

The following costs when renaming and renumbering properties, erecting and maintaining street naming infrastructure, installing building name boards and installing property addresses shall be borne by:

- (a) All cost arising from renaming and renumbering of buildings and properties shall be borne by the registered owner of the building.
- (b) The cost for erecting and maintaining of street name boards shall be borne by the County.
- (c) The cost of installing the name of a building name shall be borne by the building owner.





- (d) The cost of installing the property addresses after the pilot installation shall be borne by the property owners.

### **3.9 Appeal mechanism**

Any person aggrieved by the operation of this policy shall:

- (a) In the first instance, pursue resolution of the dispute through mutual understanding and discussion.
- (b) Where consensus building is not achieved, submit the dispute in writing to the office responsible for Urban Planning within 14 days of the dispute arising. For a rejection/disapproval the aggrieved party may request for a review in this manner stating clearly any new facts that may be considered.
- (c) Where the aggrieved person is unsatisfied with the review, he may appeal to the County Liaison Committee.



## **CHAPTER 4: IMPLEMENTATION FRAMEWORK**

### **4.1. County Addressing Unit**

#### **4.1.1 Appointment of members**

There is established a County Addressing Unit whose members shall be appointed by the CEC responsible for planning. The first appointment shall be done within 30 days from the date of adoption of this policy.

#### **4.1.2 Membership of the County Addressing Unit**

The membership of the County Addressing Unit shall be drawn from officers serving in the County government or National government and will comprise of the following:

- (a) Two physical planners one of whom shall be appointed as the chair;
- (b) Two surveyors with GIS expertise one of whom shall be the Secretary;
- (c) Two registered Engineers;
- (d) A legal officer;
- (e) An ICT officer; and
- (f) A member appointed by Director of Survey as per the requirements of the Survey Act 2012;

Quorum shall be achieved if at least 75% of the appointed members are present. The County Addressing Unit shall adhere to the 30% gender mainstreaming guidelines.

The County Addressing Unit shall determine its procedure considering relevant provisions of the law and good governance guidelines.





#### **4.1.3. Functions of the County Addressing Unit**

The County Addressing Unit shall perform the following functions in addition to those stated expressly in this policy:

- (a) Receive and consider the proposals submitted;
- (b) Review proposed renaming and engage the affected persons on the same;
- (c) Approve and allocate new names subject to compliance with this policy;
- (d) Update and maintain a register of the street and building names;
- (e) Monitor the implementation process; and
- (f) And any other function that may be deemed relevant to the committee's duties and responsibilities.

#### **4.1.4. Tenure of the County Addressing Unit**

Member of the County Addressing Unit shall serve as follows:

- (a) All members to the County Addressing Unit shall serve for a maximum of two terms, each term running for three years provided that the appointing authority may at any time, for justifiable reasons terminate the appointment of any member and replace the same with a new member.
- (b) The members shall choose a vice chairperson from amongst themselves who shall deputize the chairperson. The chairperson and the vice chairperson shall be of different genders.



- (c) At any given time, new members shall not exceed 50% of the County Addressing Unit's composition in order to allow for institutional memory and continuity.

## **4.2 County Addressing System Database**

### **4.2.1. Automation of the Database**

The custodian of the database containing building names, street names and property addresses shall be the CEC member responsible for urban planning.

The County shall implement a digital platform for data storage and online application for all county spatial data within six months from the date of approval of the policy. The spatial data shall be available for use by the County Addressing Unit.



## **CHAPTER 5: MONITORING AND EVALUATION**

### **5.1. Monitoring of the policy**

Consistent monitoring and evaluation of the outcome indicators will ensure the full realization of the purpose of the policy. The County Addressing Unit will build a culture of evaluation from the outset, addressing evaluation priorities in the policy design, implementation and enforcement.

Evaluation will be embedded with regular revisiting of goals, successes, setbacks and barriers at both county and sub county levels. Monitoring of the policy implementation activities will be focused on each expected outcome, and on the capacity and infrastructure development of the County Addressing Units, with metrics collected on the following outcome indicators:

- (a) Universal understanding of navigational signage in Kenya by residents, non-residents and non-nationals.
- (b) Improved revenue collection.
- (c) Improvements and efficiency gains in mail and courier service delivery.
- (d) Improvements in citizen engagement with e-commerce.
- (e) Improvements and efficiency gains in emergency service delivery turnaround times.
- (f) Improved security in the city.
- (g) Promotion of nationalism through the national symbols.
- (h) High influx of tourism.





- (i) Better planning countywide.
- (j) Ease of doing business.

### **5.2. Reporting**

The County Addressing Unit shall report annually to County Assembly on the progress of implementation of this policy.

### **5.3. Policy review**

This Policy shall receive a long-term review in ten (10) years to address the efficacy of implementation.



## APPENDIX 1





ZONE	SUBZONE	AREA/LOCATION	BOUNDARY EXTENT	NO. OF LEVELS /SKYLINE	LAND USE	PROPERTY ADDRESSING COLOUR CODE (TEXT AND PLATE COLOUR)	STREET NUMBER CODIFICATION
ZONE I	Boundary	University Way – Nairobi River – Valley Road – Dennis Prift Road – State House Road					
	1A	Core CBD	Uhuru Highway, Tom Mboya street, Haile Selassie, University way	75	Mixed development: Commercial, Offices, Institution	XXX	1000-1999
	1B	Peri CBD Railways, Railway City	Tom Mboya, Uhuru Highway, Nairobi River, Landhies Road, Factory Street, Workshop Road, Bunyala Road, Uhuru Highway & Haile Selassie Avenue	50	Mixed development: Commercial, Offices, Institutional and Educational Railway city-mixed use	XXX	1000-1999
	1C	Upper Hill			Mixed development: Residential, Commercial, Offices and Light Industrial	XXX	1000-1999
		Block I	Valley Road, Upper Hill Road, Mara Road, Chyulu Road	75	Mixed development: Commercial, Offices, Institutional,	XXX	1000-1999

	Block II	Mara Road, Upper Hill Road, Elgon Road, Hospital Road	75	Embassies and residential apartments Mixed development: Commercial offices, recreational, institutional and residential apartments	XXX	1000-1999
	Block III	Upperhill Link road, Hospital road, Elgon road, Matumbato road, Kiambere road and the railway line	75	Mixed development: Offices, Embassies, Educational, Institutional	XXX	1000-1999
	Block IV:	Elgon Road, Upper Hill Road, Kiambere Road, Railway Line	75	Mixed development: Residential apartments, Offices, Institutional, Commercial, Public Purpose-Church	XXX	1000-1999
	Block V	Area between Valley Road, Argwings Kodhek Road, Ralph Bunche road, Ngong road, Hospital road, Upperhill Link road and Mbagathi way	75	Institutional-Kenyatta National Hospital Character maintained	XXX	1000-1999

ZONE 2	Boundary 2 A	Block VI	Valley Road, Uhuru Highway, Dennis Pritt Road, Ralph Bunche Road, State House Road	75	Mixed development: Institutional, Hotels, Offices, Residential Apartments, Public Purpose, Educational	XXX	1000-1999
		Ngara East	Area between Muranga road,, Ring Road Ngara and Nairobi River	15	Mixed development: Commercial, Residential, educational, student hostels, offices, Light industries	XXX	1000-1999
		- Habib Ismailia Estate	Along Ring Road Ngara	15	Low density residential housing scheme (Proposed urban renewal)	XXX	1000-1999
		- Boma Yangu Ngara estate	Along Park road – Kinsasha road	15	Mixed development: Commercial, Residential, educational, student hostels, offices, Light industries	XXX	1000-1999
		- Kenya railway estate	Along Park road	15	Low density residential housing scheme	XXX	1000-1999



2 B	Pangani Area	Area between Thika road, Muratina Street, Kipande Athumani Street, Mwani road, Hombe road and Ring Road Ngara	15	(Proposed urban renewal) Mixed Development - Commercial, Residential, Educational, Student hostels, NCCG Housing estate: Pangani Estate-Ongoing redevelopment (Eastland Urban renewal plan (Proposed for urban renewal))	XXX	1000-1999
	Ushirika Estate				XXX	1000-1999
	Mbono Crescent Court				XXX	1000-1999
	Goan Housing Estate	off Muratina Street	Single dwelling	Low density residential Comprehensive Schemes	XXX	1000-1999
	KPLC Staff Houses				XXX	1000-1999
2 C	Kariokor	Area between Ring Road Ngara, General Waruinge street, Meru road, Lumbwa street, Pumwani road and Nairobi river	15	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels	XXX	1000-1999
2 D	Ziwani	Area between Quarry road, Jairo Owino road, Muga street, General Waruinge	15	Mixed development: Commercial, Residential,	XXX	1000-1999

2 E	Pumwani	street, Gore street, Kinyajui street and Muslim cemetery	15	Educational, Light Industrial, Student hostels	XXX	1000-1999
		Area between General Waruinge street, Muinami street, Digo road and Meru road		Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels		
	2 F	Majengo	15	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels	XXX	1000-1999
		Area between Munyemi road, Digo road, Muratina street, Lumbwa street, Nairobi river, Lamu street and Gikomba market northern periphery				
2 G	California Estate	Area between Muinami street, General Waruinge street, Eastleigh 1 <sup>st</sup> Avenue and Eastleigh airbase	15	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels	XXX	1000-1999
2 H	Gorofani (NCCG)	Area between Kamkunji road, Quarry road, Ring Road Ngara and Kombo Munyiri road	15	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels	XXX	1000-1999

	2 J	Mlango Kubwa	Area between Juja road, Mau Mau road, Nairobi river, KMTC-Mathare and Bait-Ul-Mal Islamic Centre	15	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels	XXX	1000-1999
	2 K	Biafra estate	Area between Eastleigh 1 <sup>st</sup> Avenue, Nairobi river and Eastleigh Airbase	15	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels	XXX	1000-1999
	2 L	Eastleigh Commercial	Area between Moi Airbase Periphery, Eastleigh 1 <sup>st</sup> Avenue, General Waruinge Street, Muratina street and Juja road	15	Commercial, Approval subject to KCAA	XXX	1000-1999
	2 M	Eastleigh Residential		15	Residential, Approval subject to KCAA	XXX	1000-1999
	2 N	Gikomba market	Area between Nairobi river, Kamkunj road, Digo road, Meru road and Lamu road	15	High density commercial	XXX	1000-1999
	2 P	Kiambu slum	Area between Nairobi River and Moi Eastleigh Airbase		Special Planning area	XXX	1000-1999
ZONE	Boundary						
3	3 A	Westlands CBD	Area between Chiromo road, Cross way, Muthithi Road,	30	Commercial offices	XXX	2000-2999



				Mpesi Lane, Mogotio road, Parklands road and Ring Road Parklands.				
3 B	Block I:		30	Mogotio Road, Ojijo Road, Parklands Road, Chiromo Road	Commercial, Residential Apartments, Hotels	XXX	2000-2999	
	Block II:		30	Chiromo Lane, Mogotio Road, Westlands Road, Crossway Road	Commercial, Residential Apartments, Hotels	XXX	2000-2999	
	Block III:		30	Westlands Road, Chiromo Road, Ojijo Road, Nungu Lane	Commercial, Residential Apartments, Institution	XXX	2000-2999	
	Block IV:		30	Nungu Lane, Westlands Road, Ojijo Road, Museum Hill Road	Commercial, Residential Apartments, Offices	XXX	2000-2999	
	Block V:		30	Waiyaki Way, Museum Hill Road, Westlands Road, Crossway	Commercial, Offices, Residential Apartments, Hotels	XXX	2000-2999	
3 C	Riverside		20	Area between Chiromo Road, Kolobot Drive, State House road, State house & Arboretum edges, Ring Road	Commercial, Residential Apartments	XXX	2000-2999	

ZONE 4			Kileleshwa and Rhapta Road				
	3 D	Parklands:	Ring Road Parklands, 6 <sup>th</sup> Parklands Avenue, Limuru Road, Forest Road and Parklands road	20	Commercial, Offices, Residential apartments, Institutions, recreational, educational, Hotels	XXX	2000-2999
		-Commercial				XXX	2000-2999
		-Residential				XXX	2000-2999
	3 E	City Park:	Limuru Road, City Park Boundary & River edge	20	Mixed Development: Commercial, Residential apartments, Offices, Market, Recreational	XXX	2000-2999
	3 F	Ngara West	Area between Nairobi river, Museum hill road, Forest Road, Limuru road, City Park/river edge, road and Muranga Road	20	Mixed Development: Commercial, Offices, Residential, Institutional/educational & Student Hostels	XXX	2000-2999
	3 G	City Park Estate	Area between Limuru road, City Park road, City Park edge and Muthaiga	15	Mixed development: Commercial & residential	XXX	2000-2999
	Boundary						
	4 A	Lower Valley	Mathare River, Westlands Redhill Link Road, Waiyaki	4	Mixed Development: Residential,	XXX	2000-2999
		Spring					

			Way and Ring Road Parklands			Commercial Offices, Professional Offices			
4 B	Muthangari		Area between Waiyaki Way, Riverside Drive, Ring Road Westlands and Mahiga Mairu Avenue	16		Mixed development: commercial, Residential, professional offices	XXX	2000-2999	
4 C	Kileleshwa (s & u)		Area between Riverside Drive, Dennis Pritt road and Oloitoktok road	20		Mixed development: Commercial, Residential, professional offices	XXX	2000-2999	
4 D	Kilimani (s & u)		Area between Argwings Khodek and Ngong Road	20		-Mixed Development: Residential, Commercial Offices, Professional Offices, Light industrial use	XXX	2000-2999	
4 E	Ngong road area		First row along Ngong Road from Valley Road to Dagoretti Junction	25		Mixed Development: Commercial Offices, Residential, Professional Offices, Light industrial use	XXX	2000-2999	



	4 F	Woodley: Kabarnet gardens, Joseph Kangethe Estate, Ayany Estate, Kapitei Gardens	Area between Ngong road area, Muchai Drive, Kibera Station road and Joseph Kangethe road	10	Mixed use development: Residential, Commercial Offices, Professional Offices & Institutions	XXX	2000-2999
ZONE 5	Boundary						
	5 A	Loresho	Area between Lower Kabete road, Waiyaki Way, Quarry road and Kyuna Close	Single dwelling	Mixed use development: Residential (Single dwelling), Professional Offices & Institutions	XXX	3000-3999
	5 B	Kianda Triangle	Manyani road close, Waiyaki Way and Kabarsiran Avenue	6	Mixed use development: Commercial, Offices, Hotels, residential	XXX	3000-3999
	5 C	Lavington	Area between James Gichuru road, -Unsewered	Single dwelling	Mixed use development: Residential (Single dwelling), Institutional, Educational, Offices.	XXX	3000-3999
		-On sewer				XXX	3000-3999
						XXX	3000-3999
	5 D	Bernard				XXX	3000-3999

ZONE 6		-On sewer -Unsewered	Area between James Gichuru	Single dwelling	Mixed development: Institutions, Offices, Educational & Residential (Single dwelling)	XXX XXX	3000-3999 3000-3999
	5 E	James Gichuru Corridor	Commercial/Offices along James Gichuru Road	16	Mixed Development: Commercial, Hotels, Residential & Offices	XXX	3000-3999
	Boundary						
ZONE 7	6 A	Muthaiga	Kiambu road, Karura forest, Limuru road and Muthaiga road	Single dwelling	Low Density Development: Single dwelling	XXX	3000-3999
	6 B	Spring Valley (Extension)	Boundary Lane – Karura Forest	Single dwelling	Mixed Development: Residential, Offices,	XXX	3000-3999
	Boundary						
ZONE 7	7 A	Huruma	Area between Mathare river, Huruma road and Mathare North road	5	High density residential/commercial use	XXX	4000-4999
		Huruma NCC Housing	Area between Juja road, Mathare road and Daima Primary school	5	NCCG housing (Proposed for urban renewal)	XXX	4000-4999



	Huruma Kiamaiko		5	High density residential/comm ercial use	XXX	4000-4999
	Informal Settlements- Ex Grogan, Kambi Moto, Mahira, Ghetto, Redeemed Giathuru	Area within Mathare road Mathare river		Special planning area	XXX	4000-4999
7 B	Mathare 4/A	Area between Utalii Sports ground and National Youth Service engineering institute	5	Mixed Use: High density residential, Commercial & Light industrial.	XXX	4000-4999
7 C	Mathare Valley	Area between Juja road, Mathare North road and Kenya Power Training Institute	5	Mixed Use: High density residential, Commercial & Light industrial.	XXX	4000-4999
7 D	Mathare North - Mathare Area 1	Are between Raila Odinga road and Huruma road	5	Mixed Use: High density residential, Commercial & Light industrial.	XXX	4000-4999
7 E	Mathare North - Mathare Area 2		5	Mixed Use: High density residential, Commercial & Light industrial.	XXX	4000-4999
7 F	New Mathare Drive In	Area between Thika road, Raila Odinga road and Outer Ring road	5	Mixed Use: High density residential,	XXX	4000-4999

ZONE 8		Kariobangi	Area between Outer Ring road, Mathare river and Kamunde road	5	Commercial & Light industrial. Mixed Use: High density residential, Commercial & Light industrial.	XXX	4000-4999
		Dandora	Area between Komarock road and Nairobi river	5	Mixed Use: High density residential, Commercial & Light industrial.	XXX	4000-4999
		Korogocho	Are along Kamunde road, from Daniel Komboni Primary school to Ngunyumu Primary School	5	Mixed Use: High density residential, Commercial & Light industrial.	XXX	4000-4999
	Boundary	Jogoo road – Nairobi river – Outering road – Kangundo road – Ngong river					
	8 A	Shauri Moyo	Area between Kamukunji road, Jogoo road, 1 <sup>st</sup> Avenue Eastleigh and Nairobi river	5	NCCG housing	XXX	4000-4999
			Area between Rukwa Road, Uaso road, Nyasa road, and Ruiruaka road	16	NCCG housing	XXX	4000-4999
		Maringo					
		Bahati	Area between Jogoo road, Eastleigh 1 <sup>st</sup> Avenue, Nyasa road, Eldoret road and Nairobi river.	8	NCCG housing	XXX	4000-4999

	8 B	Kaloleni	Area between Jogoo road, Lusaka road, City stadium road and Vijana road	8	NCCG housing	XXX	4000-4999
		Makongeni	Area between City Stadium road, Jogoo road, Vijana road and Likoni road	8	NCCG housing	XXX	4000-4999
		Mbotela	Area between Likoni road, Jogoo road and Railway line boundary	16	NCCG housing	XXX	4000-4999
		Jericho	Area between Shule drive, Rabai road, Nile road and Charles New road	16	NCCG housing	XXX	4000-4999
		Jerusalem	Area between Shule road, Uaso road, Nairobi river, Kimarhi Primary school, and Homo Crescent	16	NCCG housing	XXX	4000-4999
		Lumumba	Area between Outer Ring road, Mumias South road, Bumbari road, Rabai road, Jogoo road and Nziru road	16	NCCG housing	XXX	4000-4999
		Makadara	Area between Rabai road, Jogoo road, Nile rod and Charles New road	10	High density residential development	XXX	4000-4999
				10	Commercial & High density residential development	XXX	4000-4999



8 C	Donholm - Block 82	Area along Savannah road	10	High density residential development	XXX	4000-4999
8 D	Uhuru - 1	Area between Mumias South road, Rabai road and Nairobi to Jericho Social Hall	16	NCCG housing	XXX	4000-4999
	Uhuru - 2		16	NCCG housing	XXX	4000-4999
	Uhuru - 3		16	NCCG housing	XXX	4000-4999
8 E	Buruburu - 1	Area between Nairobi river, Rabai road, Oldebi road, Mumias South road, Wangombe road, Ol Leshwa road and Children International	4	Low density residential housing scheme (Proposed urban renewal)	XXX	4000-4999
	Buruburu - 2	Area between Outer Ring road, Mutindwa road, and Rabai road	4	Low density residential housing scheme (Proposed urban renewal)	XXX	4000-4999
	Buruburu - 3	Area between Mumias South road, Bumbani road, Bumbani road, Rabai road,	4	Low density residential housing scheme (Proposed urban renewal)	XXX	4000-4999
	Buruburu - 4	Area between Outer Ring road, Jogoo road, Mumias South road and Mutindwa	4	Low density residential housing scheme (Proposed urban renewal)with commercial use	XXX	4000-4999
	Buruburu - 5		4	Low density residential	XXX	4000-4999

		Buruburu - 6	Area between Mumias South road, Rabai road and Bumhani road	4	housing scheme ( <b>Proposed urban renewal</b> )	XXX	4000-4999
					Low density residential housing scheme ( <b>Proposed urban renewal</b> )		
		Buruburu - Blocks 72-79		4	Low density residential housing scheme ( <b>Proposed urban renewal</b> )	XXX	4000-4999
8 F	Umjoja - 1		Area between Moi Drive, Outer Ring road, Kangundo road and Umjoja Phase 2	8	Mixed use development: Residential, Institutions, Offices, Restaurants, Hotels & Commercial	XXX	4000-4999
				8		XXX	4000-4999
	Umjoja - 2		Area between Manyanja road, Kayole Spine road, Kangundo road and Moi Drive				
				8		XXX	4000-4999
8 G	Umjoja Innercore		Area between within Moi Drive	8		XXX	4000-4999
				8		XXX	4000-4999
	Komarock - Commercial		Along Kayole Spine road	8	Mixed use development: Residential, Institutions, Offices, Restaurants, Hotels & Commercial	XXX	4000-4999
				8		XXX	4000-4999
	Komarock - Residential		Kayole spine road,				
				8		XXX	4000-4999



8 H	Kayole - Commercial Kayole - Residential	Area between Kangundo road, Kangundo road, Ngong river, Kayole spine road and Kayole junction	8	Mixed use development: Residential, Institutions, Offices, Restaurants, Hotels & Commercial	XXX	4000-4999
			8			
	Tena estate	Area between Outer Ring road, Manyanja road and Moi drive	Single dwelling	Mixed use development: Residential, Institutions, Offices, Restaurants & Commercial	XXX	4000-4999
	Rabai road estate	Area within Rabai road, Mumias south road, Buruburu Phase 2 and Laiboni road	Single dwelling	Mixed use development: Residential, Institutions, Restaurants & Commercial	XXX	4000-4999
	Harambee NCC estate	Area within Rabai road estate, Rabai road and Burubu Phase 2	Single dwelling	Mixed use development: Residential, Institutions, Restaurants & Commercial	XXX	4000-4999
	Donholm	Area within Manyanja road, Kayole Spine road Outer Ring road and Ngong river	10	Mixed use development: Residential, Institutions, Offices, Restaurants,	XXX	4000-4999

				Hotels & Commercial use		
	Greenfield	Area within Manyanja road and Greenspan	Single dwelling	Mixed development: Residential, Institutions, Restaurants & Commercial use	XXX	4000-4999
	Nasra Gardens - Residential	Area within Manyanja road, Kayole Spine road, Kangundo road and Obama estate	Single dwelling	Mixed development: Residential, Institutions & Restaurants use	XXX	4000-4999
	Nasra Gardens - Commercial	Along Kayole Spine road	5	Mixed development: Residential, Institutions, Restaurants & Commercial use	XXX	4000-4999
	Umoja Zone 3, 7, 8	Area within Kangundo road, KCC, Railway line and Mowlem	5	Mixed development: Residential, Institutions, Restaurants & Commercial use	XXX	4000-4999
	Sosian estate	Area within Jacaranda estate, Shujaa mall and Jacaranda ground	Single dwelling	Mixed development: Residential, Institutions & Restaurants. use	XXX	4000-4999
	Jacaranda estate	Area within Kayole spine road and Jacaranda grounds	Single dwelling	Mixed development: Residential, Institutions & Restaurants. use	XXX	4000-4999

ZONE 9					Institutions & Restaurants.		
	Kayole Soweto	Area within Jacaranda estate, Ngong river and Kayole estate	5	Mixed use development: Residential, Institutions, Restaurants & Commercial	XXX	4000-4999	
	Matopeni estate	Area within Ngong river, Kayole and Kangundo road	5	Mixed use development: Residential, Institutions, Restaurants & Commercial	XXX	4000-4999	
	Kimathi estate	Area within Maringo estate, Bahati estate, Jerusalem estate and Nairobi river	5	Mixed use development: Residential, Institutions & Restaurants.	XXX	4000-4999	
ZONE 9	Boundary						
	9 A	Main Industrial Area	Area between Bunyala Road, Commercial street, Uhuru Highway, Nairobi River, Enterprise road, Lungalunga road,, Makadra railway line and Viwandani	8	Industrial use development/Go down & offices	XXX	5000-5999
ZONE 9	9 B	Railways	Area between Uhuru Highway, Nairobi Railway station, Bunyala road and Commercial Street	8	Industrial use development/Go down & offices	XXX	5000-5999



ZONE 10	9 C	Mukuru Village	Area between Enterprise road, Kens Metal Undustry, Karibu Estate, Nairobi River and Aoko road		Special planning area	XXX	5000-5999
	9 D	Viwandani	Area between Nairobi river, Industrial area, Makadara railway line, Outer Ring road, and Lungalunga road	8	Industrial use development/Go down & offices	XXX	5000-5999
	9 E	Dandora industrial zone ( s & u)	Area between Komarock road and Nairobi river	8	Industrial use development/Go down & offices	XXX	5000-5999
	9 F	Kariobangi Industrial (u)	Area between Komarock road, Outer Ring road, Kamunde road and Sewer area	8	Industrial use development/Go down & offices	XXX	5000-5999
	9 G	Mathare North Industrial	Area between Raila Odinga road and Outer Ring road	8	Industrial use development/Go down & offices	XXX	5000-5999
	Boundary						
ZONE 10	10 A	Nairobi West	Langata road – Wilson Airport – Muhoho Avenue	16	High density mixed use	XXX	5000-5999
	10 B	Madaraka	Langata road – Mbagathi Way – Keri road	Single dwelling	Low density mixed use	XXX	5000-5999
	10 C	South B- South B, Plainsview, Riverbank, Hazina	Mombasa road – Likoni road – Ngong river	Single dwelling	Mixed use with low density residential housing schemes	XXX	5000-5999

10 D	South C – Comprehensive schemes	Mugoya Estate, Akiba Estate, Mbugani Estate, South C Rangers Court, Memon Estate, Midland Court Estate, Five Star Estate, Leebern Estate, Ruby Estate, Monali Estate, Soledo Springs Estate, Bandari Villas, Ash Gate Court, Highway Estate, Green Estate, Sifa Springs Estate, Amana Estate, Parkview Estate, Bellevue Estate	Single dwelling	Mixed use with low density residential schemes	XXX	5000-5999
		South C – High rise	16	Mixed use with high density residential schemes	XXX	5000-5999
	10 E	Nairobi Dam	10	Mixed use with low density residential schemes	XXX	5000-5999
	10 F	Ngummo/ Ngummo Nera/ Ngummo West/ Sunview	Single dwelling	Low density residential schemes	XXX	5000-5999
		Highview Estate	Single dwelling	Low density residential schemes	XXX	5000-5999



	Magiwa Estate	Mbagathi road – Golf Course – Railway Line	Single dwelling	Low density residential schemes	XXX	5000-5999
	Mbagathi Estate		Single dwelling	Low density residential schemes	XXX	5000-5999
	Golf Course Estate		Single dwelling	Low density residential schemes	XXX	5000-5999
10 G	Nyayo Highrise Estate	Mbagathi road – Nairobi Dam – Railway Line	10	Low density residential schemes	XXX	5000-5999
10 H	Langata Estates-Southlands, Otiende, Ngei 1 & 2, Onyonka, Maasai, Uhuru Gardens	Southern Bypass – Kungu Karumba road – Langata road	Single dwelling	Low density residential schemes	XXX	5000-5999
10 I	Villa Franca Estate	Tegla Lorupe road – Cosmas Ndeti road	Single dwelling	Low density residential schemes	XXX	5000-5999
10 J	Imara Daima Estate	Cosmas Ndeti road – Estate boundary	Single dwelling	Low density residential schemes	XXX	5000-5999
10 K	Tassia, Fedha & Pipeline	Airport North road – Ngong river	10	Mixed use/high density development	XXX	5000-5999
10 L	Avenue Park Estate	Outering road – Estate boundary	Single dwelling	Low density residential scheme	XXX	5000-5999
10 M	Nyayo Estate	Embakasi road – Estate boundary	4	Low density residential schemes	XXX	5000-5999

ZONE	10 N	Embakasi Village Estate	Embakasi road – Estate boundary	Single dwelling	Low density residential schemes	XXX	5000-5999
11	Boundary						
	11 A	Special Scheduled Area (Kibera Slums)	Area between the railway line, Toi primary, Canaan estate and Naironi river		Special Planning Area	XXX	6000-6999
	11 B	Ayany	Area between Kibera drive, railway line, Kinoo road, Josepg Kangehe grounds and Toi Primary	4	Low density residential development/scheme	XXX	6000-6999
	11 C	Olympic	Area between the railway line and Karanja road	4	Low density residential development/scheme	XXX	6000-6999
	11 D	Fort Jesus	Found within Ayany estate	4	Low density residential development/scheme	XXX	6000-6999
	11 E	Karanja Road	Area between, Kibera Drive, Karanja road, Railway line and Kabarnet close	4	Low density residential development/scheme	XXX	6000-6999
	11 F	NHC Langata Housing	Area between Jonathan Ngeno estate, Southern bypass and Nairobi river	4	National Housing Corporation Estates	XXX	6000-6999
	11 G	Canaan Estate	Area between the railway line, Nyayo	4	National Housing Corporation Estates	XXX	6000-6999



			highrise and Kibera slum				
	11 H	Jonathan Ng'eno Estate	Area between Southern bypass, Nula apartments and Jairo apartment	4	National Housing Corporation Estates	XXX	6000-6999
ZONE 12	Boundary						
	12 A	Karen Triangle	Area between Ngong Road, Karen road and Langata road	Single dwelling	Low density commercial use	XXX	6000-6999
	12 B	Kuwindia	Area between Langata road, Hillcrest road, Southern bypass and Forest Edge road	Single dwelling	Low density residential use	XXX	6000-6999
	12 C	Karen C	Area between Langata road, Karen road, Ngong forest edge and Hillcrest road	Single dwelling	Low density residential use	XXX	6000-6999
	12 D	Gweng'wa Gardens	Area between Langata road, Langata south road, Ndalat road, Kuro road, Masai West road, Masai lane, Bogani road and Ndege road.	Single dwelling	Low density residential use	XXX	6000-6999
	12 E	Langata Road corridor	Bomas of Kenya roundabout – Langata /Ngong Road roundabout	Single dwelling	Offices and Commercial	XXX	6000-6999
	12 F	Karen Hardy	Area between Langata South road, Mukoma road, Nyumbi road, Kajiado county	Single dwelling	Low density residential use	XXX	6000-6999

				border, Karen road, Bogani road, Masai lane, Masai West road, Ushirika road,					
12 G		Park Place Area		Area between Langata road, Magadi road, Kajiado county border and Langata south road.	Single dwelling	Low density residential use	XXX	6000-6999	
12 H		New Area		Area between Lang'ata Road, Lang'ata South Road, Syedna Mohammed Burhannuddin Road, Banda Lane & Magadi Road	Single dwelling	Low density residential use and Institutions	XXX	6000-6999	
ZONE 13									
	Boundary								
13 A		Gigiri		Area between Ruiru Kaka river, Border of Karura forest and Limuru road	Single dwelling	One-Family dwelling House, Institutions, Hotels,	XXX	7000-7999	
13 B		Kitisuru		Area between Redhill road, Westlands link road, Peponi road, Border of Karura forest,, Lower Kabete road, Ngecha road and Nairobi county border	Single dwelling	Low density residential use: Maisonettes, One Family Dwelling Houses	XXX	7000-7999	
13 C		Runda Park		Area between Northern bypass, Mimosa road, Ruaka Road and Limuru road	Single dwelling	Low density residential use: Maisonettes, One Family Dwelling Houses	XXX	7000-7999	

13 D	Runda Estate	Area between Nairobi county border, Regis school-Runda, Potterhouse school, Githogoro road, Ruaka road, Mimosa road, Northern bypass and Limuru road	Single dwelling	Low density residential use: Maisonettes, One Family Dwelling Houses	XXX	7000-7999
13 E	Githogoro Village	Area between Kwachiri road, Runda Evergreen, Ruaka road and Runda estate		Special planning area	XXX	7000-7999
13 F	Runda Evergreen	Area between Githogoro village, Kiambu road, Karura forest border and Ruaka road	Single dwelling	Low density residential use: Maisonettes, One Family Dwelling Houses	XXX	7000-7999
13 G	Whispers Estate	Area between Ruaka road, Karura forest border, Ruiru Kaka river and Limuru road	Single dwelling	Low density residential use: Maisonettes, One Family Dwelling Houses	XXX	7000-7999
13 H	Huruma Village	Area between Campher road, Karura forest border and Ruaka road		Special planning area	XXX	7000-7999
13 J	Nyari	Area between Limuru road, Redhill road, Westlands Redhill link road, Peponi road and Karura forest border	Single dwelling	Low density residential use: Maisonettes, One Family Dwelling Houses	XXX	7000-7999



13 K	Rosslyn	Redhill road, Nairobi county border and Limuru road	Single dwelling	Mixed use development: One family dwelling houses, educational institutions	XXX	7000-7999
	13 L	Mitini	Area between Getatharu road, Ngech Road, Lower Kabete Road and Nairobi county border	Single dwelling	Low density residential use: One Family Dwelling Houses	7000-7999
	13 M	Ridgeways	Area between Kiambu road, Thindigua, Garden Estate, Kenya Pipeline estate, Coffee Garden road	Single dwelling	Mixed use Development: Low Density Residential	7000-7999
	13 N	Thindigua Estate	Area between Northern bypass, Kigwa road, Garden Estate road, Kigwa road, Ridgeways road and Kiambu road	Single dwelling	Single Family Dwellings	7000-7999
	13 P	Hibiscus Court	Area between Hibiscus Court, Nairobi County border, Northern bypass and Kiambu road	Single dwelling	Single Family Dwelling, Residential Apartments (Courts)	7000-7999
ZONE 14	Boundary					
	14 A	Kenya Pipeline Estate	Area between Coffee Garden Drive, Pipeline Estate road,	12	Mixed use development: Low Density	7000-7999

		Thika road and Kiambu road		Residential, Recreational, Institutional, Educational & Offices.		
14 B	Garden Estate	Area between Thika road, Thome estate, Ridgeways, Northern bypass, Safari Park and USIU	Single dwelling	Mixed use development: Low Density Residential, Educational, Recreational	XXX	7000-7999
14 C	Thome	Area between Northern bypass, Thome 1 <sup>st</sup> Avenue, Mirema Drive, Mirema Road, Thika Road, Marurui rod and Garden Estate road	12	Mixed use development: Low Density Residential, Educational, Student hostels, Residential Apartments & Commercial	XXX	7000-7999
14 D	Royambu	Area between Mirema road, Mirema Drive, Thika road and USIU Road	12	Mixed use Development: Residential Flats/Apartments ; Educational & Commercial	XXX	7000-7999
14 E	Kamiti	Area between Kamiti road, Northern Bypass, County border and Village Inn road	12	Mixed Use development: Residential Flats, Single Family Dwellings, Institutional, Educational.	XXX	7000-7999

14 F	Marurui	Area between Kigwa road, County border, Njatha-ini and Northern Bypass	12	Mixed Use development: Residential Flats, Single Family Dwellings, Institutional, Educational	XXX	7000-7999
14 H	Mirema	Area between Northern bypass, Village-inn road, Kamiti road and Mirema Drive	12	Residential Apartments/Flats & Low Density Residential	XXX	7000-7999
14 J	Safari Oark/Balozi Estate	Area between Ridgeways, Thika road and Pipeline estate	Single dwelling	Mixed use development: Low Density Residential, Residential Apartments & Commercial	XXX	7000-7999
14 K	Njatha- Ini	Area between Nairobi county border, Kamiti road, Mirema, Thome 1 <sup>st</sup> Avenue and Northern Bypass	12	Residential- Typically low rise condominiums	XXX	7000-7999
ZONE 15	Boundary	Dagoretti road – Waiyaki Way – Amboseli road – Southern ByPass				
	15A	Dagoretti	Dagoretti road – Waiyaki Way	16	Mixed use: High density residential, commercial, institution & light industrial	8000-8999



15 B	New Loresho Estate	Area between Waiyaki way, Kiambu county border, Loresho ridge road and Kaptagat road	16	Low density residential use	8000-8999
15 C	Upper Kabete	Area between Kiambu county border, Loresho ridge road, Lower Kabete road and Loresho Gardens	Single dwelling	Low density residential use	8000-8999
15 D	Mountain Estate	Area between Waiyaki way, Kiambu county border, International Livestock Research Institute, Herald Heights apartments and Kangemi estate	Single dwelling	Low density residential Housing scheme	8000-8999
15 E	Kangemi	Area between Waiyaki way, Kibagare, Loresho, Kianda, ILRI, Mountain view estate and Uthiru	16	Mixed use: High density residential, commercial, institution & light industrial	8000-8999
15 F	Kawangware	Area between Kangemi, Benard Estate, Riruta, Naivasha road and Waihaka	16	Mixed use: High density residential, commercial, institution & light industrial	8000-8999
15 G	Riruta	Area between Ngong road, Naivasha road, Waihaka Estate, Uthiru estate, Mutuini	16	Mixed use: High density residential,	8000-8999

	15 H	Mutuini	estate, Lenana school and Southern bypass	16	commercial, institution Mixed use: High density residential, commercial, institution	8000-8999
	15 I	Uthiru	Area between Waithaka estate, Dagoretti Market, Southern bypass, Karen, Kiambu county boundary	16	Mixed use: High density residential, commercial, institution	8000-8999
	15 J	Waithaka	Area between Uthiru, Mutuini, Kawangware, Nnaivasha road and Riruta	16	Mixed use: High density residential, commercial, institution	8000-8999
	15 K	Ruthimitu	Area between Kiambu county border, Dagoretti market shopping mall, Kikuyu road, International Livestock Research Institute, Kapenguria road, Waiyaki way, Mukiri Road and Kiuru road	16	Mixed use: High density residential, commercial, institution	8000-8999
	Boundary	Outer Ring Road - Mathare River - Thika Road -- Ruaka river				
ZONE 16	16 A	Ngumba Estate	Area between Thika Road, Kasarani Stadium road, Ruaka	15	High density residential use	8000-8999



		river, East Africa Breweries Limited and Garden City				
16 B	Tusker Village	Area covering Garden city and East Africa Breweries Limited	15	High density residential, Industrial & Commercial		8000-8999
16 C	Messo Estate	Part of Ngumba Estate that extends to Ruataka river	15	High density residential use		8000-8999
16 D	Ruataka	Along Ruaka river	15	Light industrial, Commercial and High density residential		8000-8999
16 E	Kariobangi	Area between Ruaka river, Baba Dogo road, Mugure village and Thika road	15	Light industrial, Commercial and High density residential		8000-8999
16 F	Baba Dogo- Mugure Village Glu Cola Village, Kasabuni	Area between Kariobangi, Ruaka river, Mathare river, Baba Dogo road and Outer Ring road	15	Light industrial, Commercial and High density residential		8000-8999
ZONE 17						
Boundary						
17 A	Kahawa West Phase I (NCC)	Area between, Kongo estate, Kamiti road, Kamiti prison, Kenyatta University Hospital and the railway line.	12	NNCG housing (Proposed for urban renewal)		9000-9999
17 B	Kahawa West Phase II		12	Mixed use: High density residential & Commercial		9000-9999
17 C	Kongo Estate	Area between Kahawa Soweto, Fanners	12	Mixed use: High density		9000-9999

	17 D	Jacaranda Gardens	choice, Northern bypass and Kamuthi Housing Cooperative Society	12	Residential housing scheme <b>(Proposed for urban renewal)</b>	9000-9999
	17 E	Kahawa Soweto	Area between Githurai 45, Railway line, Kahawa Primary and Kingstar Academy	12	Mixed use: High density residential & Commercial	9000-9999
	17 F	Zimmerman	Area between Githurai 44 & 45, Thika Road, Kamiti road and PCEA Zimmerman church	12	Mixed use: High density residential & Commercial	9000-9999
	17 G	Githurai 44	Area between Thika road, Railway line, Kahawa Soweto, Kamiti road and Zimmerman estate	12	Mixed use: High density residential & Commercial	9000-9999
	Boundary					
ZONE 18	18 A	City Chicken Estate	Area between Mwiki Kasarani road, Githurai Kwambura estate	16	High density mixed use	9000-9999
	18 B	Kwambura Estate	Area between Mwiki Kasarani road, City Chicken Hill View estate	16	High density mixed use	9000-9999

18 C	Hill View Estate	Area between Mwiki Kasarani road, Mwiki estate Githurai	16	High density mixed use		9000-9999
18 D	Kasarani	Area between Thika road, Kasarani Sports grounds, Ruaka river, Mwiki, Githurai	16	High density mixed use		9000-9999
18 E	Eden Clay City	Area between Thika road, Kasarani Mwiki road and Seasons road	16	High density mixed use		9000-9999
18 F	Clay works	Area between Thika road, Kasarani Mwiki road and City Chicken Estate	16	High density mixed use		9000-9999
18 G	Kasarani Sports View	Area between Kasarani Sports view road, Kasarani Mwiki road, Kasarani DC, Kasarani Sports complex	16	High density mixed use		9000-9999
18 H	Mwiki Estate	Area between Kasarani Mwiki road, Nairobi river, Railway line, Kiambu border and Chicken estate	16	High density mixed use		9000-9999
18 J	Njiru Estate	Area between Nairobi river, Matopeni estate, Obama estate and Nairobi river	16	High density mixed use		9000-9999
18 K	Sunton estate	Area between Mwiki Kasarani road, Mwiki, Nairobi River and	16	High density mixed use		9000-9999



18 L	Chokaa estate	Kasarani Sports Complex	16	High density mixed use	9000-9999
	Buruburu farmers estate	Area between Kangundo road and Shujaa estate	16	High density mixed use	9000-9999
	Shujaa estate	Area between Githunguri farmers, Kangundo road, Ruai and Eastern bypass	16	High density mixed use	9000-9999
	Githunguri estate	Area between Shujaa estate, Eastern bypass and Mihango estate	16	High density mixed use	9000-9999
	Mihango estate	Area between Eastern bypass, Karagita estate, Ngong river and Githunguri farmers estate	16	High density mixed use	9000-9999
	Karagita estate	Area between Eastern bypass, Mihango estate, Ngong river and Embakasi Army barracks	16	High density mixed use	9000-9999
	Saika estate	Area between Obama estate, Kangundo road, Old Komarock and Dandora Molem	16	High density mixed use	9000-9999
	Obama Estate	Area between Njiru estate, Kangundo road,	16	High density mixed use	9000-9999

			Saika estate and Dandora Molem				
	18 U	Komarock estate	Area between Kangundo road, Nasra Gardens, Kayole Spine road, Githunguri farmers estate and Njiru estate	16	High density mixed use		9000-9999
ZONE 19	Boundary						
	19 A	Utawala estate	Area between Eastern bypass, Embakasi AP Training college, Airport and Embakasi ranch	Single dwelling	Low density residential		9000-9999
	19 B	Ruai	Area between Utawala estate, Buruburu farmers estate, Eastern bypass, Ruai Sewage,, Kangundo road and Githunguri farmers	8	Mixed use: Residential, Commercial, Light industrial & Institutions		9000-9999
	19 C	Ngundu, Drummvale estate	Area between Machakos county border,, Ruai estate and Kamulu estate	Single dwelling	Single dwelling houses		9000-9999
	19 D	Kamulu	Area between Machakos county border and Ngundu estate	Single dwelling	Single dwelling houses		9000-9999
ZONE 20	Boundary						
	20 A	Jomo Kenyatta International Airport			Strategic Public Area		0-999



	Wilson Airport				Strategic Public Area	0-999
20 B	State House Nairobi				Strategic Public Area	0-999
	The Parliament of Kenya				Strategic Public Area	0-999
	The Supreme Court of Kenya				Strategic Public Area	0-999
	City Hall				Strategic Public Area	0-999
20 C	Lang'ata Cemetery				Strategic Public Area	0-999
	Kariokor Cemetery				Strategic Public Area	0-999
	Bunyala Cemetery				Strategic Public Area	0-999
	Commonwealth War Graves				Strategic Public Area	0-999
	Forest Road Cemetery				Strategic Public Area	0-999
	City Park Cemetery				Strategic Public Area	0-999
	Mwimuto Cemetery				Strategic Public Area	0-999
20 D	Moi Airbase Eastleigh				Strategic Public Area	0-999
	Department of Defence HQ				Strategic Public Area	0-999
	Kahawa Barracks				Strategic Public Area	0-999
	Langa'ata Barracks				Strategic Public Area	0-999

20 E	National Defence University Karen			Strategic Public Area		0-999
	Kenya Defense Forces Memorial Hospital			Strategic Public Area		0-999
	Kenya National Archives			Strategic Public Area		0-999
	Kenya National Museum			Strategic Public Area		0-999
20 F	Kenyatta Mausoleum			Strategic Public Area		0-999
	University of Nairobi			Strategic Public Area		0-999
	Technical University of Kenya			Strategic Public Area		0-999
	The Cooperative University of Kenya			Strategic Public Area		0-999
20 G	The Kenya School of Law			Strategic Public Area		0-999
	Railway Training Institute			Strategic Public Area		0-999
	Nairobi Technical Training Institute			Strategic Public Area		0-999
	Karura Forest			Strategic Public Area		0-999
	Ngong Forest			Strategic Public Area		0-999
	Arboretum			Strategic Public Area		0-999
	City Park			Strategic Public Area		0-999

	Uhuru Park				Strategic Public Area	0-999
	Central Park				Strategic Public Area	0-999
	Uhuru Gardens				Strategic Public Area	0-999
	Nairobi National Park				Strategic Public Area	0-999
20 H	Kamiti Maximum Security Prison				Strategic Public Area	0-999
	Lang'ata Women's Prison				Strategic Public Area	0-999
	Nairobi West Prison				Strategic Public Area	0-999
	Industrial Area Remand Prison				Strategic Public Area	0-999
20 J	Green Park Terminus				Strategic Public Area	0-999
	Bus Station CBD				Strategic Public Area	0-999
	Machakos Country Bus Station				Strategic Public Area	0-999
	Nairobi Central Railway Station				Strategic Public Area	0-999
20 K	Outering Bus Station				Strategic Public Area	0-999
	City Market				Strategic Public Area	0-999
	Wakulima Market				Strategic Public Area	0-999
	Wakulima Market Kangundo Road				Strategic Public Area	0-999

	Muthurwa Market				Strategic Public Area	0-999
	Burma Market				Strategic Public Area	0-999
	Umoja 1 Market				Strategic Public Area	0-999
	Kariobangi North Market				Strategic Public Area	0-999
	Kariobangi South Market				Strategic Public Area	0-999
20 L	Fire Station CBD				Strategic Public Area	0-999
	Fire Station Kangundo Road				Strategic Public Area	0-999
	Fire Station Enterprise Road				Strategic Public Area	0-999
	Fire Station Waihaka				Strategic Public Area	0-999
	Fire Station JKIA				Strategic Public Area	0-999
20 M	Dandora Dumpsite				Strategic Public Area	0-999
	Nairobi Water and Sewerage Company				Strategic Public Area	0-999
	Ruai Sewage Treatment Site				Strategic Public Area	0-999
	Moi International Kasarani Sports Center Kasarani				Strategic Public Area	0-999
20 N	Nyayo Stadium Sports Complex Nairobi				Strategic Public Area	0-999



	Nairobi City Stadium				Strategic Public Area	0-999	
	Dandora Stadium				Strategic Public Area	0-999	
					Strategic Public Area	0-999	
20 P	Kenyatta National Hospital				Strategic Public Area	0-999	
	Kenyatta University Teaching, Research and Referral Hospital				Strategic Public Area	0-999	
	Mathari National and Teaching Referral Hospital				Strategic Public Area	0-999	
	Mbagathi County Hospital				Strategic Public Area	0-999	
	Mama Lucy Kibaki Hospital				Strategic Public Area	0-999	
	Pumwani Maternity Hospital				Strategic Public Area	0-999	
	City Mortuary				Strategic Public Area	0-999	

### PROPERTY ADDRESS BOARD COLOUR CODE KEY

ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	ZONE 8	ZONE 9	ZONE 10	ZONE 11	ZONE 12	ZONE 13	ZONE 14	ZONE 15	ZONE 16	ZONE 17	ZONE 18	ZONE 19	ZONE 20
GREY	GREY	BLUE	BLUE	ORANGE	ORANGE	GREEN	GREEN	RED	RED	PURPLE	PURPLE	YELLOW	YELLOW	BLACK	BLACK	BROWN	BROWN	BROWN	WHITE



