

GOVERNMENT OF NAIROBI CITY COUNTY



THE NAIROBI CITY COUNTY ASSEMBLY

OFFICE OF THE CLERK

THIRD ASSEMBLY

(SECOND SESSION)

NCCA/TJ/PL/2023(38)

6TH JUNE 2023

PAPER LAID

SUBJECT: SESSIONAL PAPER

Pursuant to Article 185(4) of the Constitution of Kenya, 2010 and Section 30 (2) (f) of the County Governments Act. 2012, I beg to lay the following Paper on the Table of this Assembly, today Tuesday 6th June 2023.

— SESSIONAL PAPER NO. 2 OF 2023 ON NAIROBI CITY COUNTY
LAND USE POLICY.

(The Leader of Majority Party)

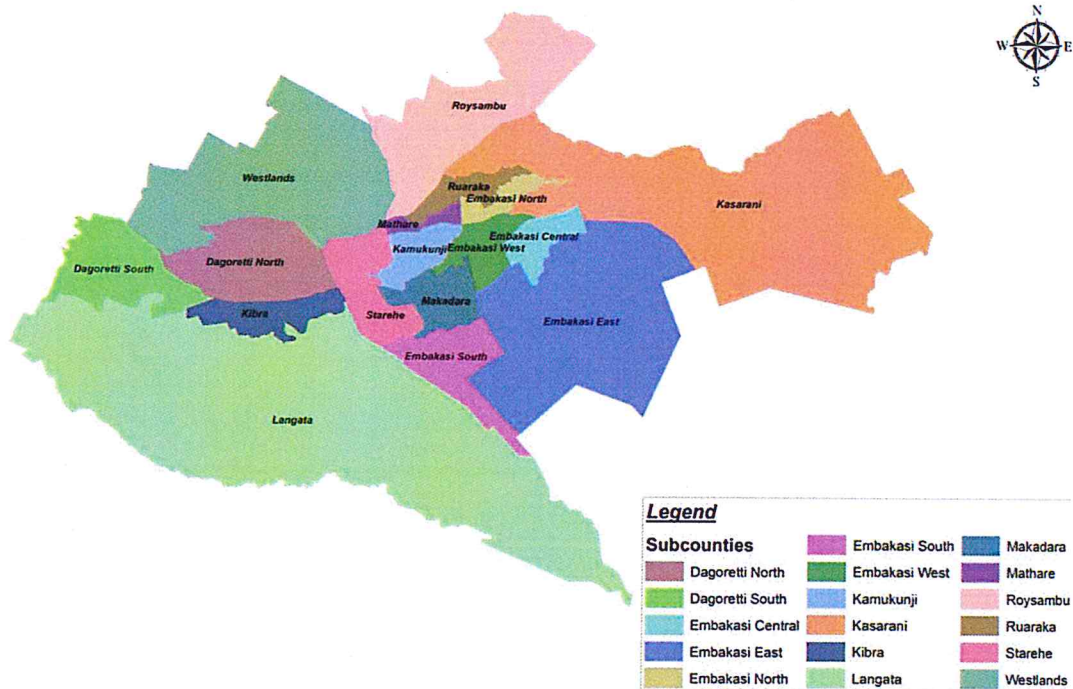
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NAIROBI CITY
COUNTY

NAIROBI CITY COUNTY

LAND USE POLICY



March 2023

Constitutional requirements on public participation and stakeholder engagement in policy making but also to provide ownership of the Policy among the key actors in implementation of the Policy. To reap the benefits of this policy, all stakeholders ought to prioritize its implementation to ensure that land is sustainably utilized for present and future generations. Individual and collective commitment is required to realize the guidelines contained herein with the aim of developing a city that is attractive for habitation, investment and tourism.

H.E Arthur Johnson Sakaja (CBS)

EXECUTIVE SUMMARY

The lack of a Land Use Policy for Nairobi City County has resulted in a haphazard approach to the management and administration of land use activities in the city. Land use management and administration has previously been undertaken using a multiplicity of disjointed and outdated planning instruments, which are generally ineffective. This position provides the rationale for a harmonized and responsive policy guiding land use in Nairobi City County.

The Constitution of Kenya 2010, Sessional Paper No. 1 of 2017 on National Land Use Policy, the Nairobi Integrated Urban Development Masterplan (NIUPLAN) and the Physical and Land Use Planning Act, 2019 provide the key legal and policy framework for the formulation of a county land use policy. This Land Use Policy incorporates the goals, principles and values of land use and land-use planning as aspired in these enabling legal and policy frameworks. In doing so, all existing permissible land use activities in the city have been taken into consideration.

The overall objective of this policy is to provide a legal, administrative, institutional and technological framework to guide land use and land-use planning to facilitate optimal and sustainable use of land. The Policy takes into account the high population density in the City and the attendant pressure on and demand for infrastructure and also takes cognizance of socio-economic factors, institutional, administrative and policy instruments.

To ensure efficient, productive and sustainable use of land, the Policy provides key administrative and management land use guidelines relating to private land use, public land management, environmental management, public health considerations, infrastructure service delivery and technology. The Policy embraces transparent and participatory approaches to land-use planning, decision-making processes. The Policy also provides a review mechanism to address emerging issues following implementation.

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ABBREVIATIONS AND ACRONYMS

GOK – Government of Kenya

LBC – Land Buying Company

NLC – National Land Commission

PLUPA – Physical and Land Use Planning Act, 2019

DEFINITIONS

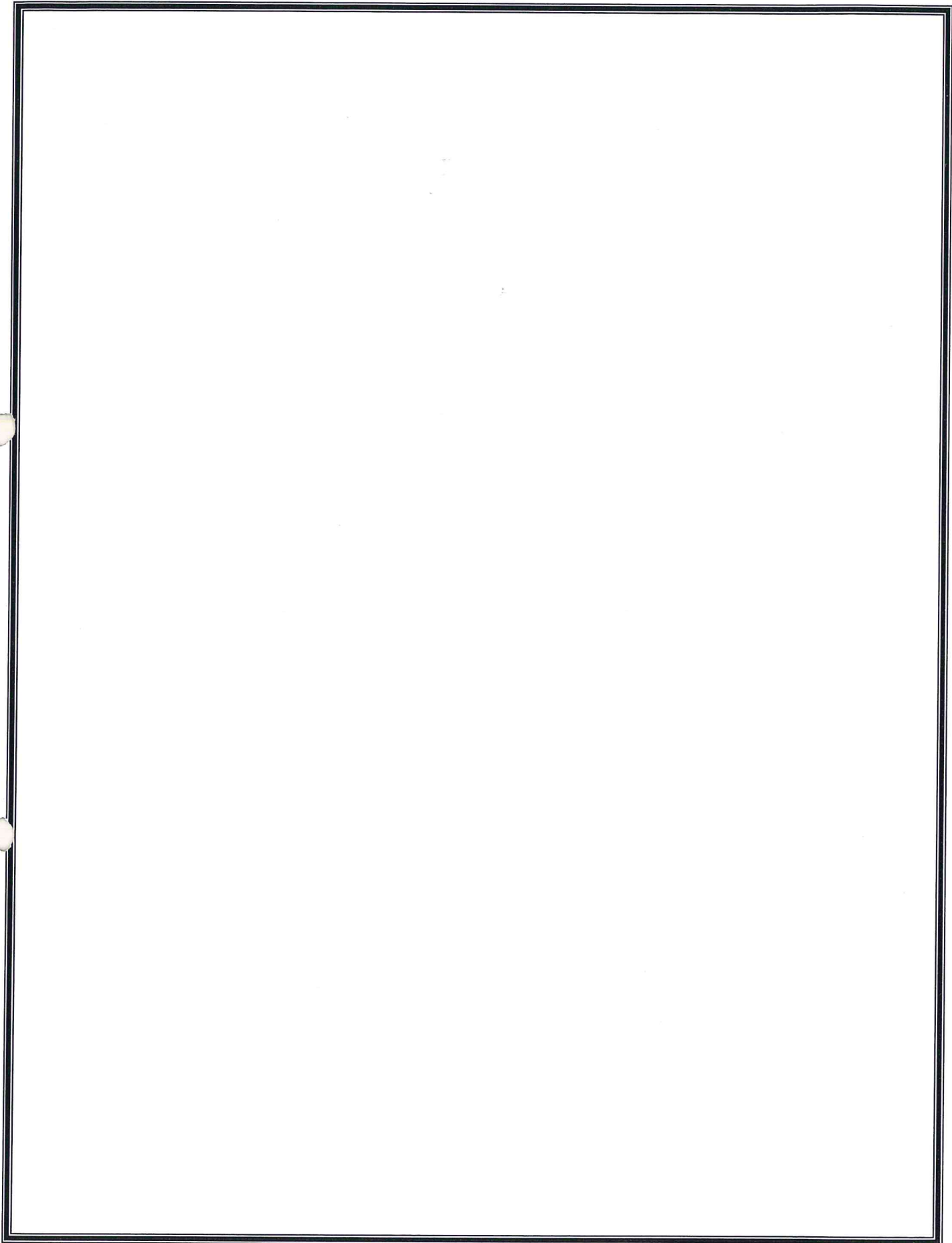
“Constitution” means the Constitution of Kenya, 2010.

“County” means Nairobi City County.

“Land” means the surface of the earth and the subsurface rock, any body of water on or under the surface, marine waters in the territorial sea and exclusive economic zones, natural resources completely contained on or under the surface and the airspace above the surface.

“NIUPLAN” means the Nairobi Integrated Urban Development Master Plan 2014 to 2030.

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CHAPTER 1: INTRODUCTION

1.1 Background

Land is an important resource as a factor of production, an economic resource and a social, cultural and political development tool. It also holds supreme legislative protection as provided in Article 66 of the Constitution of Kenya, 2010 which empowers the state to regulate the use of land. In the past, City boundaries could be extended to respond to pressure as a result of rapid urbanization, but with creation of the counties with fixed boundaries, the available land has to be used productively and optimized. The Policy seeks to address the unique challenges of Nairobi including informal settlements, land ownership by land buying companies and double allocations as well as environmental degradation.

In the past there have been numerous attempts to address the land question in Nairobi exemplified in the formation of Commissions and such other efforts. It is on this basis that this Policy has been formulated to address the land use challenges and allow for proper management and administration of land in Nairobi City County.

1.2 Historical Perspective of Land Use Planning and Management Policies in Nairobi City County

1.2.1 The Master Plan Study of 1948

The 1948 masterplan for Nairobi town laid down the guidelines for legitimizing the City's growth as a colonial city. It earmarked land for residential, industrial, commercial and other uses as well as introduced the neighborhood concept of city planning and is largely responsible for the present layout of the industrial area, extensions of the road network and replacing the railway line with the current dual highways.

It was a land use plan based on the principles of the garden city concept emphasizing wide boulevards with grass medians and generous sidewalks as well as landscaped traffic roundabouts, large parklands, forest reserves and wide riparian reserves for aesthetic and functional reasons. In spite of its beautiful appearance, the plan segregated various races living in the city.

1.2.2 The Metropolitan Growth Strategy of 1973

This was another attempt at planning the city which advocated for multi-sectoral development planning and provided a strategy for integrated urban development through recommending future space requirements in light of rising city population. It also recommended decentralization of the industrial centers to the east and northeast of the city, creation of other satellite centers, creation of three main bypasses and, limiting of employment within the Central Business District to 100,000 people. This policy relied on foreign and Government funding for its implementation.

1.2.3 Rezoning Policy of 1979

The zoning policy went against the fundamental recommendations of the metropolitan policy. It advocated a concentrated Central Business District and allowed higher densities of development. However, no attempts were made to evaluate and/or improve the urban infrastructure services and utilities often affected by higher densities, such as water supply, parking and recreational facilities among others.

Since the Rezoning Policy of 1979, planning has been based largely on an ad hoc basis not linked to the city's general plan and dealing with specific aspects (single issues) of the city's growth. The NIUPLAN is the first major plan for the city since the Nairobi Metropolitan Growth Strategy of 1973.

1.2.4 NIUPLAN 2014-2030

NIUPLAN is the blueprint expected to guide Nairobi's growth and development up to the year 2030. Its development was largely driven by the failures of the old plans and the need to plan a livable city incorporating aspects such as infrastructure. It has identified a number of challenges for the city which include: uncontrolled urban development, insufficient infrastructure, transport problems, low supply of middle to low income housing and inadequate coordination between relevant organizations. It has further dealt with the challenges by addressing six (6) specific areas namely: transportation, governance and institutions, environment, land use and human settlements, population, social systems

and urban economy and infrastructure. On land use, NIUPLAN has recommended development of a new land use plan suitable to current urban conditions in Nairobi.

1.3 Land Use Categorization in Nairobi City County

Land in Nairobi City has undergone an evolution resulting in seven distinct land uses namely residential, commercial, industrial, institutional, recreational, transportation and agricultural described hereunder:

1.3.1 Residential Land Use. This fall into four categories, namely: High income (low density); Middle Income (medium density); Low-income (high density); and Informal settlements.

1.3.2 Commercial Land Use. These include town centers, local centers, markets, wholesale and retail shops, malls, financial institutions, small to medium scale business, hotels and restaurants, professional offices, office blocks.

1.3.3 Industrial Land Use. These are categorized as heavy manufacturing and light industries (such as workshops, large laundries, dry cleaning depots, printing, packaging, food industries, furniture assembly), petrol service stations.

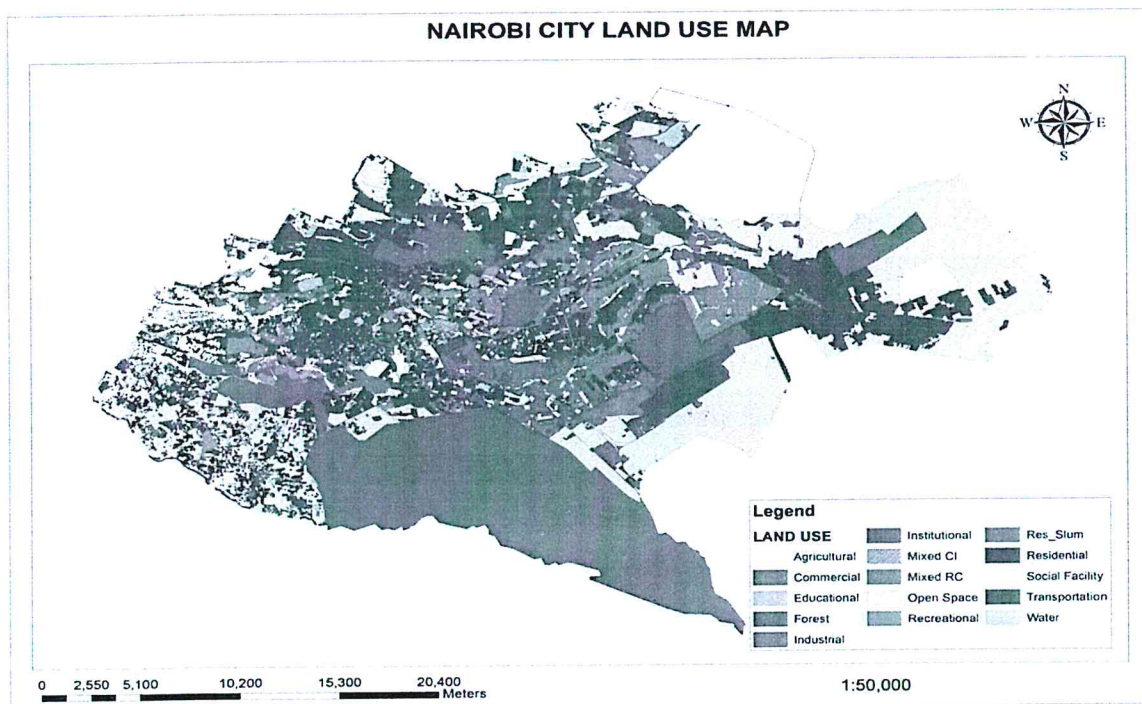
1.3.4 Institutional Land Use. These include, government institutions, hospitals and health centers, social halls, schools, universities, colleges, police stations and posts, law courts, juvenile institutions, prisons/ remand centers, fire stations, public library, post office and military barracks.

1.3.5 Recreational Land Use. These include cultural centers, parks, forests, play fields, zoos, museums, amusement parks, cinema hall, road reserves, conservation areas.

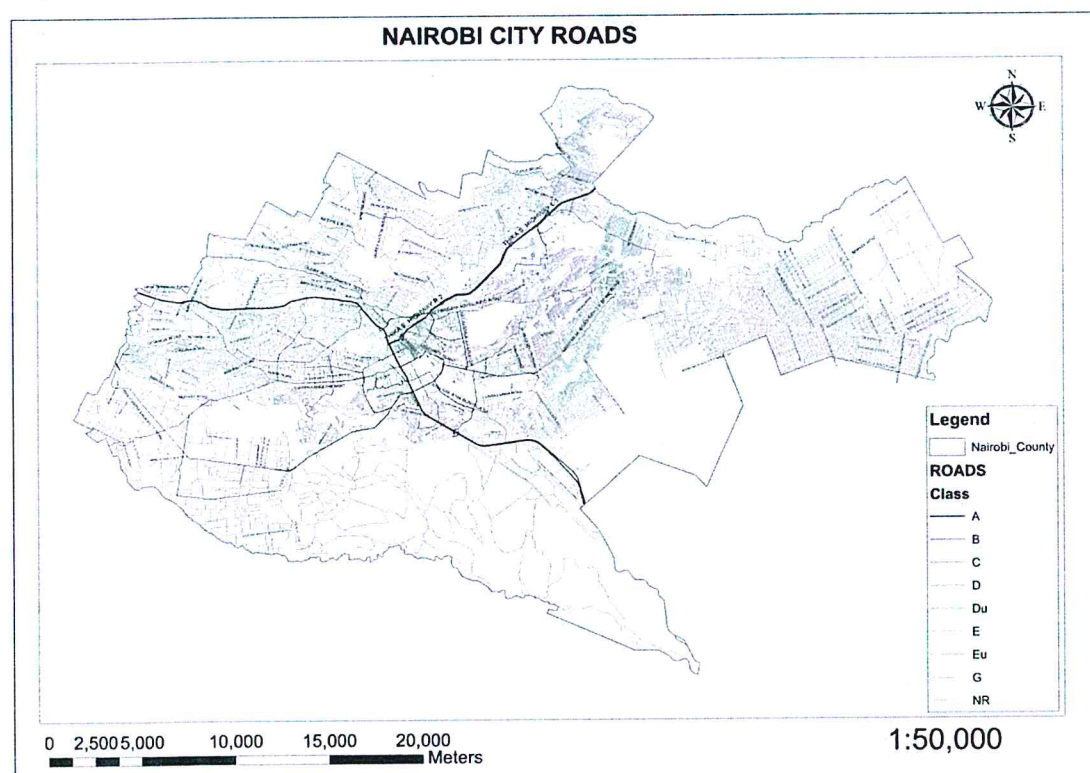
1.3.6 Transportation Land Use. These are comprised of roads, railways, water ways, airports, airfields, roads, bus/matatu terminus, parking bays.

1.3.7 Agricultural Land Use. These include urban agriculture, horticulture, poultry keeping, fish farming, animal husbandry.

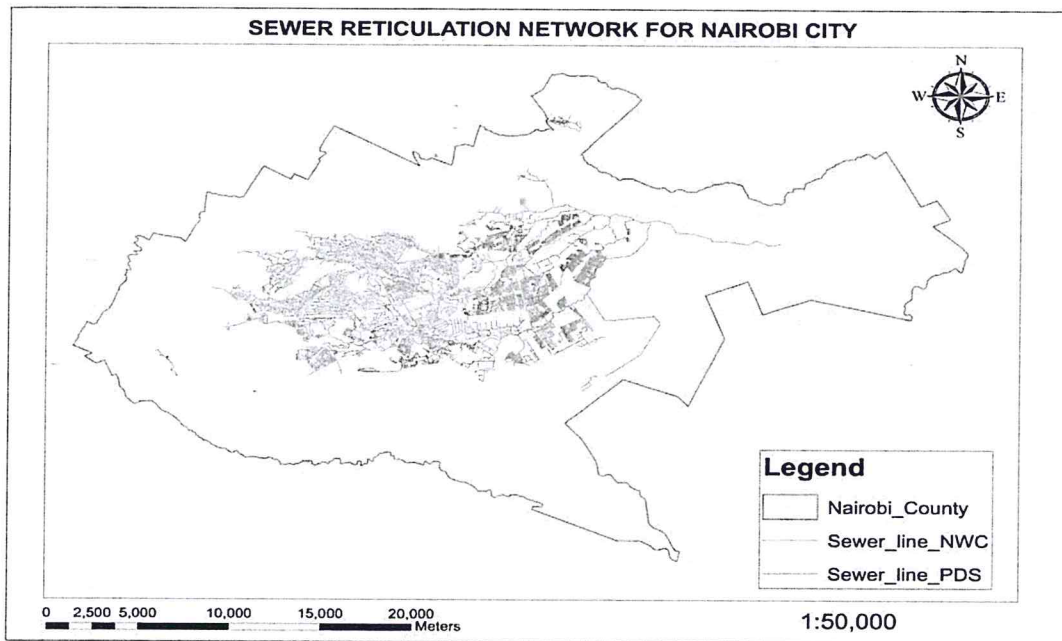
1.3.8 Public Utilities. These include water collection and distribution, electricity, sewerage, storm water drainages, pipeline waste collection and disposal sites, telecommunication infrastructure.



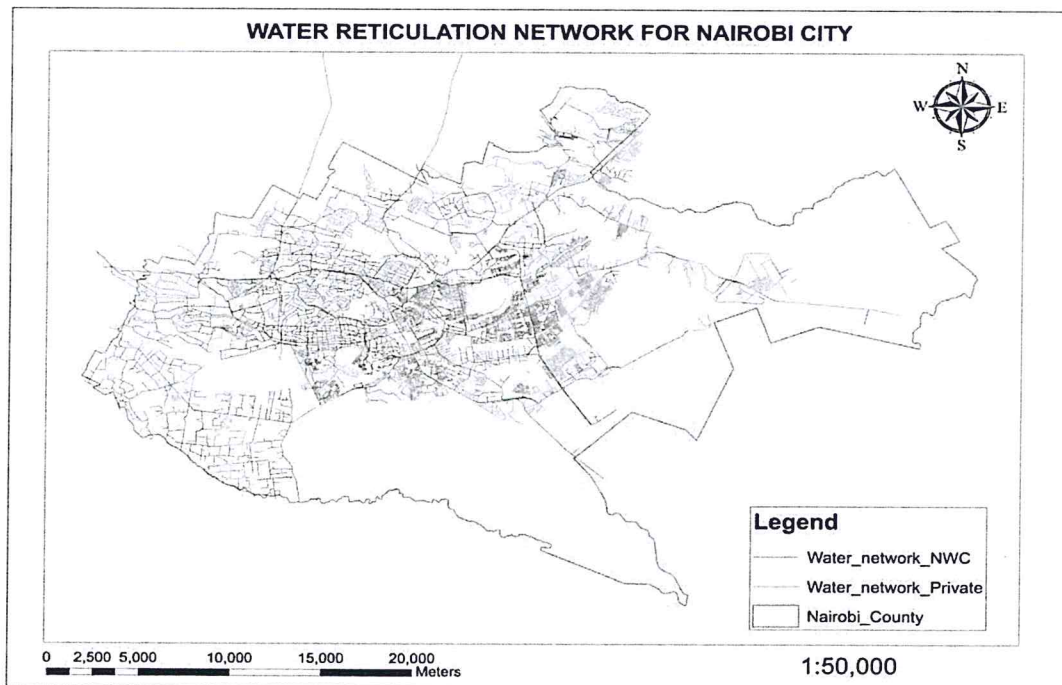
Map 1: Land Use Map



Map 2: Road Network map



Map 3: Sewer Network Distribution Map



Map 4: Water reticulation Map

1.4 Rationale for the Land Use Policy

Nairobi City County urgently requires a land use policy to regulate the use of its limited land resource. As a capital city and one of Africa's leading countries competing for international investors, it is imperative that the land as the foundation of economic development and is well planned, managed and utilized for sustainability. The envisaged land use policy is premised on the following imperatives:

1.4.1 County land is fixed and cannot be expanded therefore there's need for optimal and efficient utilization of land in the County.

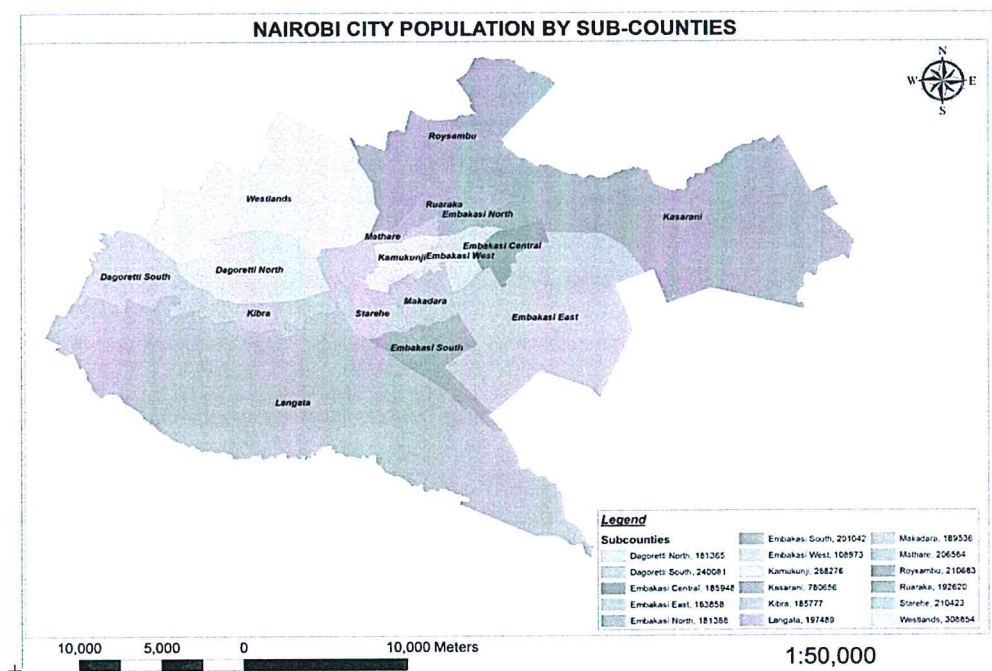
1.4.2 Competing land uses within the City for commercial, residential, industrial, institutional, agricultural and conservation therefore need to have a rational way of allocating land to the various land uses.

1.4.3 Rising land values within the City require that guidelines be provided to ensure that densification does not result in land degradation.

1.4.4 The Policy will ensure that the City's environmental assets are conserved and protected.

1.4.5 This Policy is necessary to address the myriad of challenges experienced in land management including double allocations, encroachments, land grabbing, land disputes and over fragmentation of land to uneconomical sizes.

1.4.6 The Policy will address the challenge of informal settlements which occupy about 5% of the land but accommodate over 60% of the population as shown in the map below.



Map 5: Population Distribution Map

1.5 Objectives of the Land Use Policy

The overall objective of the Nairobi City County Land Use Policy is to provide a policy framework to manage and regulate the use of land and natural resources in the city. To achieve this broad objective, the policy has the following specific objectives:

1.5.1 Despite land being central to all socio-economic development, its supply remains fixed, thus calling for planning prudence in its use and development through clear policy guidelines. This is further underscored by the importance of Nairobi to the national economy and its strategic positioning in the region.

1.5.2 Past land use management instruments for Nairobi have either failed or have been overtaken by the intensity of development occasioned by rapid urbanization and increasing population growth requiring the development of a clear policy to address the ensuing land use challenges and emerging trends.

1.5.3 Disjointed implementation of a multiplicity and uncoordinated land use management instruments and diverse regulations to provide for services in the City have often resulted in institutional fragmentation. This calls for a harmonized land use framework in the context of the County.

1.5.4 The land use within the City of Nairobi has been transforming due to increasing demand for land. This has created imbalance in the proportions of land for various uses with a bias towards residential and commercial uses. The policy seeks to create a balance in land use in tandem with the growing demand and future trends.

1.5.5 Land issues are generally emotive. Lack of clear guidelines on access to and use of land, are often a recipe for conflicts and violence.

1.5.6 To provide a framework to manage and guide formulation and implementation of land use standards to ensure sustainable use of the land resource and direct land use planning and development in the city.

1.5.7 To provide a monitoring system for appraisal of the effectiveness of land use plans, decisions, regulations and standards for the city.

1.5.8 To coordinate the various actors within the lands sector in Nairobi City County.

1.6 Principles of Land Use Policy

A sound land use policy should provide a framework for improved physical environment of the city to make it more functional and efficient, livable, inclusive, sustainable and competitive. It should set the framework for identification of sites for developments, and provides the basis for assigning different uses to land for optimal utilization. Effective land use management facilitates productive and sustainable use of land to ensure that the current and future economic, social, and cultural needs are met effectively.

It should also integrate public participation in consideration and determination of decisions pertaining to development and management of land, with the aim of embracing citizen participation, civic education, and stakeholder engagement. The following are the main principles to be entrenched in the land use policy

1.6.1 Optimal Utilization of Land

Due to the fixed nature of land and the many competing demands, there is need to ensure that the available is used in the most efficient manner. This will require densification and compact development. This can be achieved through redevelopment, urban renewal and regeneration and upgrading of informal settlements.

1.6.2 Sustainable Development

This entails adoption of land use management practices that enable land users to optimize the economic and social benefits of land, while maintaining or enhancing the environmental support functions. It combines policies, strategies, and activities aimed at integrating socio-economic principles with environmental concerns, so as to enhance production, protect natural resources, and prevent environmental degradation while maximizing socio-economic potential for development. Rapid urbanization has led to spatial transformation of the urban landscape, whereby the carrying capacity of urban land is typically inadequate to cope with competing land use needs. This has led to major emerging environmental challenges including climate change, resource scarcity, proliferation of slums in ecologically sensitive areas, among others. Urban land use planning, should therefore be led by well-informed policies based on sustainable development principles and supported by well-planned and managed initiatives, that can help address these challenges.

1.6.3 Inclusivity and Equity

Equity and spatial inclusion to the extent that no one should be penalized for where they live within the urban setup, and that public goods and basic services should be available to everyone. It therefore dictates that the urban space should not contribute to reproduce unequal relations or reinforce existing ones, but it should ensure that redistributive mechanisms are put in place for a fair, more efficient use of resources.

The land-use policy should therefore guarantee the entire population has equitable access to public spaces, public services, public institutions and social amenities. Decentralization of government services and functions at the local level, would therefore require provision of land for location of these functions and services.

1.6.4 Integrated, strategic land use planning

Land use planning should take into consideration the physical, economic, social and environmental dimensions of urban development. There is need for both horizontal and vertical integration, as well as multi-sectoral and multi-disciplinary integration while undertaking land use planning.

Land use planning recognizes that resources are limited and hence the need to have a long term vision but also to prioritize actions to respond to immediate challenges.

1.6.5 Ecological Integrity

The policy recognizes that the urban space has critical ecosystems and environmental assets. This will be identified and protected.

CHAPTER 2: POLICY, LEGAL AND INSTITUTIONAL FRAMEWORK

2.1 Policy Framework

2.1.1 Sustainable Development Goals

The Sustainable Development Goals (SDG's) are seventeen (17) global aspirations developed in 2015 to guide and drive the global agenda. On land administration, Goal 11 provides for Sustainable Cities and Communities specifically making cities and human settlements inclusive, safe, resilient and sustainable. Goal 15 provides for life on land particularly protection, restoration, promotion and sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt or reverse land degradation and halt biodiversity loss.

2.1.2 Kenya Vision 2030

Established under Sessional Paper 10 of 2012, the Kenya Vision 2030 is the long-term development blue print for Kenya. It informs development policies, planning and budgeting both at National and County level. Under the Socio-Economic Transformation Pillar, Land Reform has been identified as key to sustainable development of the Country. The lack of a land use policy has been singled out as causing the proliferation of informal settlements, inadequate infrastructural services, congestion, environmental degradation, unplanned urban centers and conflicts.

2.1.3 Nairobi Integrated Urban Development Master Plan

The Nairobi Integrated Urban Development Master Plan (NIUPLAN) is the development blue print for Nairobi City County guiding urban planning and infrastructural development. On land use, this policy identifies the current land use structure, the demand for various land uses, large land users, land availability, urban characteristics, obstacle lands, and zonal considerations.

The policy enumerates seven (7) areas of policy intervention on land use plans as follows: (1) Decentralize business, administrative and commerce functions; (2) Expand and renovate the Central Business District (CBD); (3) Supply appropriate housing for all; (4) Preserve and restore green and water environment to create ecological network; (5) Conserve agricultural activities; (6) Restructure industrial area; and (7) Beautify the city for Kenyan pride.

2.1.4 Sessional Paper 3 of 2009 on National Land Policy

This policy guides the country towards a sustainable and equitable use of land and it was formulated to address the critical issues of land administration, access to land, land use planning, restitution of historical injustices, environmental degradation, conflicts, unplanned proliferation of informal urban settlements, outdated legal framework, institutional framework and information management.

It gives the broad principles of addressing the above issues which are also critical for the land management within Nairobi City.

2.1.5 Sessional Paper 1 of 2017 on the National Land Use Policy

This is the primary document guiding land use in Kenya and the baseline for the land use policies in the Counties. The guiding principles given to be considered when undertaking land use management are given as: public good and general welfare, environmental sustainability, institutional integration, equity, responsiveness, and inclusivity. Some key aspects to note from this policy that are important to include are land capability assessment, population, land use data, land cover, and land use themes (agricultural, pastoral, industrial, mining and energy, tourism, transport and infrastructure, natural resources and environment, human settlement/housing, and urban land uses).

The policy also outlines the factors that influence land use and development such as land and livelihoods, socio-cultural aspects, poverty, historical factors, legal, administrative and institutional structures, land management systems, policy and legislative frameworks, land market and taxation regimes, land tenure systems and sectoral land use conflicts.

2.2 Legal Framework

2.2.1 Constitution of Kenya, 2010

Chapter Five of the Constitution of Kenya, 2010 (CoK) on Land and Environment under Article 60 provides the land policy principles and requires that land should be used and managed in a manner that is equitable, efficient, productive and sustainable.

Further, Article 61 provides the classification of land in Kenya and categorizes them as public, community and private land each with their specific definitions and rights. Article 66 provides for the regulation of land use and property particularly that the state may regulate the use of any land or any

interest in or right over any land, in the interest of defense, public safety, public order, public morality, public health, or land use planning. This is the main basis of this policy.

2.2.2 Land Act, 2012

The Land Act, 2012 (LA) provides for the sustainable administration and management of land and land-based resources. Regarding the development of policies, this Act provides for the development and implementation of land policy and reforms. The Land Act consolidated the numerous statutes that were dealing with land management causing a lot of disconnects and brought them under one framework making it more efficient in managing land.

2.2.3 Land Registration Act, 2012

The Land Registration Act, 2012 (LRA) consolidates and rationalizes the registration of titles, to give effect to the principles and objects of devolved government in land registration. It provides for the county government as land registration units. This statute will be significant in titling of all alienated and public land within Nairobi City.

2.2.4 National Land Commission Act, 2012

The National Land Commission Act, 2012 (NLCA) establishes the National Land Commission as the institutional framework responsible for the management and administration of public land. The NLCA also provides the linkage between the National Land Commission and the county government in the management and administration of land in the county. The NLC is a critical institution in the management and administration of public land within the Nairobi County jurisdiction.

2.2.5 Physical and Land Use Planning Act, 2019

The Physical and Land Use Planning Act, 2019 (PLUPA) provides for the planning, use, regulation and development of land. For the purposes of this policy, PLUPA defines land use planning as the process of designating, regulating, evaluating, zoning and organizing the present and future use and development of land in all its geographical areas and its resources to secure the physical, economic and social efficiency, health and well-being of urban and rural communities.

The PLUPA provides for the development of physical and land use plans as well as the procedure and contents of the said plans. These plans are essential tools for land use management.

2.2.6 County Governments Act, 2012

The County Governments Act, 2012 (CGA) facilitates county governments to undertake their constitutional mandate. The CGA provides for county planning specifically the facilitation of the development of a well-balanced system of settlements and ensure productive use of scarce land for economic, social, ecological and other functions. It also provides for land use matters such as the prescribed tree cover.

The CGA provides for county spatial planning which contains an indication of the desired patterns of land use within the county, sets out the basic guidelines for a land use management system in the county, identifies the need for programs and projects for the development of land within the county, an indication of where private and public land development and infrastructure investment should take place.

2.2.7 Urban Areas and Cities Act, 2011 and its amendments

The Urban Areas and Cities Act, 2011 (UACA) provides for the classification, governance and management of urban areas and cities as well as provide for governance and participation of residents. The UACA establishes a Board of cities whose functions among other is to control land use, land subdivision, land development and zoning by public and private sectors for any purpose, including industry, commerce, markets, shopping and other employment centres, residential areas, recreational areas, parks, entertainment, passenger transport, agriculture, and freight and transit stations within the framework of the spatial and master plans for the city or municipality as may be delegated by the county government.

The UACA also provides for the development of an integrated city and urban area development plan which among others contains a spatial development framework which shall include the provision of basic guidelines for land use management system for the city or municipality. This policy will be an important tool in the development of the statutory plans and control of land use within the county.

CHAPTER 3: POLICY INTERVENTIONS

3.1 Land Management and Administration

3.1.1 Public Land Management

Public land represents land that is not private or communal, and is held by the County Government for the benefit of the public. This ranges from forests, public open spaces and recreational centers, rivers, national parks, water bodies etc., and plays an important role in the socio-economic development of the City. It should only be allocated and utilized in a socially responsible and economic way, as prescribed in law.

To address the challenges of public land management and administration, the County Government shall ensure proper administration of land by actively undertaking the following:

- a. Establish processes and procedures of allocation that comply with the provisions of alienation of public land. Land reserved for public utilities, infrastructure and land banks for investments shall not be allocated or re-designated for private development and shall remain public land.
- b. Create and maintain an inventory/data bank of all County public land.
- c. Survey and title of all public land.
- d. Secure public land by fencing and other protective measures.
- e. Establish a multi sectoral/agency team to investigate, review and recommend ways that public land illegally/irregularly allocated shall be recovered.
- f. Promote participatory involvement in public land management and administration.
- g. Develop a Land Information System to manage County land in an efficient manner.
- h. Ensure that management of reserved public land shall be predicated on approved development plans, local area development policies or technical guidance issued by the relevant planning authority at County level.
- i. Enforce non-processionary rights for Temporary Occupation allocations.

3.1.2 Private Land Management

Prevalence of land related disputes resulting from an inefficient management system is linked to unregistered and untitled private land. To address challenges of land allotted and untitled, unregistered land owned and sold by land buying companies and land allotted by the government, the County Government shall:

- a. Undertake a titling program to ensure all allotted land is registered.
- b. Discontinue use of share certificates and allotment letters for processing of development applications.

3.1.3 Management of Surrendered Land

Past practice on management of surrendered land meant for public purpose use has not been efficient and harmonized. To ensure proper management of surrendered public purpose/utility land, the County Government shall:

- a. Create an inventory of surrendered land.
- b. Gazette all surrendered land.
- c. Promote inter-agency coordination in securing surrendered land.
- d. Promote development of the surrendered land as intended.

3.1.4 Land Information Systems

This Policy intends to facilitate modernization of a land use information management systems to allow for easier collection, collation, storage and dissemination of data. The County has relied on a manual records system which is both inefficient and ineffective. This situation will be alleviated through the development of an integrated, transparent, decentralized efficient and affordable GIS- based Land Information System. To enable the same, the County Government shall:

- a. Establish a County Spatial Data infrastructure.
- b. Adopt and mainstream GIS based land management system by integrating all the county sectors.
- c. Integrate land use information system for management of land use planning and land use change.

3.1.5 Land Use Planning

Disjointed planning of the City has resulted into haphazard development, underutilization of prime land, urban decay, environmental degradation, proliferation of informal activities, and land use conflicts among other challenges. This coupled with obsolete development control policies has resulted to urban sprawl and poor land use practices. To address this, the County Government shall:

- a. Formulate and implement Physical and Land Use Development Plans as prescribed in law.
- b. Formulate and implement necessary policies to address emerging issues in urban development to regulate use and sub-division of land, conversion of land to different uses as well as proliferation of informal urban activities.
- c. Provide adequate budgetary allocation for implementation of approved development plans.
- d. Ensure adequate budgetary allocation for implementation of the NIUPLAN and undertake detailed planning through preparation of local physical and land use plans for all the sub counties and the proposed sub-centers.
- e. Promote urban renewal, regeneration and re-development to optimize the use of prime urban land.
- f. Regularly review the development control policies and ensure strict compliance to the policies.
- g. Establish and empower appropriate physical planning structures at sub-county level with adequate resources and capacity to ensure their effective and efficient performance.

3.1.6 Housing and Infrastructure Development

The County government is responsible for providing decent and affordable housing, security of land tenure and improve living conditions for the residents of Nairobi City County. To achieve this the County Government shall:

- a. Formulate a County Housing Policy mirrored on the National Housing Policy.
- b. Develop social housing for low income groups.
- c. Identify and service land for site and service schemes.
- d. Reserve land during urban renewal projects for affordable housing development.
- e. Provide incentives to investors of affordable housing development.

3.1.7 Informal Settlements

Nairobi's landscape is marked by a number of informal settlements which lack security of tenure and are characterized with poor living conditions, deficient of infrastructure and public services. These settlements are home to over 60% of the City population. The County shall ensure that there are enough social amenities such as hospitals and schools for people living in the informal settlements. To achieve this the County shall:

- a. Undertake an audit, map out and create an inventory of all the informal settlements.
- b. Undertake planning by declaring the settlements as Special Planning Areas to provide frameworks for improvement.
- c. Facilitate security of tenure.
- d. Provide social housing.
- e. Provide social and physical infrastructure.
- f. Create a multi-agency team to investigate and recommend redress measures on land issues.
- g. Undertake informal settlements improvement/upgrading programs.

3.1.8 Provision of Infrastructure and Utility Services

Infrastructure such as roads, sewerage, storm water drainage, telecommunications and utility services such as water and electricity support optimal utilization of land. To ensure adequate provision of infrastructure and services, the County Government shall:

- a. Promote an integrated approach that brings together infrastructure and service providers at the planning stage of development in order to align with the designated land use.
- b. Enforce provision of land for upgrading and development of infrastructure in line with the law.
- c. Adopt appropriate standards for infrastructure and services provision.
- d. Promote forward planning and implementation of infrastructure project.

3.1.9 Environmental Management

3.1.9.1 Protection and Conservation

Urban environmental and natural resources conservation is key for the realization of any socio-economic development and citizen wellbeing of the city. Environmental degradation through practices such as encroachment, destruction of wetlands and riparian reserves, unsustainable mining and quarrying among others inhibit sustainable development as well as compromise the ecological integrity of the city. To address these challenges, the County Government shall:

- a. Identify, map and document all land areas encompassing key natural resources and critical strategic environment areas and features.
- b. Facilitate enforcement and compliance to guidelines on rehabilitation of mines and quarries, waste disposal sites and wastelands.
- c. Zone conservation areas and tabulate the permissible land use activities.
- d. Protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- e. Ensure reclamation and regeneration of degraded environmental assets such as rivers, wetlands and forests.
- f. Prohibit settlement, dumping and any other destructive activities within ecologically sensitive zones.
- g. Identify and map out disaster prone areas and ecologically sensitive areas.

3.1.9.2 Riparian Land and Wetlands

Riparian Land and Wetlands support water resource and sustain a healthy ecological environment. To address management of Riparian Land and Wetlands, the County Government shall ensure that:

- a. Riparian reserves shall be used only as greenery and parks/recreational and no physical development shall be allowed.
- b. Registered property owners maintain the riparian reserves in line with the provided guidelines.
- c. Riparian Land is well documented and mapped out.
- d. Enforcement of the above is undertaken through a multi-agency team.

3.1.9.3 Green Open Spaces

Green Open Spaces and Parks are crucial social facilities which promote healthy lifestyle and maintain the aesthetics of the City. To address management of Green Open Spaces and Parks, the County Government shall ensure that:

- a. Open spaces and parks shall be used strictly for recreational purposes.
- b. No physical development shall be allowed on green open spaces and parks.
- c. Requisite infrastructure shall be provided to enhance access for public use.
- d. All parks and public open spaces are surveyed and titled.

3.1.9.4 Climate Change

Land utilization affects the urban environment contributing towards climate change. To address the issues of climate change and land use, the County Government shall:

- a. Facilitate implementation of the County Climate Change Action Plan through a multi-sectoral approach.
- b. Integrate climate change in land use and development planning.
- c. Identify and map disaster prone areas.
- d. Promote land use practices that enhance climate resilience and reduce effects on climate change.
- e. Ensure adequate financial resource allocation for implementation of Climate Change Action Plan and related initiatives.

CHAPTER 4: POLICY IMPLEMENTATION FRAMEWORK

4.1 Institutional framework

4.1.1 Nairobi City County will undertake the following:

- a. Mobilize resources for implementation of the Policy.
- b. Undertake public sensitization on the Policy.
- c. Establish a Nairobi City County Land Information System.
- d. Liaise with the National Land Commission for the management of County public land and titling of all public land.
- e. Working with the Ministry of Lands and Physical Planning upscale the titling programme to ensure that all allotted land is titled.

The Act gives the responsibility of allocating public land to the National Land Commission on behalf of Nairobi City County. The roles that the Nairobi County Government play in public land administration are outlined as follows:

- a. Hold in trust public land for the residents of Nairobi: The County holds in trust unalienated government land held by a state organ, land in which no individual or communal ownership can be traced and land in respect of which no heir can be identified.
- b. Process development applications and carry out development control: Land and property developers are required to make applications before setting their land to a specific use. This is to ensure that any developments done on the land conforms to the spatial development plans, regulations and standards that are issued by a planning authority with the general interest of the public at hand. Development control procedures cover on change of user, extension of user, subdivision, building plans, extension of lease, easements and wayleaves.
- c. County Land Management Board: Through the power vested to the County Land Management Board by the National Land Commission, the County performs roles:
 - i. Change and extension of user.
 - ii. Subdivision of public land and renewal of lease.
 - iii. Processing applications for allocation of land.
 - iv. Urban Renewal and Redevelopment.
- d. The County also improves the security of tenure and living conditions for the residents of Nairobi City living in informal settlements through inter-governmental programs such as The

Kenya Informal Settlements Program. Further, the County ensures that there are enough social amenities such as hospitals and schools for people living in the informal settlements through declaration of Special Planning Areas.

- e. Role of Nairobi City County Government in Land Administration: Nairobi City County Government was established in 2013 after devolution retaining boundaries of the previously known Nairobi Province. The Executive authority of the county is vested and exercised by the County Executive Committee as provided in Article 196(1) of the Constitution of Kenya, 2010. Both the Country Assembly and the County Executive Committee have a role to play in the land administration and management process.
 - i. Role of the Nairobi City County Executive Committee:
 - a) Implementation of the statutes enacted by the County Assembly/Parliament related to land use, management and administration.
 - b) Development of policies to facilitate law reform in the County.
 - c) Implementation and enforcement of land use and development control guidelines.
 - d) Facilitate surveying, mapping and titling of land in Nairobi City County.
 - ii. Role of the Nairobi City County Assembly:
 - a) Adoption of policies and enactment of County laws for the use, management and administration of land.
 - b) Represent residents of Nairobi City in matters related to land use, land management and administration.

4.2 Policy Implementation Matrix

	Policy Area	Policy Intervention	Actor(s)	Timeline
1.	Management and Administration of Public Land	<ul style="list-style-type: none"> a. Create an inventory/data bank of all county public land; b. Survey and title all public land; c. Secure public land by fencing; d. Investigate and recover all illegally allocated and surrendered land; e. Promote participatory involvement by relevant stakeholders in land management; and f. Develop a Land Information System to manage county land in an efficient manner. 	<p>County Lands Department</p> <p>Ministry of Lands and Physical Planning</p> <p>National Lands Commission</p> <p>County ICT Department</p> <p>County Legal Department</p>	Short to medium term
2.	Land Use Planning	<ul style="list-style-type: none"> a. Implement the Physical Planning legislation (PLUPA) and regulations to facilitate proper urban planning; b. Prepare local physical and land use plans for all the sub counties; c. Recruit county planners and enhance the planning budget; d. Prepare a county wide Land Use Plan; e. Establish a dispute resolution mechanism to deal with land disputes; f. Implement the revised zoning and land use policy and ensure compliance as provided in Appendix 1 hereto; g. Promote and provide incentives for urban renewal/regeneration and re-development for urban areas to optimize the use of prime urban land; h. Undertake informal settlements improvement/upgrading programs; i. Undertake an audit and map out the number and location of informal settlements and provide legal security of tenure; j. Regularly review the development control policies and ensure strict compliance to the policies; and k. Undertake planning and land banking for industrial, commercial, and infrastructure development. 	Immediate/short term	<p>County Urban Planning, Lands, Housing, environment Departments</p> <p>Resident associations</p> <p>Land buying companies</p>

3.	Land Allocation and Management	<ul style="list-style-type: none"> a. Prepare an up to date land use map for Nairobi City County; b. Undertake titling programme to ensure all allotted land is titled; c. Titling of surrendered land in favor of the County; d. Establish a system of tracing and creating an inventory of surrendered land and gazettelement of the same; e. Promote inter-agency coordination in securing surrendered land; and f. Reserve land (land banking) for urban renewal and regeneration programme. 	Medium to long term	<p>County Lands, Valuation and Urban Planning Department</p> <p>Land buying companies</p> <p>Private land owners</p>
4.	Environmental Conservation and Protection	<ul style="list-style-type: none"> a. Identify, map and document land encompassing key environmental assets; b. Zone conservation areas and tabulate the permissible land use activities; c. Protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values; d. Facilitate reclamation and regeneration of degraded environmental assets such as rivers, wetlands and forests; e. Prohibit settlement, dumping and other activities within ecologically sensitive zones; f. Identify and map disaster prone areas; g. Promote appropriate waste management technologies; h. Integrate initiatives that will address issues of climate change and disaster management; i. Develop disaster awareness programs that sensitize the communities on best land use practices that incorporate disaster mitigation; and j. Adopt climate change, adaptation and preparedness. 	Medium to long term	County Urban Planning, Lands and Environment Department

CHAPTER 5: MONITORING, EVALUATION AND REVIEW OF THE POLICY

5.1 Monitoring and Evaluation

The County Executive Committee Member responsible for Lands and Urban Planning shall be responsible for ensuring implementation and efficient performance of this Land Use Policy. To achieve this, the Member shall continually monitor and evaluate the Policy by undertaking the following:

- a. Coordinating all sectoral activities in the implementation of the Policy;
- b. Tracking implementation and performance of the Land Use Policy based on the policy objectives and guiding principles;
- c. Sharing information on interventions undertaken to respective actors as envisaged in the Policy;
- d. Reporting to the County Executive Committee the overall status of sectoral performance towards compliance with the Land Use Policy;
- e. Generating periodic reports to the County Assembly on the implementation status of and issues arising from implementation of this Policy;
- f. Issuing recommendations/advice on issues emerging from implementation of this Policy;
- g. Where necessary, seeking relevant professional advice on land use contestations, disputes and other related matters arising from implementation of this Policy; and
- h. Ensuring participation and consultations on land use matters with the view of getting comments on the implementation of this Policy.

5.2 Review of the Land Use Policy

This policy acknowledges the fact that the nature and intensity of urban land use activities in the City will, invariably, change over time. To address the anticipated change, the County shall ensure the policy is reviewed after 10 years to address emerging land use issues.

The foregoing notwithstanding, this Land Use Policy may be reviewed mid-term subject to sufficient justification.

APPENDIX 1

ZONE	SUBZONE	AREA/LOCATION	BOUNDARY EXTENT	DESCRIPTION
ZONE1	Boundary	University Way – Nairobi River – Valley Road – Dennis Pritt Road – State House Road		
	1A	Core CBD	Uhuru Highway, Tom Mboya street, Haile Selassie, University way	Mixed development: Commercial, Offices, Institution
	1B	Peri CBD Railways, Railway City	Tom Mboya, Uhuru Highway, Nairobi River, Landies Road, Factory Street, Workshop Road, Bunyala Road, Uhuru Highway & Haile Selassie Avenue	Mixed development: Commercial, Offices, Institutional and Educational Railway city-mixed use
	1C	Upper Hill		Mixed development: Residential, Commercial, Offices and Light Industrial
		Block I	Valley Road, Upper Hill Road, Mara Road, Chyulu Road	Mixed development: Commercial, Offices, Institutional, Embassies and residential apartments
		Block II	Mara Road, Upper Hill Road, Elgon Road, Hospital Road	Mixed development: Commercial offices, recreational, institutional and residential apartments
		Block III	Upper Hill Link road, Hospital road, Elgon road, Maumbat road, Kiambere road and the railway line	Mixed development: Offices, Embassies, Educational, Institutional
		Block IV:	Elgon Road, Upper Hill Road, Kiambere Road, Railway Line	Mixed development: Residential apartments, Offices, Institutional, Commercial, Public Purpose- Church
		Block V	Area between Valley Road, Argwings Kodhek Road, Ralph Bunche Road, Ngong road, Hospital road, Upper Hill Link road and Mbagathi way	Institutional-Kenyatta National Hospital Character maintained
		Block VI	Valley Road, Uhuru Highway, Dennis Pritt Road, Ralph Bunche Road, State House Road	Mixed development: Institutional, Hotels, Offices, Residential Apartments, Public Purpose, Educational
	Boundary	Muranga Road – Mathare River – Eastleigh Airbase – Nairobi River		
	2 A	Ngara East	Area between Muranga road,, Ring Road Ngara and Nairobi River	Mixed development: Commercial, Residential, educational, student hostels, offices, Light industries
		-Habibismailia Estate	Along Ring Road Ngara	Low density residential housing scheme (Proposed urban renewal)
ZONE2		-Boma Yangu Ngara estate	Along Park road – Kinsasha road	Mixed development: Commercial, Residential, educational, student hostels, offices, Light industries
		-Kenya rail way estate	Along Park road	Low density residential housing scheme (Proposed urban renewal)
	2 B	Pangani Area	Area between Thika road, Muratina Street, Kipande/ Athumani Street, Mtwoni road, Hombe road and Ring Road Ngara	Mixed Development - Commercial, Residential, Educational, Student

				hostels, NCCG Housing estate- Pangani Estate- Ongoing redevelopment (Eastland Urban renewal plan (Proposed for urban renewal))
	Ushirika Estate		off Muratina Street	Low density residential Comprehensive Schemes
	Mbono Crescent Court			
	Goan Housing Estate			
	KPLC Staff Houses			
2 C	Kariokor		Area between Ring Road, Ngara, General Wanjige street, Meru road, Lumbwa street, Pumwani road and Nairobi river	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels
2 D	Ziwani		Area between Quarry road, Jairo Owino road, Mugestreet, General Wanjige street, Gore street, Kinyajui street and Muslim cemetery	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels
2 E	Pumwani		Area between General Wanjige street, Munamistreet, Digo road and Meru road	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels
2 F	Majengo		Area between Munamistreet, Digo road, Muratina street, Lumbwa street, Nairobi river, Lamu street and Gikomba market north periphery	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels
2 G	California Estate		Area between Munamistreet, General Wanjige street, Eastleigh ^{1st} Avenue and Eastleigh Airbase	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels
2 H	Gorofani (NCCG)		Area between Kamukunji road, Quarry road, Ring Road, Ngara and Kombo Munyiri road	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels
2 J	Mlangi Kubwa		Area between Lujaro road, Mau Mau road, Nairobi river, KNTC, Mathara and Bait- UI- Mal Islamic Centre	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels
2 K	Biafra estate		Area between Eastleigh ^{1st} Avenue, Nairobi river and Eastleigh Airbase	Mixed development: Commercial, Residential, Educational, Light Industrial, Student hostels
2 L	Eastleigh Commercial		Area between Moi Airbase Periphery, Eastleigh ^{1st} Avenue, General Wanjige Street, Muratina street and Juja road	Commercial, Approval subject to KCAA
2 M	Eastleigh Residential			Residential, Approval subject to KCAA
2 N	Gikomba market		Area between Nairobi river, Kamukunji road, Digo road, Meru road and Lamu road	High density commercial
2 P	Kiambusi slum		Area between Nairobi River and Moi Eastleigh Airbase	Special Planning area
ZONE 3	Boundary	Mathari River - Boundary Road - Upper Hill - Ayany & Kibera		
3 A	Westlands CBD		Area between Chirumoro road, Crossway, Muthithi Road, Mpesilane, Mogotio road, Parklands road and Ring Road Parklands.	Commercial offices
3 B	Westlands Museum Hill			
	Block I:		Mogotio Road, Ojjo Road, Parklands Road, Chiromo Road	Commercial, Residential Apartments, Hotels
	Block II:		Chiromo Lane, Mogotio Road, Westlands Road, Crossway Road	Commercial, Residential Apartments, Hotels
	Block III:		Westlands Road, Chiromo Road, Ojjo Road, Nungu Lane	Commercial, Residential Apartments, Institution
	Block IV:		Nungu Lane, Westlands Road, Ojjo Road, Museum Hill Road	Commercial, Residential Apartments, Offices

ZONE 4		Block V:	Waiyaki Way, Museum Hill Road, Westlands Road, Crossway	Commercial, Offices, Residential Apartments, Hotels
	3 C	Riverside	Area between Chirimo Road, Koloboi Drive, State House Road, State House & Arboretum edges, Ring Road Kileleshwa and Rhapsodia Road	Commercial, Residential Apartments
	3 D	Parklands:	Ring Road Parklands, 6 th Parklands Avenue, Limuru Road, Forest Road and Parklands Road	Commercial, Offices, Residential Apartments, Institutions, recreational, educational, Hotels
		-Commercial		
		-Residential		
	3 E	City Park:	Limuru Road, City Park Boundary & River edge	Mixed Development: Commercial, Residential apartments, Offices, Market, Recreational
	3 F	Ngara West	Area between Nairobi River, Museum Hill Road, Forest Road, Limuru Road, City Park, River edge, road and Muranga Road	Mixed Development: Commercial, Offices, Residential, Institutional/Educational & Student Hostels
	3 G	City Park Estate	Area between Limuru Road, City Park Road, City Park Edge and Muthaiga	Mixed development: Commercial & residential
	Boundary	Westlands Red Hill Link Road - Waiyaki Way - Ring Road Parklands - Mathare River - Ngong Road - Joseph Kangethe Road		
	4 A	Lower Spring Valley	Mathare River, Westlands Red Hill Link Road, Waiyaki Way and Ring Road Parklands	Mixed Development: Residential, Commercial Offices, Professional Offices
ZONE 5	4 B	Muthangari	Area between Waiyaki Way, Riverside Drive, Ring Road Westlands and Mahiga Miaru Avenue	Mixed development: commercial, Residential, professional offices
	4 C	Kileleshwa (s & u)	Area between Riverside Drive, Dennis Pitt road and Oloitoiok road	Mixed development: Commercial, Residential, professional offices
	4 D	Kilimani (s & u)	Area between Aigwings Kindek and Ngong Road	-Mixed Development: Residential, Commercial Offices, Professional Offices, Light industrial use
	4 E	Ngong road area	First road along Ngong Road from Valley Road to Dagoretti Junction	Mixed Development: Commercial Offices, Residential, Professional Offices, Light industrial use
	4 F	Woodley: Kabamet gardens, Joseph Kangethe Estate, Any Estate, Kapitei Gardens	Area between Ngong road area, Muchai Drive, Kibera Station road and Joseph Kangethe road	Mixed use development: Residential, Commercial Offices, Professional Offices & Institutions
	Boundary	Waiyaki Way - Gitanga Road - James Gichuru road - Lower Kabete road		
	5 A	Loreto	Area between Lower Kabete road, Waiyaki Way, Quarry road and Kyuna Close	Mixed use development: Residential (Single dwelling), Professional Offices & Institutions
	5 B	Kianda Triangle	Manyani road close, Waiyaki Way and Kabarsira Avenue	Mixed use development: Commercial, Offices, Hotels, residential
	5 C	Lavington	Area between James Gichuru road,	Mixed use development: Residential (Single dwelling), Institutional, Educational, Offices
		-On sewer		
		-Unsewered		

5 D	Bernard	Area between James Gichuru	Mixed use development: Institutions, Offices, Educational & Residential (Single dwelling)
	-On sewer		
	-Unsewered		
5 E	James Gichuru Corridor	Commercial/Offices along James Gichuru Road	Mixed Development: Commercial, Hotels, Residential & Offices
ZONE 6	Boundary	Kiambu Road - Githuru River - Karura Forest - Limuru Road - Mathari River	
	6 A	Muthaiga	Low Density Development: Single dwelling
	6 B	Spring Valley (Extension)	Mixed Development: Residential, Offices.
ZONE 7	Boundary	Thika road - Juja road - Mathare river - Outer Ring road	
	7 A	Huruma	High density residential/commercial use
		Huruma NCC Housing	NCCG housing (Proposed for urban renewal)
		Huruma Kiamakko	High density residential/commercial use
		Informal Settlements- Ex Gogon, Kambi Moto, Mahira, Ghetto, Redeemed Githuru	Special planning area
	7 B	Mathare 4/A	Mixed Use: High density residential, Commercial & Light industrial.
	7 C	Mathare Valley	Mixed Use: High density residential, Commercial & Light industrial.
	7 D	Mathare North - Mathare Area 1	Mixed Use: High density residential, Commercial & Light industrial.
	7 E	Mathare North - Mathare Area 2	Mixed Use: High density residential, Commercial & Light industrial.
	7 F	New Mathare Drive In	Mixed Use: High density residential, Commercial & Light industrial.
ZONE 8		Kariobangi	Mixed Use: High density residential, Commercial & Light industrial.
		Dandora	Mixed Use: High density residential, Commercial & Light industrial.
		Korogocho	Mixed Use: High density residential, Commercial & Light industrial.
	Boundary	Jogoo road - Nairobi river - Outer ring road - Kangundo road - Ngong river	
	8 A	Shauri Moyo	NCCG housing
		Maringo	NCCG housing
		Bahati	NCCG housing
		Area between Rukwa Road, Uasor road, Nyasaroad, and Ruina Road	
		Area between Jogoo road, Eastleigh, 1 st Avenue, Nyasa road, Eldoret road and	
		Area between Kamukuni road, Jogoo road, 1 st Avenue, Eastleigh and Nairobi river	

		Nairobi river.	
	Kaloleni	Area between Jogoo road, Lusaka road, City stadium road and Vijana road	NCCG housing
	Makongeni	Area between City Stadium road, Jogoo road, Vijana road and Likoni road	NCCG housing
	Mbotela	Area between Likoni road, Jogoo road and Railway line boundary	NCCG housing
	Jericho	Area between Shule drive, Rabai road, Nile road and Charles New road	NCCG housing
	Jerusalem	Area between Shule road, Uasiro road, Nairobi river, Kimathi Primary school, and Homo Crescent	NCCG housing
	Lumumba	Area between Outer Ring road, Mumias South road, Bumbani road, Rabai road, Jogoo road and Nzitu road	NCCG housing
8 B	Makadara	Area between Rabai road, Jogoo road, Nile road and Charles New road	High density residential development
			Commercial & High density residential development
8 C	Donholm - Block 82	Area along Savannah road	High density residential development
8 D	Uhuru - 1	Area between Mumias South road, Rabai road and Nairobi to Jericho Social Hall	NCCG housing
	Uhuru - 2		NCCG housing
	Uhuru - 3		NCCG housing
8 E	Buruburu - 1	Area between Nairobi river, Rabai road, Old bridge road, Mumias South road, Wangombero road, OLL, Lesitha road and Children International	Low density residential housing scheme (Proposed urban renewal)
	Buruburu - 2	Area between Outer Ring road, Mutindwa road, and Rabai road	Low density residential housing scheme (Proposed urban renewal)
	Buruburu - 3	Area between Mumias South road, Bumbani road, Rabai road,	Low density residential housing scheme (Proposed urban renewal)
	Buruburu - 4	Area between Outer Ring road, Jogoo road, Mumias South road and Mutindwa	Low density residential housing scheme (Proposed urban renewal) with commercial use
	Buruburu - 5	Area between Mumias South road, Rabai road and Bumbani road	Low density residential housing scheme (Proposed urban renewal)
	Buruburu - 6		Low density residential housing scheme (Proposed urban renewal)
	Buruburu - Blocks 72-79		Low density residential housing scheme (Proposed urban renewal)
8 F	Umoja - 1	Area between Moi Drive, Outer Ring road, Kangundo road and Umpija Phase 2	Mixed use development: Residential, Institutions, Offices, Restaurants, Hotels & Commercial
	Umoja - 2	Area between Manyanjaro road, Kayole Spine road, Kangundo road and Moi Drive	
	Umoja Innercore	Area between within Moi Drive	
8 G	Komarock - Commercial	Along Kayole Spine road	Mixed use development: Residential, Institutions,

		Komarock - Residential	Kayole spine road.	Offices, Restaurants, Hotels & Commercial
8 H		Kayole - Commercial	Area between Kangundo road, Ngong river, Kayole spineroad and Kayole junction	Mixed use development: Residential, Institutions, Offices, Restaurants, Hotels & Commercial
		Kayole - Residential		
		Tena estate	Area between Outer Ring road, Manyanja road and Moi drive	Mixed use development: Residential, Institutions, Offices, Restaurants & Commercial
		Rabai road estate	Area within Rabai road, Mumias south road, Bumbura Phase 2 and Laiboni road	Mixed use development: Residential, Institutions, Restaurants & Commercial
		Harambee NCC estate	Area within Rabai road estate, Rabai road and Bumbura Phase 2	Mixed use development: Residential, Institutions, Restaurants & Commercial
		Dorholim	Area within Manyanja road, Kayole spineroad, Outer Ring road and Ngong river	Mixed use development: Residential, Institutions, Offices, Restaurants, Hotels & Commercial
		Greenfield	Area within Manyanja road and Greenspan	Mixed use development: Residential, Institutions, Restaurants & Commercial
		Nasra Gardens - Residential	Area within Manyanja road, Kayole spineroad, Kangundo road and Ohama estate	Mixed use development: Residential, Institutions & Restaurants
		Nasra Gardens - Commercial	Along Kayole spineroad	Mixed use development: Residential, Institutions, Restaurants & Commercial
		Umjoja Zone 3, 7, 8	Area within Kangundo road, KCC, Railway line and Mowlem	Mixed use development: Residential, Institutions, Restaurants & Commercial
		Sosian estate	Area within Jacaranda estate, Shujaamall and Jacaranda ground	Mixed use development: Residential, Institutions & Restaurants
		Jacaranda estate	Area within Kayole spine road and Jacaranda grounds	Mixed use development: Residential, Institutions & Restaurants
		Kayole Soweto	Area within Jacaranda estate, Ngong river and Kayole estate	Mixed use development: Residential, Institutions, Restaurants & Commercial
		Matopeni estate	Area within Ngong river, Kayole and Kangundo road	Mixed use development: Residential, Institutions, Restaurants & Commercial
		Kimathi estate	Area within Mwingi estate, Bahati estate, Jemsalem estate and Nairobi river	Mixed use development: Residential, Institutions & Restaurants
ZONE 9	Boundary	Railway line - Outer Ring Road - Nairobi River - Mombasa Road - Uhuru Highway		
9 A	Main Industrial Area	Area between Bunyala Road, Commercial street, Uhuru Highway, Nairobi River, Enterprise road, Lungalunga road, Makadarailway line and Vivandani		Industrial use development/Godown & offices
9 B	Railways	Area between Uhuru Highway, Nairobi Railway station, Bunyala road and Commercial Street		Industrial use development/Godown & offices
9 C	Mukuru Village	Area between Enterprise road, Kens Metal Industry, Karibu Estate, Nairobi River and Aoko road		Special planning area
9 D	Vivandani	Area between Nairobi river, Industrial area, Makadarailway line, Outer Ring road, and Lungalunga road		Industrial use development/Godown & offices
9 E	Dandora industrial zone (s&u)	Area between Komarock road and Nairobi river		Industrial use development/Godown & offices

9 F	Kariobangi Industrial (u)	Area between Komanock road, Outer Ring road, Kamundero road and Sever area	Industrial use development/Godown & offices
9 G	Matthare North Industrial	Area between Raila Odunga road and Outer Ring road	Industrial use development/Godown & offices
Boundary	Mombasa road – Ngong road – Railway line – Mbagathi Way – Ngong road – Kibera road – Southern Bypass – National Park		
10 A	Nairobi West	Langata road – Wilson Airport – Muhohi Avenue	High density mixed use
10 B	Madaraka	Langata road – Mbagathi Way – Keri road	Low density mixed use
10 C	South B-South B, Plainsview, Riverbank, Hazina	Mombasa road – Likoni road – Ngong river	Mixed use with low density residential housing schemes
10 D	South C – Comprehensive schemes	Mugova Estate, Akiba Estate, Mbagathi Estate, South C Rangers Court, Menon Estate, Midland Court Estate, Five Star Estate, Leobham Estate, Ruby Estate, Monali Estate, Soledad Springs Estate, Bandari Villas, Ash Gate Court, Highway Estate, Green Estate, Sifa Springs Estate, Amara Estate, Parkview Estate, Bellevue Estate	Mixed use with low density residential schemes
	South C – High rise	Kigango Avenue – Muhohi Avenue	Mixed use with high density residential schemes
10 E	Nairobi Dam	Langata road – Along Nairobi Dam	Mixed use with low density residential schemes
	Ngummo/ Ngummo Nera/ Ngummo West/ Sunview		Low density residential schemes
10 F	Highview Estate	Mlongwe road – Railway line Mbagathi road – Estate boundary	Low density residential schemes
	Magiva Estate	Mbagathi road – Golf Course – Railway Line	Low density residential schemes
	Mbagathi Estate		Low density residential schemes
	Golf Course Estate		Low density residential schemes
10 G	Nyayo Highrise Estate	Mbagathi road – Nairobi Dam – Railway Line	Low density residential schemes
10 H	Langata Estates- Southlands, Otieno, Ngai 1 & 2, Onyonka, Maasai, Uhuru Gardens	Southern Bypass – Kungu Karumba road – Langata road	Low density residential schemes
10 I	Villa Franca Estate	Tegla Lorupe road – Cosmas Ndeti road	Low density residential schemes
10 J	Imara Daima Estate	Cosmas Ndeti road – Estate boundary	Low density residential schemes
10 K	Tassia, Fedha & Pipeline	Airport North road – Ngong river	Mixed use/high density development
10 L	Avenue Park Estate	Outing road – Estate boundary	Low density residential scheme
10 M	Nyayo Estate	Embakasi road – Estate boundary	Low density residential schemes

ZONE
10

	10 N	Embakasi Village Estate	Embakasi road – Estate boundary	Low density residential schemes
ZONE 11	Boundary	South km Bypass - Nairobi River - Railway line - Kabarnet Close - Joseph Kangeche Road - Ngong Forest Boundary		
	11 A	Special Scheduled Area (Kibera Slums)	Area between the railway line, Toi primary, Canaan estate and Nairobi river	Special Planning Area
	11 B	Ayany	Area between Kibera drive, railway line, Kinoo road, Joseph Kangeche grounds and Toi Primary	Low density residential development/scheme
	11 C	Olympic	Area between the railway line and Karanja road	Low density residential development/scheme
	11 D	Fort Jesus	Found within Ayany estate	Low density residential development/scheme
	11 E	Karanja Road	Area between, Kibera Drive, Karanja road, Railway line and Kabarnet close	Low density residential development/scheme
	11 F	NHC Langata Housing	Area between Jonathan Ng'eno estate, Southern bypass and Nairobi river	National Housing Corporation Estates
	11 G	Canaan Estate	Area between the railway line, Nyayo highrise and Kibera slum	National Housing Corporation Estates
	11 H	Jonathan Ng'eno Estate	Area between Southern bypass, Nula apartments and Jairo apartment	National Housing Corporation Estates
ZONE 12	Boundary	Nairobi/Kajiado County Boundary - Mutimi River - Ngong Forest Boundary		
	12 A	Karen Triangle	Area between Ngong Road, Karen road and Langata road	Low density commercial use
	12 B	Kuwindu	Area between Langata road, Hillcrest road, Southern bypass and Forest Edge road	Low density residential use
	12 C	Karen C	Area between Langata road, Karen road, Ngong forest edge and Hillcrest road	Low density residential use
	12 D	Gwengwa Gardens	Area between Langata road, Langata south road, Ndalo road, Kurom road, Masai West road, Maasai lane, Bogani road and Ndeger road	Low density residential use
	12 E	Langata Road corridor	Bomas of Kenya roundabout – Langata/ Ngong Road roundabout	Offices and Commercial
	12 F	Karen Hardy	Area between Langata South road, Makoma road, N'umbi road, Kajiado county border, Karen road, Bogani road, Masai lane, Masai West road, Ushirika road	Low density residential use
	12 G	Park Place Area	Area between Langata road, Magadi road, Kajiado county border and Langata south road	Low density residential use
	12 H	New Area	Area between Langata Road, Langata South Road, Syoha Mohammed Burhanuddin Road, Banda Lane & Magadi Road	Low density residential use and Institutions
ZONE 13	Boundary	Nairobi/Kiambu County border - Kiambu road - Karura forest border - Lower Kabete road		
	13 A	Gigiri	Area between Ruini Kakariver, Border of Karura forest and Limuru road	One-Family dwelling House, Institutions, Hotels,
	13 B	Kitisuru	Area between Red Hill road, Westlands link road, Peponi road, Border of Karura forest, Lower Kabete road, Ngacha road and Nairobi county border	Low density residential use: Maisonettes, One Family Dwelling Houses
	13 C	Runda Park	Area between Northern bypass, Mimosa road, Ruaka Road and Limuru road	Low density residential use: Maisonettes, One Family Dwelling Houses
	13 D	Runda Estate	Area between Nairobi county border, Regis school-Runda, Pottershouse	Low density residential use: Maisonettes,

			school, Githogoro road, Ruakaroad, Mimosaroad, Northernbypass and Limuru road	One Family Dwelling Houses
13E	Githogoro Village		Area between Kwachirir road, Runda Evergreen, Ruakaroad and Runda estate	Special Planning Area
13F	Runda Evergreen		Area between Githogoro village, Kiamburoad, Kanura forest border and Ruakaroad	Low density residential use: Maisonettes, One Family Dwelling Houses
13G	Whispers Estate		Area between Ruakaroad, Kanura forest border, Ruiri Kakariver and Limuru road	Low density residential use: Maisonettes, One Family Dwelling Houses
13H	Huruma Village		Area between Campher road, Kanura forest border and Ruakaroad	Special Planning Area
13J	Nyari		Area between Limuru road, Redhill road, Westlands Redhill link road, Peponi road and Karura forest border	Low density residential use: Maisonettes, One Family Dwelling Houses
13K	Rosslyn		Redhill road, Nairobi county border and Limuru road	Mixed use development: One family dwelling houses, educational institutions
13L	Mitini		Area between Gatahara road, Ngechi Road, Lower Kabete Road and Nairobi county border	Low density residential use: One Family Dwelling Houses
13M	Ridgeways		Area between Kiambu road, Thindigua, Garden Estate, Kenya Pipeline estate, Coffee Garden road	Mixed use Development: Low Density Residential
13N	Thindigua Estate		Area between Northernbypass, Kigevanoad, Garden Estate road, Ridgeway road and Kiambu road	Single Family Dwellings
13P	Hibiscus Court		Area between Hibiscus Court, Nairobi County border, Northernbypass and Kiambu road	Single Family Dwelling Residential Apartments (Courts)
ZONE 14				
	Boundary	Thika Road - Kamiti Road - Kiambu County Boundary - Kiambu Road		
14A	Kenya Pipeline Estate		Area between Coffee Garden Drive, Pipeline Estate road, Thika road and Kiambu road	Mixed use development: Low Density Residential, Recreational, Institutional, Educational & Offices
14B	Garden Estate		Area between Thika road, Thome estate, Ridgeway, Northernbypass, Safari Park and USIU	Mixed use development: Low Density Residential, Educational, Recreational
14C	Thome		Area between Northernbypass, Thome 1 st Avenue, Mirema Drive, Mirema Road, Thika Road, Maruri road and Garden Estate road	Mixed use development: Low Density Residential, Educational, Student hostels, Residential Apartments & Commercial
14D	Royambu		Area between Mirema road, Mirema Drive, Thika road and USIU Road	Mixed use Development: Residential Flats/Apartments Educational & Commercial
14E	Kamiti		Area between Kamiti road, Northernbypass, County border and Village Inn road	Mixed Use development: Residential Flats, Single Family Dwellings, Institutional, Educational
14F	Maruri		Area between Kiava road, County border, Njutha-ini and Northern Bypass	Mixed Use development: Residential Flats, Single Family Dwellings, Institutional, Educational
14H	Mirema		Area between Northernbypass, Village-inn road, Kamiti road and Mirema Drive	Residential Apartments/Flats & Low Density Residential
14J	Safari Oaks/Balozi Estate		Area between Ridgeway, Thika road and Pipeline estate	Mixed use development: Residential Apartments & Commercial
14K	Njutha-ini		Area between Nairobi county border, Kamiti road, Mirema, Thome 1 st Avenue	Residential - Typically low rise condominiums

			and Northern Bypass	
ZONE 15	Boundary	Dagoretti road – Waiyaki Way – Amboseli road – Southern Bypass		
	15A	Dagoretti	Dagoretti road – Waiyaki Way	Mixed use: High density residential, commercial, institution & light industrial
	15B	New Loresho Estate	Area between Waiyaki way, Kiambu county border, Loresho ridge road and Kapteget road	Low density residential use
	15C	Upper Kabete	Area between Kiambu county border, Loresho ridge road, Lower Kahet road and Loresho Gardens	Low density residential use
	15D	Mountain Estate	Area between Waiyaki way, Kiambu county border, International Livestock Research Institute, Herald Heights apartments and Kangemi estate	Low density residential Housing scheme
	15E	Kangemi	Area between Waiyaki way, Kiagare, Loresho, Kianda, ILRI, Mounian view estate and Uhuru	Mixed use: High density residential, commercial, institution & light industrial
	15F	Kavangware	Area between Kangemi, Benard Estate, Ruita, Naivasha road and Waihaka	Mixed use: High density residential, commercial, institution & light industrial
	15G	Ruita	Area between Ngong road, Naivasha road, Waihaka Estate, Uthini estate, Lenana school and Southern bypass	Mixed use: High density residential, commercial, institution
	15H	Mutuni	Area between Waihaka estate, Dagoretti Market, Southern bypass, Karen, Kiambu county border	Mixed use: High density residential, commercial, institution
	15I	Uhuru	Area between Mutuni, Waihaka, ILRI, Waiyaki way and Kiambu county border	Mixed use: High density residential, commercial, institution
ZONE 16	15J	Waihaka	Area between Uhuru, Mutuni, Kavangware, Naivasha road and Ruita	Mixed use: High density residential, commercial, institution
	15K	Ruhimitu	Area between Kiambu county border, Dagoretti market shopping mall, Kikuyu road, International Livestock Research Institute, Kapenguria road, Waiyaki way, Mukiri Road and Kiuru road	Mixed use: High density residential, commercial, institution
	Boundary	Outer Ring Road – Mathare River – Thika Road – Ruaka river		
	16A	Ngumbwa Estate	Area between Thika Road, Kasarani Stadium road, Ruaka river, East Africa Breweries Limited and Garden City	High density residential use
	16B	Tusker Village	Area covering Garden city and East Africa Breweries Limited	High density residential, Industrial & Commercial
	16C	Messo Estate	Part of Ngumbwa Estate that extends to Ruaka river	High density residential use
	16D	Ruaraka	Along Ruaka river	Light industrial, Commercial and High density residential
	16E	Kariobangi	Area between Ruaka river, Baha Dogo road, Mugere village and Thika road	Light industrial, Commercial and High density residential
	16F	Baha Dogo, Mugere Village, Gili Cola Village, Kasabuni	Area between Kariobangi, Ruaka river, Mathare river, Baha Dogo road and Outer Ring road	Light industrial, Commercial and High density residential
	Boundary	Thika road – Kamili road – Northern bypass – Rail Way line		
ZONE 17	17A	Kahawa West Phase I (NCC)	Area between, Kongo estate, Kamiti road, Kamiti prison, Kenyatta University	NCC Housing (Proposed for urban renewal)

17B	Kahawa West Phase II	Hospital and the railway line.	Mixed use: Commercial	High density residential &
17C	Kongo Estate	Area between Kahawa Soweto, Farmers choice, Northern bypass and Kamuhhi Housing Cooperative Society	Mixed use: Commercial & Commercial	High density residential
17D	Jacaranda Gardens	Located along Kamili road, Riara lane and KBA school Maziwa campus	Residential housing scheme (Proposed for urban renewal)	
17E	Kahawa Soweto	Area between Githurai 45, Railway line, Kahawa Primary and Kingstar Academy	Mixed use: Commercial	High density residential &
17F	Zimmerman	Area between Githurai 44 & 45, Thika Road, Kamitiro road and PCEA Zimmerman church	Mixed use: Commercial	High density residential &
17G	Githurai 44	Area between Thika road, Railway line, Kahawa Soweto, Kamitiro road and Zimmermann estate	Mixed use: High density residential & Commercial	
ZONE 18				
Boundary	Thika road- Kangundo road- Eastern bypass - Nairobi River- Kayole Spine road- Ngong river			
18A	City Chicken Estate	Area between Mwiki Kasarani road, Githurai Kwambura estate	High density mixed use	
18B	Kwambura Estate	Area between Mwiki Kasarani road, City Chicken Hill View estate	High density mixed use	
18C	Hill View Estate	Area between Mwiki Kasarani road, Mwiki estate Githurai	High density mixed use	
18D	Kasarani	Area between Thika road, Kasarani Sports grounds, Ruaka river, Mwiki, Githurai	High density mixed use	
18E	Eden Clay City	Area between Thika road, Kasarani Mwiki road and Season road	High density mixed use	
18F	Clay works	Area between Thika road, Kasarani Mwiki road and City Chicken Estate	High density mixed use	
18G	Kasarani Sports View	Area between Kasarani Sports view road, Kasarani Mwiki road, Kasarani DC, Kasarani Sports complex	High density mixed use	
18H	Mwiki Estate	Area between Kasarani Mwiki road, Nairobi river, Railway line, Kiambu border and Chicken estate	High density mixed use	
18J	Njiru Estate	Area between Nairobi river, Matopeni estate, Ohama estate and Nairobi river	High density mixed use	
18K	Sunton estate	Area between Mwiki Kasarani road, Mwiki, Nairobi River and Kasarani Sports Complex	High density mixed use	
18L	Chokaa estate	Area between Nairobi river, Kangundo road, and Huriglam slaughter	High density mixed use	
18M	Buruburu farmers estate	Area between Kangundo road and Shujaa estate	High density mixed use	
18N	Shujaa estate	Area between Githunguri farmers, Kangundo road, Ruai and Eastern bypass	High density mixed use	
18P	Githunguri estate	Area between Shujaa estate, Eastern bypass and Mhangos estate	High density mixed use	
18Q	Mihango estate	Area between Eastern bypass, Karagita estate, Ngong river and Githunguri farmers estate	High density mixed use	
18R	Karagita estate	Area between Eastern bypass, Mihango estate, Ngong river and Embakasi Army barracks	High density mixed use	
18S	Saika estate	Area between Ohama estate, Kangundo road, Old Komarock and Dandora Molen	High density mixed use	

ZONE 19	18T	Ohana Estate	Area between Njirum estate, Kangundo road, Sakaka estate and Dandora Molem	High density mixed use
	18U	Komarock estate	Area between Kangundo road, Njira Gardens, Kavale Spin road, Githunguri farmers estate and Njiru estate	High density mixed use
	Boundary	Eastern by pass - Machakos County border - Ruai Sewage & Kangundo road		
	19 A	Utawala estate	Area between Eastemby pass, Embakasi, APT Training college, Airport and Embakasi ranch	Low density residential
	19 B	Ruai	Area between Uva estate, Bumburi farmers estate, Eastemby pass, Ruai Sewage, Kangundo road and Githunguri farmers	Mixed use: Residential, Commercial, Light industrial & Institutions
ZONE 20	19 C	Ngundu, Drumvale estate	Area between Machakos county border, Ruai estate and Kamul estate	Single dwelling houses
	19 D	Kamulu	Area between Machakos county border and Ngundu estate	Single dwelling houses
		Strategic Government Institutions		
	20 A	Jomo Kenyatta International Airport		
	20 B	Wilson Airport		
		State House Nairobi		
		The Parliament of Kenya		
		The Supreme Court of Kenya		
	20 C	City Hall		
		Langata Cemetery		
		Kariakor Cemetery		
		Bunyala Cemetery		
		Commonwealth War Graves		
		Forest Road Cemetery		
	20 D	City Park Cemetery		
		Mwimuto Cemetery		
		Moi Airbase Eastleigh		
		Department of Defence HQ		
		Kahawa Barracks		
		Langata Barracks		
		National Defence University Karen		
		Kenya Defense Forces Memorial Hospital		

20 E	Kenya National Archives		
	Kenya National Museum		
	Kenya Mausoium		
20 F	University of Nairobi		
	Technical University of Kenya		
	The Cooperative University of Kenya		
	The Kenya School of Law		
	Railway Training Institute		
20 G	Nairobi Technical Training Institute		
	Karura Forest		
	Ngong Forest		
	Arboretum		
	City Park		
	Uhuru Park		
	Central Park		
	Uhuru Gardens		
	Nairobi National Park		
	Kamiti Maximum Security Prison		
20 H	Langata Women's Prison		
	Nairobi West Prison		
	Industrial Area Remand Prison		
	Green Park Terminus		
	Bus Station CBD		
20 J	Machakos County Bus Station		
	Nairobi Central Railway Station		
	Outgoing Bus Station		
	City Market		
20 K	Wakulima Market		
	Wakulima Market Kangundo Road		

		Muthurwa Market			
		Burna Market			
		Umaja I Market			
		Kariobangi North Market			
		Kariobangi South Market			
		Fire Station CBD			
20 L		Fire Station Kangundo Road			
		Fire Station Enterprise Road			
		Fire Station Waihaka			
		Fire Station KIA			
		Dandora Dumpsite			
20 M		Nairobi Water and Sewerage Company			
		Ruai Sewage Treatment Site			
		Moi International Kasarani Sports Center Kasarani			
20 N		Nyayo Stadium Sports Complex Nairobi			
		Nairobi City Stadium			
		Dandora Stadium			
20 P		Kenyatta National Hospital			
		Kenyatta University Teaching, Research and Referral Hospital			
		Mathari National and Teaching Referral Hospital			
		Mbagathi County Hospital			
		Mama Lucy Kibaki Hospital			
		Pumwani Maternity Hospital			
		City Mortuary			