NAIROBI CITY COUNTY DEVELOPMENT CONTROL POLICY

2026

HISTORICAL SYNOPSIS OF THE NAIROBI CITY COUNTY DEVELOPMENT CONTROL POLICY

The journey of Nairobi City County Development Control Policy spans nearly two decades, beginning with the "Guide of Nairobi City Development Ordinances and Zones of 2006", which served for many years as the City's primary framework for guiding land-use decisions, density management and built environment regulation. Over time, Nairobi's urban landscape evolved rapidly marked by increased development pressure, emerging mobility patterns, infrastructure strain and new regulatory demands.

In the year 2019, the Physical and Land Use Planning Act (PLUPA) (2019) was enacted and it became evident that the previously used "Guide of Nairobi City Development Ordinances and Zones of 2006" was outdated and misaligned with contemporary physical and land use planning realities. The Act introduced a statutory obligation for counties to develop updated physical and land use planning instruments which include physical and land use development plans, physical and land use development policies, regulatory frameworks among others.

Consequently, Nairobi City County Government prepared and submitted the first draft of the Nairobi City County Development Control Policy, 2021 to the Nairobi City County Assembly. This draft was informed by extensive data reviews, including an examination of the 2006 ordinances and zones guide which benefitted from early multi-sectoral engagements involving developers, professional bodies, academia, Nairobi residents and internal technical officers. However, upon review, the Nairobi City County Assembly recommended broader public participation and deeper technical refinement to strengthen the document. Shortly thereafter, the Physical and Land Use Planning Regulations of 2021 came into effect, ring fencing statutory development standards and further necessitated a more comprehensive, legally aligned and context-responsive Nairobi City County Development Control Policy.

Between 2022 and 2026, the policy underwent substantial transformation as Nairobi City County Government intensified its technical assessments and expanded its engagements with various stakeholders including developers, resident associations, physical planners, architects,

academician, utilities agencies and Nairobi residents. These interactions revealed critical gaps in the earlier draft Nairobi City County Development Control Policy of 2021, particularly in height and density controls, infrastructure adequacy, enforcement mechanisms and the handling of environmentally sensitive areas.

Concurrently, Nairobi experienced major infrastructural upgrades that reshaped development potential and provided a stronger evidence base for physical and land use planning. Key among these were the Northern Collector Tunnel project for the supply of reticulated water, expansion of sewer networks, commuter rail improvements, Bus Rapid Transport (BRT) corridor proposals and the Nairobi Expressway project. Additionally, the Nairobi Integrated Urban Development Master Plan (NIUPLAN) projected increased densities in specific urban sub-centres, reinforcing the need for a structured zoning framework.

It is on this strengthened foundation combining legal reforms, infrastructure growth, stakeholder input and updated spatial planning frameworks that the Nairobi City County Development Control Policy 2026 was developed. The revised policy introduces 15 planning zones in line with the spatial structure and recommendations of the Nairobi Integrated Urban Development Master Plan (NIUPLAN) which encompasses clearly defined extents, distinct sub-centres and development parameters calibrated to existing and anticipated infrastructure capacities.

The Nairobi City County Development Control Policy 2026, integrates modern planning practices such as land value capture to ensure planning gain and embeds mandatory development standards that promote functional, serviced and sustainable urban environments. What emerges is not merely an update of the 2021 draft but a substantially advanced, evidence-driven and implementable framework. The 2026 Development Control Policy represents a deliberate and progressive evolution one that reflects Nairobi's growth, addresses long-standing regulatory gaps and positions the County to guide sustainable and orderly urban development into the future.

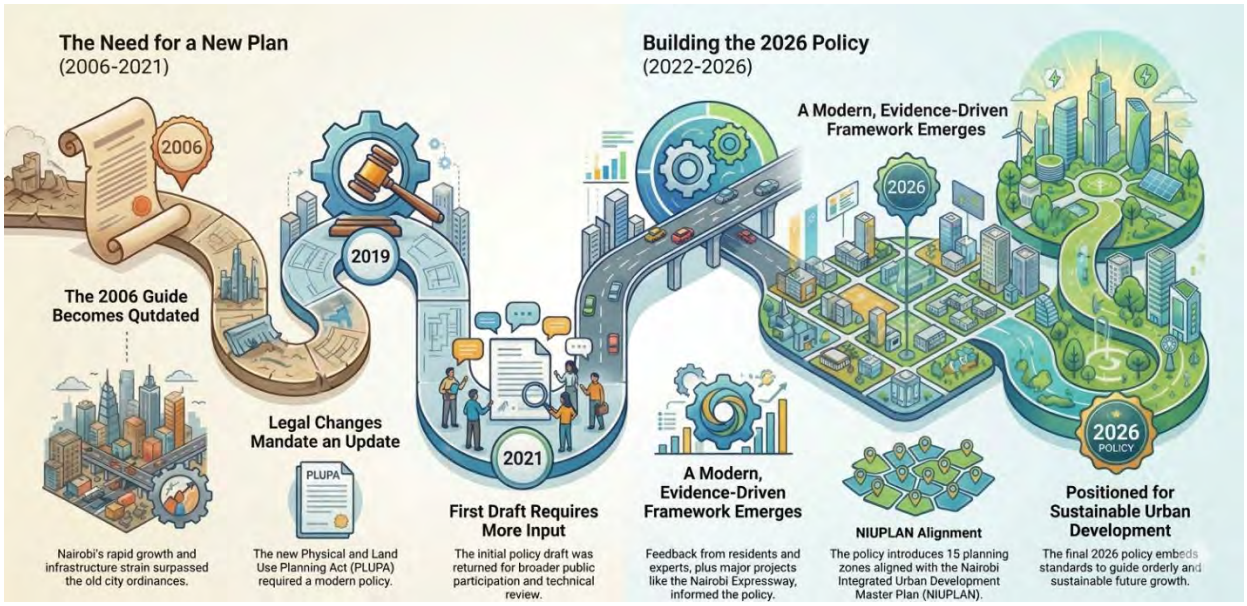


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EXECUTIVE SUMMARY

Nairobi City County has grown steadily and rapidly over the last two decades. Nairobi now boasts of being among the most advanced urban areas in the East and Central Africa region. These changes have come with attendant challenges to the City managers as they endeavor to manage the City's built environment. The City is also currently home to several informal settlements occupying public and private land and houses over 60% of the City residents. It is also grappling with buildings built without approvals, buildings developed contrary to approval conditions and developments whose existence is in conflict with dominant uses. The capacity of the existing infrastructure has proved that it cannot hold this nature of developments. This has led to protests from residents and neighborhood associations and in some cases ended up in courts. Other challenges include collapse of buildings due to weak and unstable structures.

The physical and land use planning Act No 13 of 2019, section 17(b) tasks responsibility to the CECM to formulate a county policy on Physical and land use planning. Section 56 of PLUPA gives the county government powers to undertake development control and it is on this basis that the Nairobi City County Development control policy is being formulated. It is against this backdrop that several interventions have been made by the City County authority to address these challenges. This has included the deployment of technical personnel at the sub-county level for monitoring of developments, conducting periodic audits of the City's built environment and enhanced enforcement of existing development control guidelines. In 2014, the County completed the preparation of the Nairobi Integrated Urban Development Master Plan (NIUPLAN), an urban integrated development plan which consolidates various sector plans and makes recommendations on further detailed planning. However, the City lacks updated and responsive development control guidelines to inform decisions made on approvals for development applications. In light of this, a taskforce was established to review and revise the current development control guidelines which were last reviewed in the year 2006. The City has continued to receive and process development applications based on this outdated policy guidelines, precedence and discretion. Some of the approvals for development have been largely informed by planning justifications advanced by the developers, architects and engineers.

The county embarked on the revision guided by key considerations under development control. These include the zoning parameters which enable planners to manage the City's development in a harmonious and coordinated manner, key development control parameters which include land uses, physical typologies of the buildings, minimum plot sizes, and character of the neighborhood, infrastructure and utilities among others. The process sought to identify and protect low density residential areas and particularly gated communities. The importance of environmental health and public sanitation has also been considered. The guidelines taken into consideration special areas in the City such as government institutions, diplomatic missions and embassies, places of worship and learning institutions. The city is also currently implementing urban renewal programs including affordable housing to enhance access to decent and affordable housing within the city. This together with special planning areas within informal settlements have been given special considerations.

The revised development control policy has taken into account the above considerations in addition the cost of construction which includes the value of properties, infrastructure, public & environmental health considerations, spatial order and integrated sustainable neighborhoods. This Policy recommends that the government invests in infrastructure to support the increased pressure on infrastructure and services, institutional strengthening through developed units in order to provide strong basis for implementation, monitoring and evaluation.

LIST OF ACRONYMS

CBD	Central Business District
DoD	Department of Defence
JKIA	Jomo Kenyatta International Airport
KCAA	Kenya Civil Aviation Authority
KeNHA	Kenya National Highways Authority
KeRRA	Kenya Rural Roads Authority
KURA	Kenya Urban Roads Authority
NAMATA	Nairobi Metropolitan Area Transport Authority
NCCG	Nairobi City County Government
NCWSCo	Nairobi City Water and Sewerage Company
NEMA	National Environmental Management Authority
NIUPLAN	Nairobi Integrated Urban Development Master Plan
NTSA	National Transport and Safety Authority
PLUPA	Physical and Land Use Planning Act

DEFINITION OF TERMS

'Agricultural use' means cultivation of land and the use of land (whether or not covered by water) for any purpose of husbandry and includes horticultural farming, seed growing, dairy farming, bee keeping, conservation, breeding, game ranching, grazing, woodlands and agroforestry.

'Building line' means a line drawn across a plot such that no building or permanent structure, except a wall of approved design enclosing the plot, maybe within the area contained between that line and the nearest road on which the plot has frontage.

'Building plan' means a set of architectural or engineering drawings needed to explain the building construction proposal to be submitted to authority for the purpose of seeking approval.

'Change of use' means any alteration in the use, purpose or level of activity within any property that involves a material change that results in a use that is completely different from the previous one and will require development permission.

'Commercial use' includes shops, offices, hotels, restaurants, bars, kiosks and similar business enterprises but does not include petroleum filling stations.

'Density' means the maximum amount of development permitted or the maximum number of persons permitted to reside, as the case may be, on any area of land.

'Development control' means the process of managing or regulating the carrying out of any works on land or making of any material change in the use of any land or structures and ensuring that operations on land conform to spatial development plans as well as policy guidelines, regulations and standards issued by the planning authority.

'Extension of use' means introduction of a new use in addition to the existing use within the same building or site while maintaining the dominance of the existing use; the

additional use should be compatible with the existing use and the neighbourhood character.

'Extension of lease' prolonging the duration of the lease from the original given time and is done during the subsistence of the lease.

'Floor' means the horizontal unit of a building structure which divides a building into different levels.

'Levels' means the number of floors in a building commonly counted from the ground floor.

'Ground coverage' means the permissible percentage or proportion of the land on a site that is covered by a building.

'Industrial use' includes manufacturing, processing, distilling, brewing, warehousing and storage, workshops and garages, mining and quarrying, power generation and similar industrial activities including petroleum filling stations.

'Institutional use' means the use of land or building in relation to an organization, foundation or societies.

'Light Industrial' means the use of land or building by labor intensive industries e.g. workshops, large laundries; dry cleansing depots, printing; packaging; food industries; light assembly furniture makers etc.

'Mixed Use' means an integrated wide range of land uses accommodated within a defined geographical area, zone, plot or building.

'Plot ratio' means the factor by which the area of a plot is multiplied to determine the maximum plinth area of a building permitted on that plot.

'Recreational' includes sports fields, gymnasiums, playgrounds, public parks and green areas, conservation areas, public beaches and swimming pools, and camping sites etc.

'Religious' means the collective use of land or a building as a church, mosque, temple, convent, synagogues, monasteries, shrines for purposes of worship.

'Residential' means the use of land or buildings for habitation, and is made up of organized estates and neighborhoods.

'Setback' means the minimum distance a building or structure must be from something else. Typically, this is the distance from a road, highway or land boundary, but it can also refer to a river or other watercourse, a shore, flood plain, railway tracks, fencing, landscaping, septic tanks, and so on.

'Skyline' means the maximum height of a building.

'Student hostels' means the buildings used by educational institutions for accommodating students.

"Development Application" means formal request submitted to the County Government seeking permission to carry out physical development in accordance with the Physical and Land Use Planning Act, 2019.

"Planning Gain" means the contribution made by developers (financial or in-kind) to offset the impact of development and support infrastructure, social amenities, or public services.

"Regularization" means the process of bringing unauthorized or non-compliant developments into conformity with existing planning and building regulations.

"Zoning" means the division of land into areas (zones) with specified land uses and development standards to guide orderly urban growth.

"Special Planning Area (SPA)" means a designated area requiring detailed planning intervention due to its strategic, environmental, social, or infrastructural importance.

"Transit-Oriented Development (TOD)" means a type of urban development designed to maximize access to public transport and encourage sustainable mobility patterns.

"Urban Renewal" means redevelopment or rehabilitation of existing urban areas to improve physical, social, and economic conditions.

"Compliance" means conformity with approved plans, laws, and regulations governing land use and development.

"Infrastructure Levy" means financial contribution imposed on developments to support public infrastructure expansion or maintenance.

CHAPTER ONE: INTRODUCTION

1.1 Background

The City of Nairobi, like many other rapidly growing cities in the developing world, is undergoing significant urban transformation. This transformation is shaped by a range of economic, social, spatial, cultural, political, environmental, and institutional factors. The City's expansion has, however, created multiple development challenges due to the increasing pressure on urban infrastructure and services. Effective management of this growth is therefore essential to ensure that Nairobi continues to play its pivotal role as a key driver of national economic growth and sustainable development.

The city is currently facing numerous urbanization challenges, including unplanned and uncoordinated development, inadequate infrastructure, environmental degradation, and growing levels of urban poverty. These issues underscore the urgent need for updated frameworks to guide physical development and ensure sustainable urban management.

Historically, Nairobi's growth and development have been guided by various planning frameworks, notably the Metropolitan Growth Strategy (1973), which expired in 2000. Its expiry highlighted the necessity of developing a new framework to manage urban growth effectively. Consequently, the Nairobi Integrated Urban Development Master Plan (NIUPLAN) was prepared in 2013 to guide the City's development over a 16-year period (2014–2030).

NIUPLAN integrates sector-based master plans for the provision of key urban services and infrastructure, including public transport, railway expansion, airport development, energy, water supply, sewerage, telecommunication, and solid waste management. It serves as the City's strategic framework for addressing development challenges and promoting integrated, sustainable growth.

The City's current development control guidelines were last reviewed in 2006 and were intended to remain in effect for ten years before review in 2016. However, they have since become outdated. The County has continued to rely on these outdated guidelines in processing development applications. In the absence of a revised policy, development control decisions have largely been based on discretion, precedent, and planning justifications advanced by developers, architects, and engineers.

The Physical and Land Use Planning Act, 2019 provides for the formulation and periodic revision of policies every five to ten years. It is on this basis that the Nairobi City County Government is

undertaking the review of this Development Control Policy to ensure its relevance, effectiveness, and compliance with the current planning and legislative framework.

Historical Context of Development Control in Nairobi City

The evolution of development control in Nairobi dates back to 1898 when the Church's Plan laid out the early railway depot settlement. In 1927, the Settlers' Capital Plan expanded the town to about 77 km², focusing on drainage, sanitation, and density regulation.

The 1948 Master Plan for a Colonial Capital was the first comprehensive urban planning framework for Nairobi. It introduced zoning, neighborhood concepts, and segregation of residential, commercial, and industrial uses, laying the foundation for development control as a planning tool. In 1973, the Nairobi Metropolitan Growth Strategy marked a paradigm shift, emphasizing decentralization through creation of outlying service centers and self-sustaining sub-centers to ease pressure on the Central Business District.

The 1979 Rezoning Policy and subsequent planning guidelines continued to shape Nairobi's urban form, but were often applied on an ad hoc basis, dealing with specific growth issues such as the Upper Hill rezoning (1993) and Nairobi City Development Ordinances and Zones (2004).

Between 2000 and 2014, several sectoral policies emerged — covering tourism infrastructure, education facilities, housing, and public amenities — but lacked integration under a single spatial policy. These piecemeal approaches underscored the need for a consolidated and updated framework, leading to the preparation of the Nairobi Integrated Urban Development Master Plan (NIUPLAN) 2014–2030 and the subsequent revision of the Development Control Policy. The historical evolution of development control demonstrates Nairobi's progressive transition from colonial zoning schemes to modern spatial management approaches guided by NIUPLAN's integrated framework

1.2 Problem Statement

Nairobi's rapid urbanization has created complex development pressures driven by population growth, weak policy implementation, and inadequate infrastructure. While the NIUPLAN (2014–2030) seeks to address these challenges through integrated spatial planning, gaps remain in enforcement, coordination, and periodic review of development control instruments.

1.3 Purpose of the Policy

The purpose of this Development Control Policy is to provide a comprehensive and updated framework for guiding and regulating physical development within Nairobi City County. The Policy seeks to ensure that all developments are planned, implemented, and managed in a coordinated, equitable, and sustainable manner in accordance with the Physical and Land Use Planning Act, 2019 and other relevant legal and institutional frameworks.

Specifically, the Policy aims to:

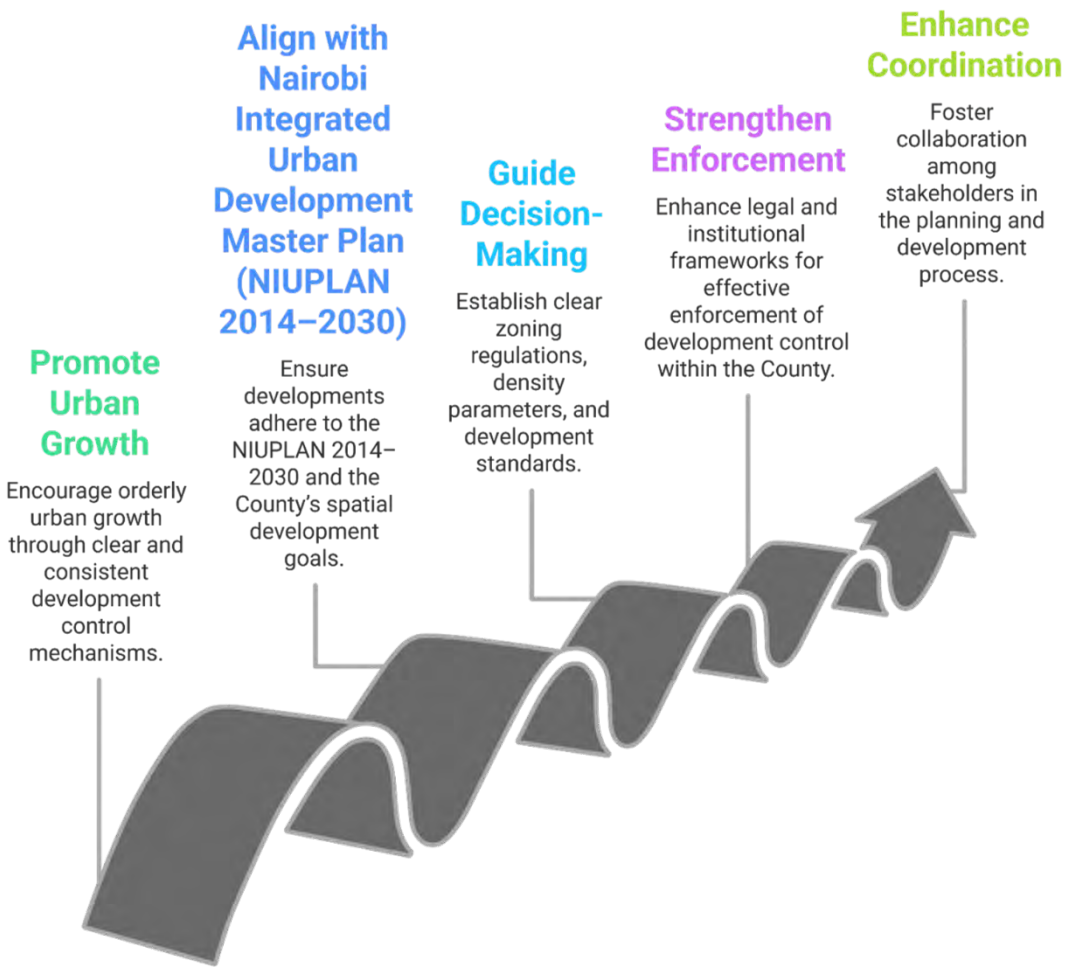


Figure 5: Purpose of the Policy

Ultimately, the Policy is intended to create a transparent, predictable, and sustainable framework that fosters investment, protects the environment, and ensures a high quality of life for all residents of Nairobi City County.

1.4 Objectives of the Policy



Figure 6: Objectives of the Policy

1.5 Justification of the Policy

The Physical and Land Use Planning Act, 2019 provides for the formulation and revision of planning policies within five to ten years to ensure their relevance and effectiveness. Nairobi City County is therefore reviewing its Development Control Guidelines to align with this legal requirement and to enhance effective management of developments within the City.

The outdated zoning and development control frameworks have demonstrated that even well-intentioned planning instruments can become obsolete over time. Periodic revision is therefore essential to maintain sustainable land use patterns. Current development trends in Nairobi are largely demand-driven rather than plan-led, leading to uncontrolled densification, incompatible land uses, and environmental degradation. Reviewing the policy will provide clarity, predictability, and consistency in the management of urban development.

1.6 Scope of the Policy

This Development Control Policy applies to all physical development activities within the administrative boundaries of Nairobi City County. It provides a framework for guiding, regulating, and managing land use and development in accordance with the provisions of the Physical and Land Use Planning Act, 2019 and other relevant planning statutes.

The Policy covers all forms of development, including residential, commercial, industrial, institutional, recreational, and mixed-use developments. It applies to both private and public developments, as well as redevelopment and regularization of existing developments.

Specifically, the Policy addresses:



Figure 7: Scope of the Policy

The scope of this Policy extends to all stages of the development process from planning and design to approval, construction, and occupancy to ensure that all developments within Nairobi

City County contribute to orderly growth, sustainable urban form, and improved quality of life for residents.

1.7 Situational Analysis

This section presents an overview of the current development control context within Nairobi City County, focusing on land use trends, urbanization patterns, infrastructure, and emerging planning challenges.

1.7.1 Urbanization challenges in the city

Nairobi's rapid urbanization has created complex development pressures driven by population growth, weak policy implementation, and inadequate infrastructure. The NIUPLAN (2014–2030) seeks to address these challenges through integrated spatial planning that balances land use and environmental sustainability. However, gaps remain in enforcement, coordination, and periodic review of development control instruments.

1.7.2 NIUPLAN Proposals

NIUPLAN's spatial approach is based on the concept of Transport-Oriented Development

(TOD) and a bi-polar sub-centre system designed to promote balanced urban development. Considering Nairobi's development trends and spatial pressures, the plan proposes the creation of sub-centres at key transport nodes and intersections such as road and rail linkages. A total of 14 sub-centres were identified, including Ruai, Roysambu, Kasarani, Karen,

Lang'ata, Woodley–Kilimani, Dandora, Dagoretti, Runda–Ruaka, Westlands, Airport North, Eastleigh, Makadara, and Donholm. This structure aims to decentralize development and promote efficient mobility and accessibility across the city.

1.7.3 Development Control in Nairobi City

Zoning has been the principal development control tool in Nairobi since 1906, following the City's designation as the capital of the country (Nairobi Urban Study Group, 1973). The City's planning framework evolved over time to include seven distinct zones, which were later expanded in 1948 under the Master Plan for Nairobi. The zoning system introduced distinct land use categories, including areas for official buildings, commerce, industry, residential development, transport infrastructure, open spaces, and parks. However, the colonial planning legacy also entrenched spatial segregation.

The Guide to Nairobi City Development Ordinances and Zones (2004) currently serves as the zoning ordinance regulating development in the City. The ordinance divides Nairobi into 20 zones, prescribing guidelines for residential, commercial, industrial, institutional, and religious developments. Despite its relevance at the time of adoption, the ordinance has not been reviewed to reflect contemporary planning realities, resulting in inconsistencies and discretionary interpretation during development approval processes.

1.7.4 Population and Demography

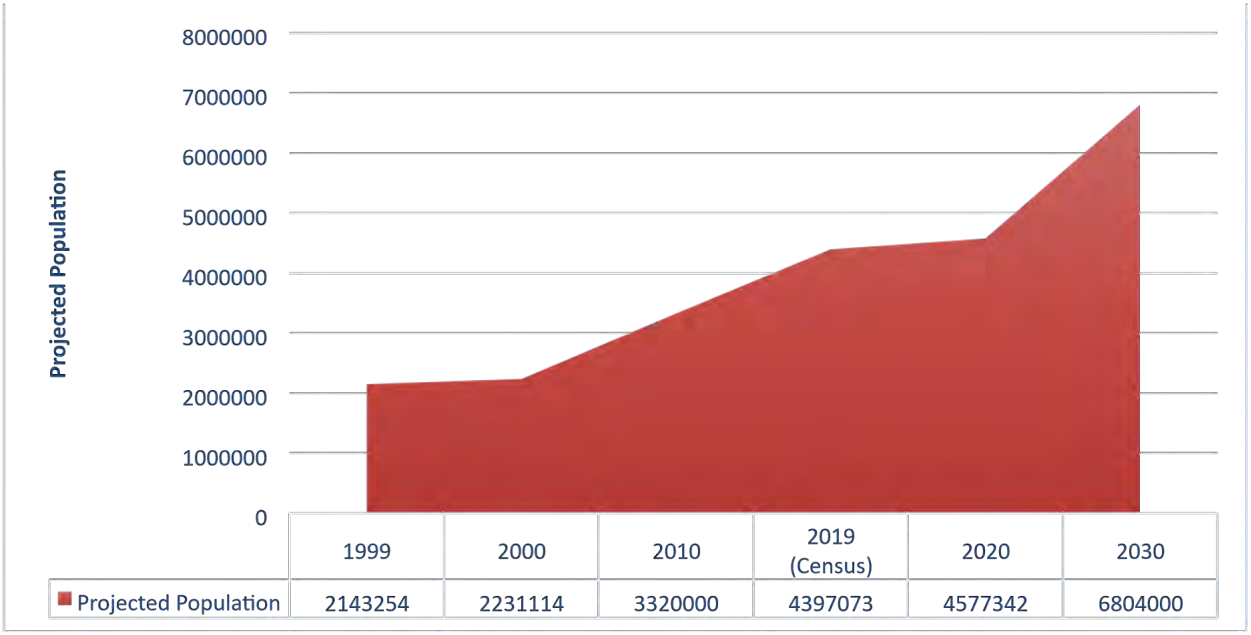
Nairobi City County continues to record one of the highest population growth rates in Kenya.

According to the 2019 Kenya Population and Housing Census, the population of Nairobi was 4,397,073. Based on projections by the Kenya National Bureau of Statistics (KNBS) for Nairobi County, the population reached an estimated 4,750,056 in 2023 and is projected to grow to approximately 4,984,504 by 2026. Under the medium-variant projection for the broader urban area, the population is expected to rise more sharply, potentially reaching 5,603,502 by 2026 and 6,804,000 by 2030.

With the county's land area of approximately 703.9 km², the average population density in 2023 was about 6,748 persons per km².

Population growth is a major driver of land use pressure, housing demand, infrastructure needs, and service delivery requirements. High densities tend to correlate with high-rise developments and more intensive infrastructure demand. These projections underscore the imperative to revise development control norms to accommodate rising demand while safeguarding sustainability and environmental integrity

Figure 8: Nairobi City Population Projection



Sources: Kenya Censuses 1989, 1999 and 2009, Spatial Planning Concept for Nairobi Metropolitan

The above result means that if Nairobi City County needs to accommodate more than five million people, the existing regulation in the development ordinance should be revised to accommodate the increasing demand. The average population density in Nairobi is 6,748 per km2. Population is a major driver of land use and human settlement change in Nairobi and as such is a determinant of other parameters such as solid-waste-generation rates, basic infrastructure distribution. Population density shapes settlement patterns, building types, and urban growth trends. In high-density areas, infrastructure and service provision often fall short of demand. Grouping similar areas together enables more efficient service delivery and targeted improvements. Ultimately, population characteristics define an area's development trajectory e.g. areas with high population densities tend to have high density developments and vice versa. The population in the city is ever increasing and demand for the finite land for developments is also high. Population determines the services to be provided in an area be it roads, sewer and water etc. Hence with population growth rates and proposal for provisions of infrastructure and services it will be easier to project growth in the respective areas.

CHAPTER TWO - POLICY, LEGAL AND INSTITUTIONAL FRAMEWORK

2.1 POLICY FRAMEWORK

This chapter highlights the key legal underpinnings upon which this Policy is grounded. This process of revising the development control guidelines is anchored within the following broad policy and the legal framework for Physical & Land use Planning.

2.1.1 Kenya Vision 2030

The Kenya Vision 2030 is the overall development framework for Kenya. Its objective is to transform Kenya into a "newly industrializing, middle-income country providing a high quality of life to all its citizens by 2030 in a clean and secure environment. It was developed through an all-inclusive and participatory stakeholder consultative process, involving Kenyans from all parts of the country. The Vision is based on three "pillars": Economic, Social, and Political.

With regard to physical planning, it provides for the desired flagship projects and development indicators which will guide development. This enables the development of this policy around the said flagship projects and development indicators.

2.1.2 National Land Use Policy (2017)

The National Land Use policy (NLUP) of 2017 provides policy guidelines, principles and strategies towards urban development and management. It states that to ensure sustainable urbanization and promote the development of adequate and appropriate shelter for all, the Government shall consider the re-conceptualization of zoning and subdivision control as tools for creation of integrated viable urban communities.

It further provides that one solution to address the challenges of land management and development as being the provision of a clear legal framework within physical planning law for effective co-ordination and enforcement of development control. It is on this basis that this Policy is anchored.

2.1.3 National Land policy (2009)

Kenya's land policy, guided by the Constitution of Kenya 2010 and the National Land Policy (Sessional Paper No. 3 of 2009), provides the framework on how land is accessed, used, managed, and administered. It is anchored on key principles such as equitable access to land, security of land rights, sustainable land use, gender equity, protection of ecologically sensitive areas, and transparent land administration.

The policy addresses issues of land tenure (private, public, community/customary), reforms land institutions and laws, promotes efficient land use planning, and ensures that vulnerable groups are protected in land allocation and ownership. It also emphasizes resolving historical land injustices and integrating environmental conservation in land management.

2.1.4 The Nairobi Integrated Urban Development Master Plan

NIUPLAN is a broad spatial framework to guide urban planning and development within Nairobi City County for the period between 2014 – 2030. The plan recommends preparation of local, physical and land use plans for sub centers detailing specific interventions for various areas and provision of development control guidelines. The resultant plans will indicate the direction of growth of the City based on in-depth analysis of prevailing conditions including demand and supply in transport, housing, water and sanitation, commercial and industrial development.

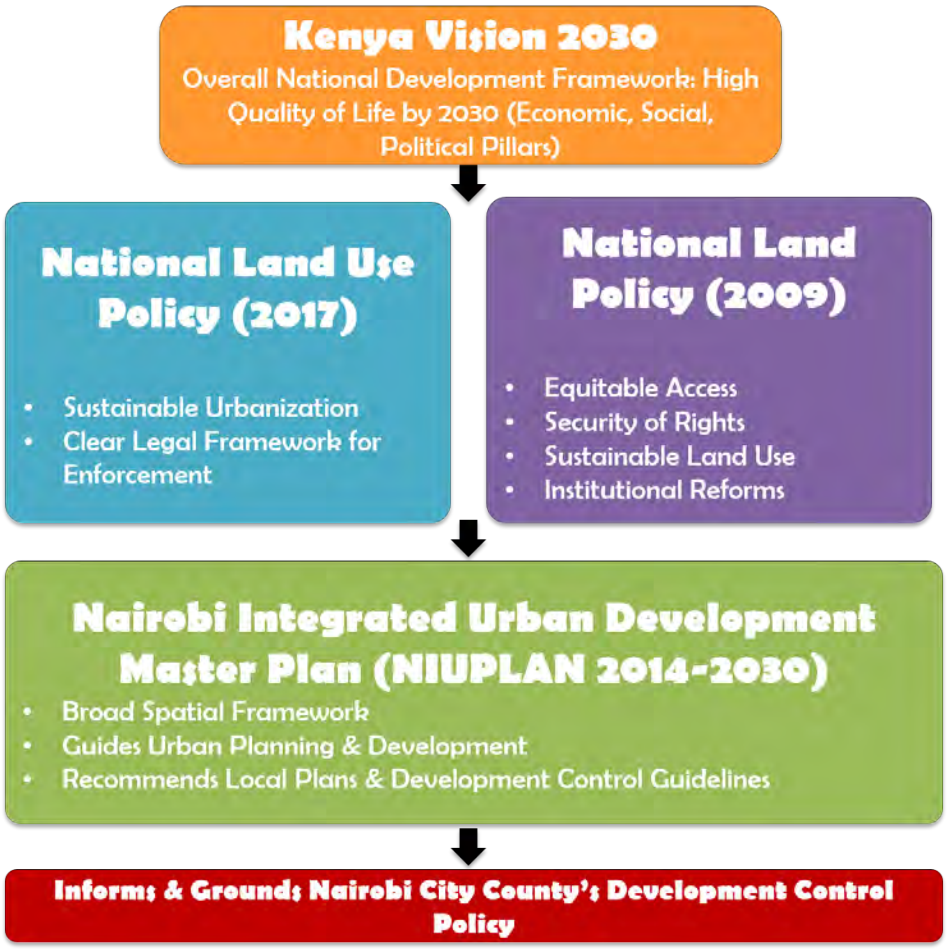


Figure 9: Policy Framework

2.2 LEGAL FRAMEWORK

2.2.1 Constitution of Kenya, 2010

The supremacy of the Constitution provides a solid bedrock for the activities and interventions geared towards achieving its provisions. It guarantees proprietary rights and encourages sustainable and productive use of land resources in a transparent and cost- effective manner. This is expected to be enshrined in policy and legislative frameworks.

This policy is therefore a manifestation of the Constitutional aspirations on land management and administration of property in Nairobi City. It is further an implementation of the County role of Development and Planning as enumerated in its Fourth Schedule.

2.2.2 County Governments Act, 2012

This Act identifies the role of the executive in urban area or City planning as being integral to and facilitative of County development and planning. Particularly, the onus of planning, formulation, adoption, review and implementation of various development plans and policies is on the City authority. This Act further provides the specific aspects to be planned as well as the review period.

This Policy therefore seeks to bring to life the provisions set out therein in order to ensure compliance and proper management of the City.

2.2.3 Physical and Land Use Planning Act, 2019

The objectives of this Act include among others the procedures and standards for development control and the regulation of physical planning and land use and a framework to ensure that investments in property benefit local communities and their economies. It defines the strategic policies for the determination of the general direction and trends of physical, and sectoral development in Kenya and provide a framework for the use and development of land. It further gives the National Physical and Land Use Development Plan as the basis for managing human settlements and providing a framework for guiding the location and development of strategic national investments and infrastructural development.

On development control, this Act outlines the objectives as being:

1. To ensure orderly physical and land use development.
2. To ensure optimal land use.
3. To ensure proper execution and implementation of approved physical and land use development plans.
4. To protect and conserve the environment.
5. To promote public safety and health.
6. To promote public participation in physical and land use development decision-making.
7. To ensure orderly and planned building development, planning, design, construction, operation and maintenance; and
8. To promote the safeguarding of national security.

As the primary Act anchoring this policy, the provision set out therein have guided the interventions formulated herein and set the benchmark of standards to be achieved.

- PLUPA (2019) gives the CECM power to formulate policies and guidelines necessary for implementing the Act at the county level.
- Provides oversight to ensure that development control aligns with county spatial plans, zoning regulations, and other approved policy frameworks.
- Approves enforcement actions and receives reports from technical committees on noncompliance matters

2.2.4 Urban Areas and Cities Act, 2011

This Act stipulates that cities ought to operate within the framework of integrated development planning. The Act provides for the objective of development planning and specifically guides on matters regarding development control.

This Policy has therefore been guided by the provision on development control and conforms to the standards set therein.

2.2.5 Nairobi City County Community and Neighborhood Associations Engagement Act, 2016 (No. 4 of 2016)

The Act establishes a legal framework for how community and neighborhood associations (resident groups, residential associations) interact with the Nairobi City County government. It aims to improve service delivery by facilitating cooperation between associations and the county in areas like development control, water, sanitation, waste management and security. It gives recognition and legal status to community/neighborhood associations, so that they're not just informal groupings but have a role under law.

Under this Act, there is a framework on how Associations can apply to be officially recognized by the County Government. Once recognized, they may enter into a recognition agreements.

The County may delineate geographical zones for associations.

Other legislative frameworks considered include:

1. Land Act, 2012 – Governs land tenure, administration, acquisition, and management.
2. Land Registration Act, 2012 – Provides for registration of title and interests in land.
3. Community Land Act, 2016 – Provides for management and use of community land.
4. National Land Commission Act, 2012 – Establishes the NLC to manage public land on behalf of government.
5. Forest Conservation and Management Act, 2016 - Ensures the sustainable management, conservation, and protection of forests in Kenya.
6. Kenya Roads Act, 2007 - Provides for the management, development, and maintenance of national, rural, and urban roads.
7. National Museums and Heritage Act, 2006 - Protects and promotes Kenya's cultural heritage, historical sites, and national monuments.
8. Public Health Act, Cap 242 (Revised 2012) - Safeguards public health through regulation of sanitation, disease control, and healthy environments.
9. Environmental Management and Coordination Act (EMCA), 1999 (as amended 2015) - Provides a framework for sustainable environmental management, protection, and conservation.

10. Civil Aviation Act, 2013 - Regulates civil aviation safety, security, and standards for air transport and airports.
11. National Construction Authority Act, 2011 - Regulates the construction industry, ensuring quality standards, registration of contractors, and compliance with laws.
12. Architects and Quantity Surveyors Act (Cap 525) – regulates architects and QS practice.
13. Engineers Act, 2011 – regulates engineering practice via EBK.
14. Survey Act, Cap 299 – governs land surveying and mapping.
15. Valuers Act, Cap 532 – regulates valuation professionals.
16. Any other relevant law

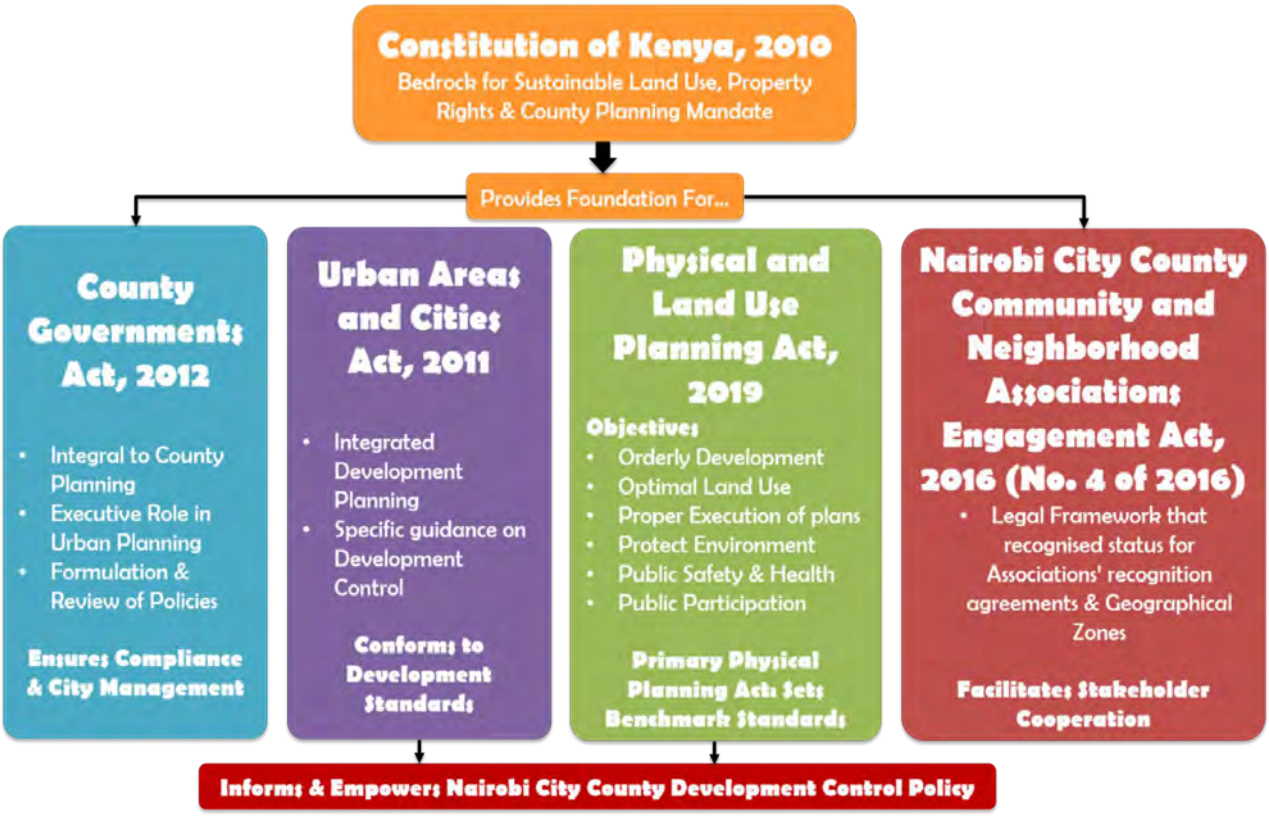


Figure 10: Legal Framework.

2.3 INSTITUTIONAL FRAMEWORK

The section below provides the key government departments and ministries that are key in implementing the development control guidelines.

2.3.1 Nairobi City County Government

Planning mandate of Nairobi City County Government is grounded in the Constitution of Kenya (2010), the County Governments Act (2012), and the Physical and Land Use Planning Act (2019). These laws gives the County both the authority and responsibility to guide, coordinate and regulate development within its jurisdictions.

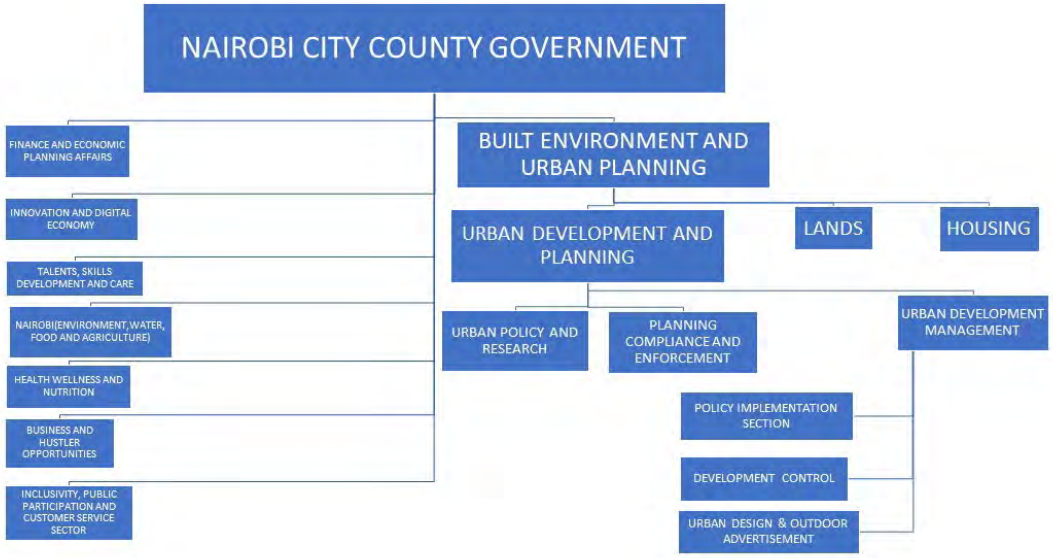


Figure 11: Hierarchy of Institutional Framework.

2.3.2 Ministry of Lands and Physical Planning

The Ministry's major objective is to facilitate improvement of the livelihood of Kenyans through efficient land administration, equitable access, secure tenure and sustainable management of land resource.

2.3.3 National Land Commission

The National Land Commission is established to manage public land on behalf of National and County Governments. It also recommends national land policy to the National Government.

2.3.4 National Environment Management Authority

It is established as the principal instrument of government for the implementation of all policies relating to environment.

2.3.5 Kenya Civil Aviation Authority

The Kenya Civil Aviation Authority main mandate is to plan, develop, manage, regulate and operate a safe, economically sustainable and efficient civil aviation system in Kenya. It is in line with this that development applications within the vicinity of aerodromes and strategic security installations are approved in consultation with KCA.

2.3.6 Physical and Land Use Planning Consultative Forum

In accordance with Section 12 of the Physical and Land Use Planning Act, 2019, Nairobi City County shall establish and maintain a Physical and Land Use Planning Consultative Forum to strengthen institutional coordination, enhance stakeholder engagement, and promote accountability across departments and agencies involved in development control and urban planning.

a) The Forum shall comprise representatives from
b) County Government
c) National Government Agencies
d) Professional Bodies
e) Civil Society and Community Representatives

The Forum shall:

a) Provide a platform for regular dialogue and coordination among stakeholders on development control and urban planning matters.
b) Review implementation progress of the Development Control Policy and identify emerging challenges.
c) Advise the County Government on policy revisions, regulatory amendments, and strategic planning initiatives.
d) Facilitate inter-agency collaboration on complex or cross-jurisdictional development applications.
e) Promote harmonization of sectoral plans, policies, and development standards. Receive and deliberate on public concerns regarding development control and enforcement.

f) Recommend capacity building initiatives and institutional strengthening measures.

Foster transparency and accountability in planning decision-making processes.

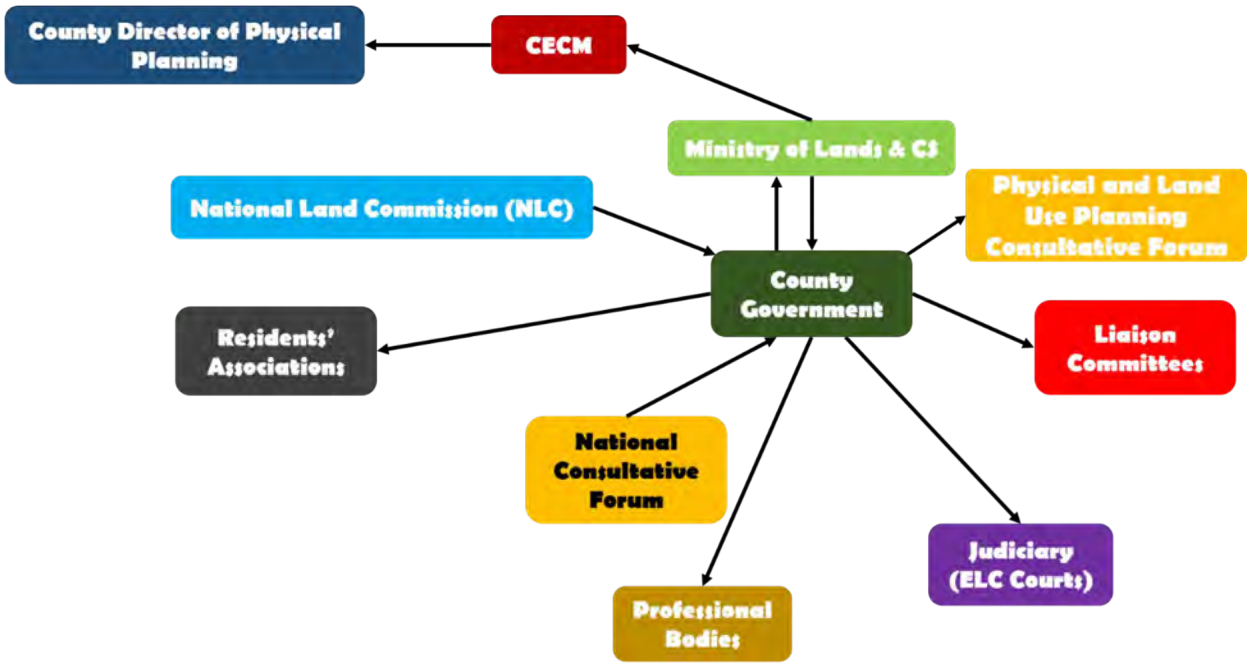


Figure 12: Institutional Framework.

CHAPTER THREE – POLICY INTERVENTIONS

The Nairobi City County Government shall adopt the following interventions to strengthen development control, in line with the Constitution of Kenya, 2010, Physical and Land Use Planning Act, 2019 (PLUPA), County Governments Act, 2012, Urban Areas and Cities Act, 2011 (As amended 2019), Environmental Management and Coordination Act (EMCA), 2015, Building Code, 2024, Public Finance Management Act, 2012, Kenya Vision 2030, Nairobi Integrated Urban Development Master Plan (NIUPLAN), the Kenya Green Economy Strategy and Implementation Plan (GESIP), 2016–2030, Sustainable Development Goals (SDGs, 2030 Agenda), African Union Agenda 2063

3.1 Institutional and Governance Reforms

- The County shall enhance NPDMS to streamline approvals, reduce delays, and enhance service delivery.
- Development control processes shall be fully digitized, including end-to-end electronic permitting, integration with Geographic Information Systems (GIS), and automated application tracking.
- The County shall strengthen the technical and enforcement capacity of planning staff through training, recruitment, and provision of adequate resources.
- An Urban Planning Technical Committee (UPTC) shall be constituted as a multi-sectoral body comprising planners, architects, engineers and surveyors. The Urban Planning Technical Committee (UPTC) shall serve as the principal multi-sectoral advisory and review body on development control in Nairobi City County. The UPTC has been anchored in Law on the Regulations. In line with Section 29(5) of the Physical and Land Use Planning (Institutions) Regulations, 2021, the Urban Planning Technical Committee is legally anchored as a county-level technical advisory mechanism. The provision requires the County Director of Physical and Land Use Planning, in the execution of statutory functions under the Physical and Land Use Planning Act, 2019, to recommend the establishment of a technical committee pursuant to section 60(1) of the Act. The

recommendation is submitted through the County Executive Committee Member responsible for physical and land use planning to the Governor for appointment, thereby formally integrating the Urban Planning Technical Committee into Nairobi City County's planning governance, decision-making, and development control framework.

Its key functions shall include:

- Evaluation of the development applications, i.e., building plans, change & extension of land use, subdivisions & amalgamations, extension & renewal of land lease and outdoor advertising applications.

- Guiding and advising on the planning policy, legal requirements and general best practices.

- Serve as a liaison between the County Government and professional bodies and/or developers on matters relating to physical planning and development control.

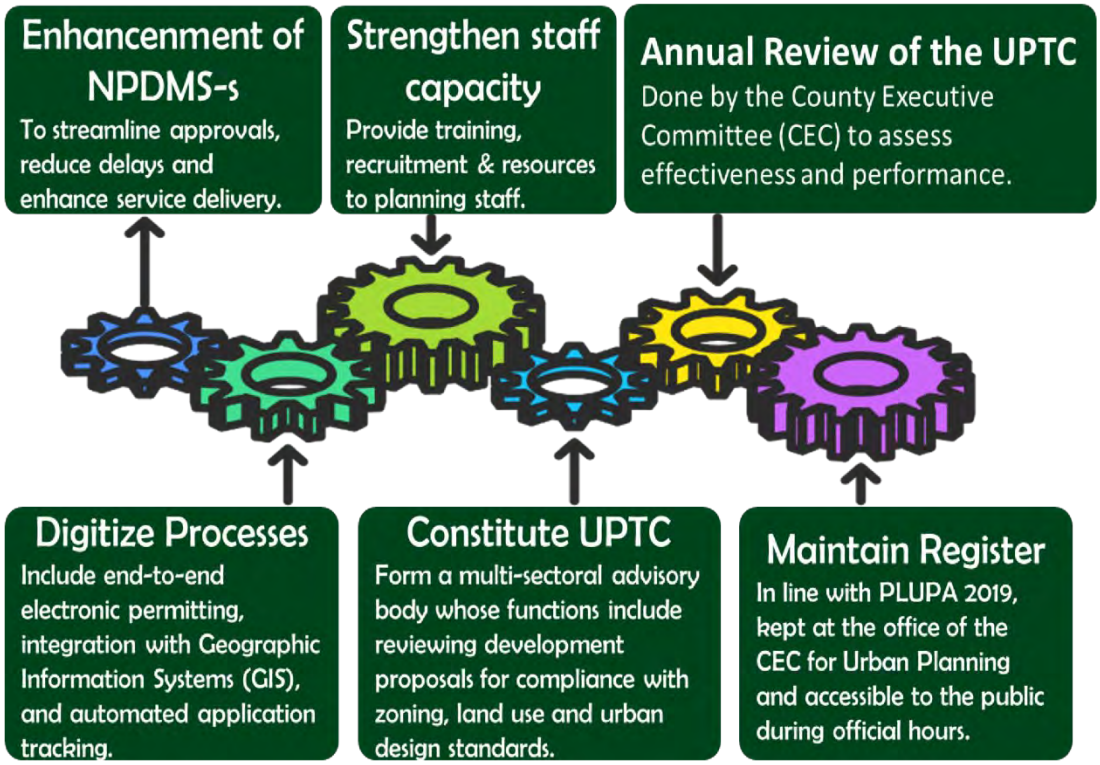


Figure 13: Institutional and Governance Reforms.

3.2 Zoning, Land Use, and Urban Form

- Nairobi shall be administered under 15 Development Control Zones, each with tailored land use and density guidelines, replacing the previous 20 zones.
- The zoning framework shall be periodically reviewed to reflect growth patterns and align with the Nairobi Integrated Urban Development Master Plan (NIUPLAN).
- Special Planning Areas (SPAs) shall be designated in priority locations, including informal settlements, industrial hubs, and heritage sites.
- Transit-Oriented Development (TOD) shall be promoted along Bus Rapid Transit (BRT) and commuter rail corridors to support efficient mobility.
- The County shall protect public land, open spaces, and riparian reserves from encroachment through strict enforcement and monitoring mechanisms.

3.3 Planning Gain and Development Contributions

Developers of large-scale projects shall be required to provide planning gain through:



Sustainable and Resilient Development

Promotes green building standards and waste management

Infrastructure Contributions

Includes roads, drainage, and utilities

Transparency and Accountability

Ensures proper use of developer contributions

Community Facilities

Encompasses schools, health centers, and open spaces

Development Contribution Framework

Guides the calculation and application of contributions

Land Surrender

In cases of land subdivision, developers shall surrender land for public utilities and infrastructure, as part of their planning gain obligations

Figure 14: Planning Gain and Development Contributions.

3.4 Air Rights and Transferable Development Rights

Air rights, also referred to as transferable development rights (TDRs) or excess density rights, refer to the difference between the maximum permissible floor area on a property (as determined by plot ratio and zoning regulations) and the actual built floor area. When a property is developed below its maximum allowable density, the unused development potential constitutes transferable air rights. The County may permit property owners to:

a) Sell or transfer air rights to developers of other properties within designated receiving zones, allowing those properties to exceed standard density limits

b) Donate air rights to the County in exchange for incentives such as expedited approvals, tax relief, or infrastructure improvements

c) Bank air rights for future use or transfer, subject to registration and valuation.

3.5 Sustainable and Resilient Development

- The county shall enforce the Kenya Building Code 2022 and promote adoption of green building standards.
- Require all major projects to prepare Construction Waste Management Plans.
- Incentivize developers who adopt:
    - Renewable energy systems.
    - Water harvesting and recycling.
    - Climate-resilient design.
    - Universal design for accessibility.
- Introduce eco-zoning incentives such as reduced approval timelines or discounted fees for compliant green projects.
- Promote a circular urban metabolism by requiring all developments to include waste segregation areas, color-coded bins, and designated waste rooms in line with NEMA Waste Segregation Guidelines (2024).

- Require high-rise buildings to install dual garbage chutes for general waste and recyclables.
- Mandate Pollution Prevention Plans for all commercial and industrial projects, including site-specific environmental management plans.
- Apply climate-responsive zoning that prioritizes compact, mixed-use and transit-oriented development (TOD) within 800 m of BRT and rail stations.
- Require major developments to be net-zero ready with solar-ready roofs, EV charging points, rainwater harvesting, and grey water recycling.
- Integrate Sponge City principles through Sustainable Urban Drainage Systems (SuDS) such as bios wales, permeable pavements, and retention gardens.
- Establish Ecological Overlay Zones to protect riparian areas, wetlands, and biodiversity corridors with a minimum 30 m buffer and native vegetation restoration.
- Enforce minimum green coverage standards:
  - Residential areas – 10% greenery
  - Industrial developments – 10% landscaping
  - Commercial developments – 2% landscaping/open space
- Encourage green roofs, vertical gardens, and pocket parks to strengthen Nairobi's urban green network and mitigate heat island effects.

3.6 Public Participation and Transparency

- Institutionalize Ward-Level Planning Forums to ensure community involvement in planning decisions.
- Public participation requirements shall be impact-based rather than limited to building height or floor thresholds. Projects with significant environmental, infrastructural, or social impacts shall require enhanced public participation.
- The official Register of Development Permissions shall be maintained physically at the CECM's office as the authoritative record.
- Empower citizens to report illegal developments through hotlines, mobile applications, or ward offices.

3.7 Recognition and Collaboration Framework with Resident Associations

The County recognizes the critical role of organized residents in promoting participatory planning, enhancing local oversight, and ensuring that development control decisions reflect community interests and character. In accordance with the Nairobi City County Community and Neighborhood Associations Engagement Act, 2016 (No. 4 of 2016), the County shall establish a structured framework for collaboration with registered Resident Associations.

3.7.1 Recognition of Resident Associations

a) Registration and Recognition:

Community and neighborhood associations seeking formal recognition shall apply to the County Government in accordance with the provisions of the Engagement Act, 2016. The County shall maintain a public register of recognized Resident Associations, including their geographical areas of operation and contact details.

b) Geographic Delineation:

The County shall clearly delineate geographical zones for Resident Associations to avoid overlapping jurisdictions and ensure clarity in representation. Where multiple associations exist within a zone, the County shall facilitate dialogue to harmonize their operations or recognize sub-area associations.

c) Recognition Agreements:

Upon recognition, the County may enter into Recognition Agreements with Resident Associations, specifying:

- Scope of collaboration on development control matters
- Mechanisms for consultation and information sharing
- Rights and responsibilities of both parties
- Dispute resolution procedures

3.7.2 Capacity Building and Support

The County shall provide technical support and capacity building to recognize Resident Associations on:

- Understanding development control guidelines and planning regulations
- Effective participation in planning processes
- Community-led urban planning and place-making
- Conflict resolution and negotiation skills

3.7.3 Dispute Resolution

Where disagreements arise between Resident Associations and developers or the County regarding development applications or approvals, parties shall first attempt resolution through the County's Alternative Dispute Resolution (ADR) mechanisms. Unresolved disputes may be escalated to the County Planning Liaison committee or pursued through appropriate legal channels.

CHAPTER FOUR: IMPLEMENTATION FRAMEWORK

Successful implementation of the proposed development control guidelines will require the participation of all relevant actors, enactment of supportive policy and legal framework, clear development application process and public awareness to inform developers and members of the public of the new development control guidelines.

This Implementation Framework definitive plan of action designed to wrench the city's growth control system out of its current state of institutional fragmentation and regulatory failure. Its core mandate is to fundamentally re-engineer the planning and development control process by establishing a centralized, legally robust decision-making structure, backed by mandatory digital systems and a dedicated infrastructure financing mechanism, ensuring all future development is coordinated, sustainable, and strictly compliant with new and current zoning ordinances.

4.1 Institutional Framework

The current institutional landscape governing development control in Nairobi is characterized by fragmentation, overlapping mandates, and procedural inefficiencies. Several institutions operate without a clearly defined legal basis for their roles, resulting in delays and jurisdictional spillovers, particularly into neighboring counties.

4.1.1 Policy proposal

1. NCCG shall receive and approve development applications.
2. NCCG shall build the capacity for urban planning, development control and enforcement of the guidelines through training, recruitments of additional staff to meet demand, improved working conditions and decentralization of the planning function to the Ward level.
3. KCAA and Ministry of Defense shall provide guidelines to facilitate approval process around airports, airstrips and safeguarding areas.
4. NCCG shall take lead in establishing cooperation mechanisms with the National Government and neighboring Counties for formulation and implementation of inter county development control plans.

4.2 Application for Development Permission

This section establishes the new, mandatory gateway into Nairobi's development, designed specifically to eliminate the historical problem of discretionary approvals and procedural delays. The Physical and Land Use Planning Act (PLUPA) of 2019 (provides that a person shall obtain development permission by submitting a development application in the prescribed form and after payment of the prescribed fees. Submissions shall therefore strictly adhere to the stipulations of the Act.

4.2.1 Policy proposal

The following are policy proposals

1. All applications shall be submitted and processed through the e-development permit system.
2. Requirements for each type of development application shall be as indicated in Annex 11.
3. All applications shall be vetted upon receipt, invoiced for application fee, circulated, evaluated by technical team upon which approval is given or declined.

4.3 Development Impact Fee (DIF) & NUIRF Implementation Framework

4.3.1 Legal Foundation

Anchored under the Physical and Land Use Planning Act, 2019 and enforced as a mandatory development condition per Chapter 4 of the Physical and Land Use Planning Handbook, 2026, the DIF is not a tax. The NUIRF is secured as a Special Revenue Fund under the Public Finance Management Act, which legally ring-fences revenue from diversion.

4.3.2 Authority, Purpose and Strategic Rationale

The DIF is administered by the County Executive Committee Member responsible for Physical and Land Use Planning. Nairobi faces rising infrastructure pressure from rapid urban development. Traditional reliance on exchequer and donor funding is insufficient and unpredictable. The DIF–NUIRF model positions infrastructure as self-financing, where development growth directly funds infrastructure expansion and improvement.

4.3.3 Mechanism & Fund Structure

DIF imposed at Building Permit stage; payment required before permit and occupancy issuance. DIF revenue automatically ring-fenced into the NUIRF under the Public Finance Management Act. Transparency is maintained through real-time digital portal for inflows and funded infrastructure projects. The outcome from this fee is a sustainable self-financing urban infrastructure model directly linked to urban development growth.

A mandatory, one-time Development Impact Fee (DIF) applied at the building permit stage. The fee calculation employs a transparent, public-facing formula integrated into an online portal: DIF = (Gross Floor Area) x (Use Class Factor) x (Location Factor). The Use Class Factor adjusts the rate based on the proposed use (for example, higher rates for commercial development, lower rates for affordable residential projects). The Location Factor tailors the fee to local infrastructure demands, imposing higher fees in congested areas and potentially lower fees in regeneration zones to stimulate investment. Crucially, the payment of the full DIF is a mandatory pre-condition for the issuance of a Building Permit, as required under Regulation 18 of the Physical and Land Use Planning (Control and Development) Regulations, 2021 (LN 253).

4.3.4 Developer Assurance and Investment Security

The framework guarantees predictability by integrating DIF calculation into the e-permit system, eliminating negotiation and manual discretion. Developers benefit directly, as all collections are transparently published and strictly reinvested in infrastructure that supports property value growth.

4.3.5 Implementation Workflow, governance and Oversight

The DIF is automatically computed during the development application process on the Nairobi e-permit platform. No Building Permit is issued until payment is confirmed by the County Treasury. The Occupation Certificate is likewise withheld until full DIF compliance is digitally validated. All DIF inflows are instantly directed to the Nairobi Urban Infrastructure Reinvestment Fund (NUIRF), ensuring zero manual handling or diversion risk. The enforcement authority lies with the County Executive Committee Member responsible for Physical and Land

Use Planning, while revenue administration is executed strictly under the County Treasury via the Special Revenue Fund mechanism. All project approvals under the NUIRF are aligned with the County Integrated Development Plan (CIDP) and Spatial Plan. Annual auditing is conducted by the Office of the Auditor-General to strengthen accountability.

4.3.6 Strategic Positioning for Nairobi

This framework directly advances Nairobi's competitiveness under the Kenya Vision 2030, the Nairobi CIDP, and global urban standards. By aligning infrastructure finance with development approvals, Nairobi matches the sustainable financing models used in Johannesburg and Kigali, while also qualifying for future climate resilience financing frameworks from the World Bank and Green Climate Fund. This positions Nairobi as a fiscally sovereign, investment-ready African capital with smart urban growth discipline.

4.4 Framework for Demanding Surrender of Land within Nairobi City County Government

This framework provides a step-by-step guide for Nairobi City County Government Planning Authority hereby being the County Executive Committee Member in charge of Built Environment and Urban Planning when demanding the surrender of land for public purposes, in accordance with the Physical and Land Use Planning Act, 2019 and the Physical and Land Use Planning (General Development Permission, Control) Regulations, Legal Notice 253 of 2021, the Physical and Land Use Planning Handbook (2025) and the Kenya National Land Use Policy (2017).

4.4.1 Legal Basis and Policy Basis

This framework draws authority from the Physical and Land Use Planning Act (2019), Regulation 10 of the General Development Permission & Control Regulations (2021), the Physical and Land Use Planning Handbook (2025), and the Kenya National Land Use Policy (2017), which emphasize sustainable, equitable, and efficient land use planning.

4.4.2 Principles of Population-Based Land Surrender

Land surrender for public purposes is to be determined by projected population growth and facility needs, ensuring fairness, equity, and alignment with public service demand.

4.4.2.1 Population-Based Assessment Framework

The process follows four stages: Population Projection, Facility Needs Assessment, Quantification of Land Requirement, and Documentation & Approval. The surrender area is computed using population thresholds from the Planning Handbook.

Formula: Land (Ha) = (Projected Population / Facility Threshold) × Minimum Land Requirement.

4.4.2.3 Benefits of the Revised Approach

- Fairness: Based on population impact, not land size.
- Equity: Developers contribute proportionally to infrastructure demand.
- Transparency: References national standards.
- Efficiency: Aligns land surrender with actual service gaps.

4.4.2.4 Implementation and Review

NCCG shall adopt this framework as an addendum to the existing Framework for Demanding Surrender of Land. Data shall be updated based on the County Spatial Plan and IDP, with periodic reviews every five years.

4.4.2.5 Authority to Demand Surrender

The Nairobi City County Government Executive Committee Member (CECM) upon recommendation by the Nairobi City County Government Director of Physical & Land Use Planning may impose surrender as a condition for approval for development permission. The notice for surrender of land shall be issued using Forms PLUPA/DC/8 and PLUPA/DC/9 as prescribed in the Physical and Land Use Planning (General Development Permission & Control) Regulations, Legal Notice 253 of 2021.

4.5 Legal and Policy Instrument Development

To fully realize the objectives of this Development Control Policy and provide a predictable, legally sound, and enabling environment for sustainable development, the Nairobi City County Government (NCCG) shall develop and enact the following specific legal instruments and policies. These are designed to operationalize the broader legal framework and provide the necessary statutory backing for the policy interventions outlined in this document.

4.5.1 Policy and Legal Proposals

1. Enactment of a Nairobi City County Physical and Land Use Planning By-Law:

- Legal Basis: Physical and Land Use Planning Act, 2019; County Governments Act, 2012; Constitution of Kenya, Fourth Schedule.
- Proposal: NCCG shall, within eighteen (18) months, enact a comprehensive by-law to serve as the primary statutory instrument for development control. This by-law will provide detailed provisions on:
- Zoning Regulations: Legally codifying the 15 Development Control Zones, permissible uses, densities, plot ratios, setbacks, and height restrictions, replacing the outdated 2004 Ordinances.
- Administrative Procedures: Standardizing the submission, vetting, and approval process for all development applications, subdivisions, and change-of-use requests as mandated by PLUPA.
- Transferable Development Rights (TDR): Establishing the legal mechanism, valuation methodology, registration process, and trading rules for TDRs.
- Development Impact Fee (DIF): Providing the detailed legal footing for the calculation, imposition, collection, and administration of the DIF.
- Enforcement and Penalties: Defining offences, graduated fines, and the clear procedures for issuing enforcement notices, stop orders, and, as a last resort, demolition of illegal structures.

2. Formalization of the Urban Planning Technical Committee (UPTC) and Consultative Forum

· Legal Basis: Physical and Land Use Planning Act, 2019 (Section 12); NCCG Executive Powers.

- Proposal: NCCG shall formalize the constitution, terms of reference, and decision-making authority of the UPTC and the Physical and Land Use Planning Consultative Forum through a Legal Notice or Executive Order within six (6) months. This will grant them the necessary legal standing, clarify their advisory versus approval functions, and ensure multi-sectoral input is institutionalized.

3. Adoption of Participatory Planning Regulations

- Legal Basis: Nairobi City County Community and Neighborhood Associations Engagement Act, 2016; Constitution of Kenya, Article 10 (Public Participation).
- Proposal: NCCG shall develop specific regulations to operationalize the 2016 Engagement Act. These regulations will define:
- The mandatory process, timelines, and methods for notifying and consulting recognized Resident Associations on specified development applications
- The formal framework for their representation in key multi-stakeholder bodies like the NUIRF Oversight Committee and Special Planning Area committees.

4. Establishment of the Nairobi Urban Infrastructure Reinvestment Fund (NUIRF) under a Legal Trust

- Legal Basis: Public Finance Management Act, 2012; Physical and Land Use Planning Act, 2019.
- Proposal: To ensure the DIF is ring-fenced and managed with absolute transparency, NCCG shall establish the NUIRF as a legally constituted Trust Fund or a Protected Fund under the PFMA. The founding legal document will explicitly define the governance structure, project allocation principles, financial reporting requirements, and strictly prohibit any diversion of funds for non-infrastructure purposes.

5. Development and Enactment of a Green Building and Climate Resilience Policy

- Legal Basis: Environmental Management and Coordination Act (EMCA); Kenya Constitution, Article 42 (Right to a Clean Environment); Climate Change Act, 2016.

- Proposal: NCCG shall develop and adopt a standalone policy within twelve (12) months to incentivize and regulate sustainable development. This policy will provide the detailed framework for incentives including:

  Fast-tracked approvals and density bonuses for projects exceeding minimum green standards.

  Technical standards for rainwater harvesting, grey water recycling, energy efficiency, and solar readiness.

  Mandatory construction waste management plans and requirements for sustainable building materials.

6. Creation of Mandatory Service Level Agreements (SLAs) with National Agencies

   - Legal Basis: Intergovernmental Relations Act, 2012; Various National Acts (e.g., Kenya Civil Aviation Act, 2013; EMCA).
   - Proposal: To resolve the inter-agency coordination challenges noted in Section 4.1 and streamline the approval process, NCCG shall initiate the creation of formal, binding SLAs with key national agencies like KCAA, NEMA, the Ministry of Defense, and the National Construction Authority. These SLAs will legally bind these agencies to provide technical clearances and responses within stipulated, non-discretionary timeframes through the integrated e-permit system.

7. Development of a Data Protection and Information Sharing Protocol

   - Legal Basis: Data Protection Act, 2019; Access to Information Act, 2016.
   - Proposal: To balance the transparency requirements of the development register with the need for privacy, NCCG shall develop a specific protocol for the

     Urban Planning Department. This protocol will detail data classification, access rights For different user groups (public, agencies, staff), and procedures for responding to information requests in compliance with national law.

- The development and enactment of these specific legal instruments and policies will translate the strategic intent of this Development Control Policy into actionable, binding, and predictable rules. This will ensure that development control in Nairobi City County is effective, transparent, legally defensible, and capable of delivering the sustainable urban growth envisioned by this Policy. Nairobi City County lacks legal framework to curtail unauthorized developments.

8. Environmental Compliance Provision

- NCCG shall integrate the environmental and climate-responsive provisions of this Policy into its development control framework and ensure compliance through NEMA-approved environmental audits and enforcement mechanisms.

4.6 Infrastructure Development

Expansion of infrastructure in Nairobi has been limited despite the high levels of development densities over the years. This has resulted to traffic congestion, limited water supply, poor solid waste management and inadequate sewer systems in most sections of the city.

4.6.1 Policy Proposal

1. NCCG shall impose an infrastructure levy on development applications to facilitate infrastructure development in collaboration with other Government agencies supporting infrastructure.
2. Nairobi City Water and Sewerage Company shall rehabilitate, upgrade and extend distribution networks to 100% coverage by 2035 in line with the Strategic Plan.
3. Nairobi City County to develop policy on green building concept incorporating rain water harvesting, water recycling and reuse and green energy.
4. Developers shall restore infrastructure destroyed during construction to the original state and to the satisfaction of the County Engineer in charge of roads. Contractors shall maintain the section of roads and other infrastructure during construction and occupation certificates will be issued after infrastructure is restored.

5. Nairobi City County shall facilitate expansion of roads through planning and widening to enhance vehicular, Non-Motorized Transport and services provision in collaboration with Kenya Urban Roads Authority (KURA), Kenya Railways and other inter-governmental agencies.
6. Development approvals in areas earmarked for road expansion shall be granted subject to surrendering portions of land to facilitate the expansion.
7. Nairobi City County shall facilitate development of Intelligent Traffic Management Systems to reduce traffic congestion in collaboration with other Government agencies like KURA, NAMATA, NTSA and the National police Service.
8. Nairobi City County shall promote transport-oriented developments along major roads.

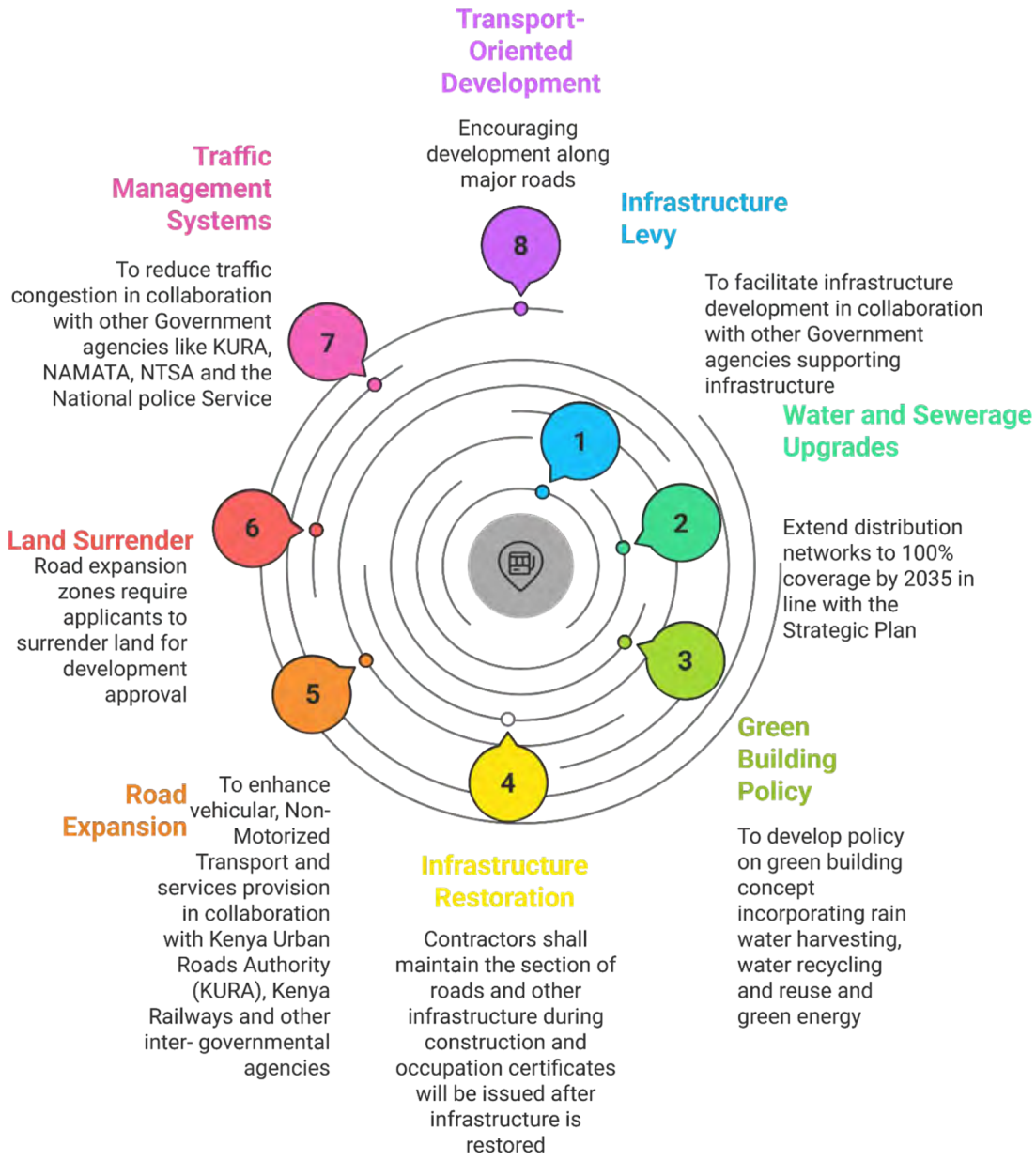


Figure 15: Policy Proposals.

4.7 Implementation Framework

Goal	Strategy (Policy Intervention)	Timeframe (Months)	Actors
Institutional Framework			
Institutional Strengthening	The NCCG shall: Constitute the Urban Planning Technical Committee. Membership of the committee shall comprise of the professional bodies, government and government agencies drawn from the built environment. The committee will be convened by the Department responsible for urban Planning.	Immediate	NCCG Director, Physical Planning
	Receive and approve development applications	Continuous →	Nairobi County Department of Urban Development and Planning

Goal	Strategy (Policy Intervention)	Timeframe (Months)	Actors
	Provide guidelines to facilitate the approval process around airports, airstrips, and safeguarding areas in collaboration with KCAA and the Ministry of Defense.	Immediate	KCAA, DoD, Nairobi County Department of Urban Development and Planning
	Take the lead in establishing cooperation mechanisms with the National Government and neighboring Counties to formulate and implement intercounty development control plans.	3 Months	NCCG, CoG Ministry of Devolution
Application For Development Permission			
To provide A framework for the application of development applications	Enhance the online system through which development applications shall be submitted and processed.	Immediate	NCCG
	Ensure that all development applications are submitted in the prescribed format pursuant to PLUPA of 2019, Section 58, and as indicated in Annex 11	Continuous →	NCCG

Goal	Strategy (Policy Intervention)	Timeframe (Months)	Actors
pursuant to PLUPA, 2019.	Ensure that all applications shall be vetted upon receipt, invoiced for the application fee, circulated, evaluated by the technical team upon which approval is given or declined	Continuous →	NCCG
Infrastructure Development			
To enhance infrastructure development within Nairobi City County by adopting emerging technologies and through collaboration with the	Impose an infrastructure levy on development applications to facilitate infrastructure development in collaboration with other Government agencies involved in infrastructure development	12 Months →	Director Physical and Land Use Planning Director of Roads KeNHA KURA KeRRA
	Through the Nairobi City Water and Sewerage Company, rehabilitate, upgrade, and extend water distribution networks to 100% coverage by 2035, in line with the Strategic Plan	Long Term (14 years) →	NCWSCo

Goal	Strategy (Policy Intervention)	Timeframe (Months)	Actors
private sector and other government agencies.	Ensure that developers restore infrastructure destroyed during construction to the original state and to the satisfaction of the County Engineer in charge of roads. Contractors shall maintain the section of roads and other infrastructure during construction, and occupation certificates will be issued after the infrastructure is Restored.	6 Months	Director Physical and Land Use Planning Director of Roads KeNHA KURA KeRRA
	Facilitate expansion of roads through planning and widening to enhance vehicular, Non-Motorized transport (NMT), and services provision in collaboration with Kenya Urban Roads Authority (KURA), Kenya Railways and other inter-governmental agencies.	Continuous	Director of Roads KeNHA KURA KeRRA Kenya Railways NAMATA

Goal	Strategy (Policy Intervention)	Timeframe (Months)							Actors
	Ensure that development approvals in areas earmarked for road expansion shall be granted, subject to the surrendering of portions of land to facilitate the expansion.	Continuous →							Director Physical and Land Use Planning Director of Roads
	Promote transport-oriented developments along major roads.	6 Months							Director Physical and Land Use Planning

CHAPTER FIVE – MONITORING AND EVALUATION

Monitoring and evaluation of implementation of the Development Control policy will be critical to ensure that it's intended goal is achieved and that development control related decisions are based on factual information.

5.1 Policy Proposal

1. NCCG shall develop a monitoring and evaluation system within the first three months after policy is in force with clear goals, objectives, strategic interventions, key performance indicators, roles of various actors and timelines.
2. NCCG shall coordinate the execution of the implementation matrix and any review that may arise within the policy period.
3. NCCG will spearhead the constitution of a monitoring multi-agency team comprising of resident's associations, intergovernmental agencies responsible for infrastructure development, KCAA and Ministry of Defense to monitor implementation of the policy. The Urban Planning Department under NCCG shall convene quarterly meetings of the inter-agency team to review progress.
4. The Department responsible for urban Planning under NCCG shall coordinate collection of data relating to development applications, approvals, compliance and status of infrastructure for review by the inter-agency team. They shall prepare quarterly and annual reports.
5. NCCG shall build the capacity within the Urban Planning Department to create a stringent development control regime for adherence to and enforcement of such parameters which include plot ratios, ground coverage, setbacks, building heights, infrastructure standards and fire safety.
6. NCCG shall also develop capacity in monitoring and evaluation to enhance policy implementation and evidence based reporting.

5.2 Review of the Development Control Policy

This Development Control Policy shall be subject to mandatory comprehensive review every five (5) years from the date of adoption, in accordance with Section 17(4) of the Physical and Land Use Planning Act, 2019. The review shall be completed within twelve (12) months of commencement and shall not exceed ten (10) years without revision. This will ensure that the policy is in line with current needs and development trends.

ANNEXES

1. Justification for the Proposed Development Control Guidelines for Each Zone.
2. Nairobi City County Property Matrix.
3. Nairobi City County Zonal maps.

ANNEX 1 - Justification for the Proposed Development Control Guidelines for Each Zone.

1. Central Business District (CBD) Zone

- Improvement of roads within the CBD- eg Upperhill Link Road and various dualled
- Anticipated water supply from the northern collector
- Railway city
- Kenya Urban Mobility Program
- Express way construction
- CBD revitalization
- Affordable housing
- BRT lines 1,2,3
- Vitalization of commuter train operation
- Enhanced NMT
- Recreational spaces; Uhuru Park, Central Park, Arboretum Park, Jevanjee, Michuki Park

2. Roysambu Zone

- Thika Superhighway-BRT corridor
- Northern Bypass
- Expansion of the sewer line
- Potential for the integration of rail and road transport; BRT line 2 Mwiki Station and Githurai Railway Station
- Availability of undeveloped land
- Educational institutions-Universities
- Sports complex at Kasarani Stadium

3. Dagoretti Zone

- Supported by proximity to Ngong and Naivasha Roads and future BRT infrastructure.
- Southern Bypass
- Expansion of sewer line
- Ngong Road and Naivasha Road interchange
- Dualling of Naivasha Road
- Potential for the integration of rail and road transport; BRT line 3 and Kibera Station
- Construction of the missing links; Kabiria Road

- Expansion and upgrading of road network eg Muhuri Road
- Availability of undeveloped land

4. Karen Zone

- Langata South Road completion
- Trunk sewer
- Dualling of Ngong Road
- Commuter rail construction
- Magadi Road expansion
- Recreational and forest; Uhuru Garden, Ololua Forest

5. Langata Zone

- Southern Bypass
- Kilimani Link Road
- Express way
- Strategic security installations-Airport, Barracks
- Recreational facilities; Nyayo Stadium

6. Airport North Zone

- Express way
- Eastern bypass Dualling done
- Outer Ring Road done
- Dualling of Airport North Road done
- Commuter railway to CBD
- SGR
- ICD road improvement
- Ongoing sewer line improvement
- Expansion of water distribution lines ongoing
- Strategic security installations

7. Ruai Zone

- Expansion of Kangundo Road
- Ongoing sewer line improvement
- Expansion of water distribution lines ongoing
- Availability of land to accommodate support facilities and expansion

- Security installations

8. Kasarani Zone

- Potential for the integration of rail and road transport; BRT line 2 Mwiki Station and Githurai railway station
- Sports complex at Kasarani stadium
- Availability of land
- Upgrading of road network; Kasarani Mwiki Road and feeder roads
- Sewer line expansion
- Thika super highway

9. Dandora Zone

- Train station, KUMIP project
- BRT line 3
- Dandora Stadium
- Upgrade of access roads
- Upgrade Kariobangi sewer treatment plant

10. Donholm Zone

- Outering Road
- Potential for the integration of rail and road transport; BRT line 2 Mwiki Station and Githurai Railway Station
- Construction of missing links; Kayole Spine Road extension and Savannah - Utawala Road
- Expansion of the sewer line

11. Westlands Zone

- Express way
- Ring Road Parkland, Ring Road Westlands
- Red Hill Link Road
- Westlands Link Road Dualling completed
- UN Avenue Dualling completed
- Expansion of part of Limuru Road completed
- Waiyaki Way expansion
- Public space; City Park

12. Woodley Zone

- Intelligent traffic system pilot already done along Ring Road Kilimani and ITS control centre is being developed
- Proposed BRT line 3 and integration with rail transport
- Talanta stadium
- Ngong Road expansion completed
- Missing link road from Langata to Westlands completed
- Kibera train station
- Improvement of existing roads
- Security installations

13. Makadara Zone

- Reference to approved Eastlands Urban renewal project
- Water and sewer improvement as per the urban renewal project
- Makadara train station
- KUMIP project
- BRT line 4
- Outer ring road
- Proximity to railway city will result to economic upswing need to provide housing to support the extended central business district.
- Missing link from Juja Road to Jogoo Road

14. Eastleigh Zone

- Muratina Road upgraded
- Yusuf Haji dualled
- General Waruingi dualled
- BRT line 3
- Proximity to central business district
- Proximity to Moi Air Base

15. Runda Ruaka Zone

- Northern bypass
- Red Hill Link Road
- Public space and conservation areas; Karura Forest

- UN Avenue dualled
- Diplomatic pockets
- Part of Limuru road dualled

CROSS CUTTING CONSIDERATIONS/JUSTIFICATIONS

1. The plot ratios define the ceiling densities therefore, if the plot size is lower than prescribed, one will not be allowed to exhaust the plot ratio but will be subjected to other planning parameters such as parking requirements, provision of 10% green area and the necessary building setbacks.
2. Planned water supply (Northern Collector Tunnel which will increase water supply by 140 million liters per day, the construction of the Ndarugu 2 Dam, among others), and sewer expansion projects in the various parts of the City.
3. The various transport modes mentioned above in sub centres should be considered as complete transport network moving people, goods and services within the subcentres and around the City.

SPECIAL CONSIDERATIONS

	PROJECT	CONDITIONS
1.	**Affordable/social housing**	• Must be circulated to the County Government for technical evaluation • Provide a masterplan and civic designs • Provision of adequate infrastructure
2.	**Iconic developments:** A project that achieves a high level of recognition and admiration, a symbol of a place or region. Apart from the physical structures they are also about the experience they create and the overall vision they embody. They are memorable and stand the test of time, improving lives and pushing boundaries in architecture, design, and sustainability.	• The land must be adequate to serve its purpose • Demonstrate public gain • Public participation • For parcels larger than two acres(0.2Ha) to be accompanied by a masterplan

ANNEX 2 - Nairobi City County Property Matrix

ZONE	SUB ZONES	BOUNDARY	LAND USE & CHARACTER	MAX. LEVELS	GROUND COVERAGE (%)	PLOT RATIO	MIN. PLOT SIZE (Ha)	DETERMINANTS		
CENTRAL BUSINESS DISTRICT	**Central Area (Core-CBD area)**	Starts at (256,864E 9,858,226N m) University way to Globe Roundabout, Nairobi river, Ring Road Ngara, Haile Sellasie Avenue upto (257,477E 9,856,999N m) and Uhuru Highway	Mixed use	75	80	6000	0.05	75	6000	0.8
								35	2800	0.4
								30	1600	0.2
								25	1200	0.1
								20	800	0.05
								8	640	0.04
								5	400	0.02

								75 floors on a min. plot size of 0.8ha, 35 floors on 0.4ha, 30 floors on 0.2ha, 25 floors on 0.1ha and plots measuring 0.05ha and above to maintain 20 floors, 0.04ha and below 8floors, 5 floors for plots on 0.02ha. Subject to provision of adequate parking, **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed**

								infrastructure are also encouraged upon approval.		
	Railway city/ Muthurwa	Starts at Haile Selasie Avenue at (257,474E 9,857,008N m), Landhies Road upto (259,764E 9,857,072N m), South West upto (259,578E 9,856,949N m), Railwayline/pembe street upto (259,545E 9,857,001N m), commercial street, Bunyala Road and Uhuru Highway.	Mixed use				0.05	Reference to Railway City Masterplan		
	Upperhill/ Community	Starts at Valley Road at (255,514E 9,856,427N m), Kenyatta Avenue, Nairobi Expressway/Uhuru Highway, Aerodrome Road upto (257,698E 9,855,664N m), Railway line and Raila Odinga Way.	Mixed use	75	80	6000	0.05	75	6000	0.8
								35	2800	0.4
								30	1600	0.2
								25	1200	0.1

									20	800	0.05
									8	640	0.04
									5	400	0.02
									75 floors on a min. plot size of 0.8ha, 35 floors on 0.4ha, 30 floors on 0.2ha, 25 floors on 0.1ha plots measuring 0.05ha and above to maintain 20floors Subject to provision of adequate parking. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification.**			

								Privately developed infrastructure are also encouraged upon approval.
	Ngara	Starts at Museum Hill Roundabout at (256,547E 9,859,025N m), Prof. Wangari Mathai Road, Dr. G.W. Griffin Road, Nairobi River to Globe Roundabout, University Way and Uhuru Highway.	Mixed use	30	60	1800	0.05	30 floors on a plot min. size of 0.2ha, 20 floors on 0.1ha, 15 floors on 0.05ha, Subject to surrender for road widening, Subject to provision of adequate parking, Developers encouraged to put up parking silos. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility**

								providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.			
	Valley Road/ Milimani	Starts at the intersection of Valley Road and Ralph Bunche Road at (255,765E 9,857,042N m), Ralph Bunche Road, State House Avenue, State House Road, Aboretum Drive, Masonga Wai River upto (256,545E 9,859,021N m) at Museum Hill Roundabout, Uhuru Highway/Expressway, Kenyatta Avenue and Valley Road.	Mixed use	30	60	1800	0.05	30	1800	0.2
								20	1200	0.1
								15	900	0.05
								10	600	0.04
								5	300	0.02

							30 floors on a plot min. size of 0.2ha, 20 floors on 0.1ha, 15 floors on 0.05ha, 10 floors on 0.04ha, 5 floors for plots on 0.02ha Subject to clearance fron relevant government agencies, Subject to provision of adequate parking. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also**

								encouraged upon approval.		
	Kariokor/Ziwani/Gikomba/ Majengo	Starts at Ring Road at (258,796E 9,857,792N m), to Ring Road Kariokor Roundabout, Dr. G.W. Griffin Road, General Waruingi Street, Meru Road, Munyema Street, Lamu Road, Digo Road at (260,471E 9,857,852N m), then down to Nairobi River at (260,536E 9,857,479N m), Nairobi River, Lamu Road, Kamukunji Road, Sakwero Road and Landhies Road						As per Eastlands Urban Renewal Plan		
Westlands	**Kianda Triangle**	Starts at (250,527E 9,860,197N m) on Waiyaki Way upto (251,235E 9,860,308N m), Musa Gitau Road and Kabarsiran Avenue	Residential, Educational	6	50	300	0.05	6	300	0.2
								6 floors on min.plot 0.05 ha No densification		

								on comprehensive schemes and gated neighbourhood
	Muthangari/Kabasiran	Starts at Waiyaki way at (250,097E 9,860,168N m), along Waiyaki Way upto (250,531E 9,860,196N m), Kabarsiran Avenue, Musa Gitau, Waiyaki way, James Gichuru upto (252,498E 9,860,606N m), East along road upto (253,079E 9,860,615N m), Muthangari Drive, Kanjata Road, South upto (252,831E 9,860,276N m) on the stream, along the stream upto James Gichuru Road, Nairobi River upto (251,204E 9,859,588N m), North East upto (251,246E 9,859,682N m), North West along Manyani East road upto (250,095E 9,860,081N m) and North to Waiyaki Way.	Residential, Educational	Single dwelling	35	50	0.05	No densification in comprehensive schemes and gated neighbourhoods

	Loresho	Starts at (246,479E 9,860,593N m)on Boundary of Nairobi & Kiambu county, upto (249,348E 9,863,148N m) on Mathare river, Mathare river, Waiyaki Redhill Link Road, Kyuna Road, Loresho Ridge, Kaptagat Road, Upto (514,636.3E 986,093.4N)Un named Road, Upto (576,846.5E 986,113.5N), Eastern Boundary of VetLab Sports Club, Upto (248746.308E 9860612.613N), Along South of Un named Road Upto (248662.743E 9860429.469N), West of un named road upto (248372.458E 9860468.375N), then South upto (248405.056E 9860239.426N), then S.W upto Waiyaki Way and Boudary of Nairobi & Kiambu Waiyaki way.	Low density residential	Single dwelling	35	50	0.2	No densification in comprehensive schemes and gated neighbourhoods

	Kibagare	Starts at (514,636.3E 986,093.4N)Un named Road, Upto (576,846.5E 986,113.5N), Eastern Boundary of VetLab Sports Club, Upto (248746.308E 9860612.613N), Along South of Un named Road Upto (248662.743E 9860429.469N), West of un named road upto (248372.458E 9860468.375N), then South upto (248405.056E 9860239.426N), then S.W upto Waiyaki Way, Waiyaki Way, Kaptagat Road and upto (514,636.3E 986,093.4N) along Kaptagat Road.	Low density residential, High density residential	Mixed Density	50	800	0.2	16 floors on 0.2 Ha. No densification in comprehensive schemes and gated neighbourhoods.
	Kyuna	Starts at junction of Waiyaki Redhill Link Road and Kyuna Road, Kyuna Road, Loresho Ridge, Kaptagat Road, Waiyaki Way and Redhill Link Road.	Low density residential	Single dwelling	35	50	0.1	No densification in comprehensive schemes and gated neighbourhoods. Minimum plot size of 0.05ha on sewered plots

	Upper Spring valley	Starts at Waiyaki RedHill Link Road at (252,474E 9,860,721N m), Lower Kabete Road, Brookside Drive, Muguga Green and Waiyaki way and RedHill Link Road.	Residential	Single dwelling	25	50	0.05	No densification in comprehensive schemes and gated neighbourhoods		
	Parklands	Starts on Mpaka Road at (255,920E 9,860,256N m),Mpaka Road upto 6thParklands Avenue at (256,551E 9,861,268N m), North East upto (256,663E 9,861,407N m), Mathari River, Murang'a Road, Prof. Wangari Mathai Road, Ojijo Road and Parklands Road.	High and medium density residential	25	50	1250	0.05	25	1250	0.2
								20	1000	0.1
								15	750	0.05
								25 floors on a plot min. size of 0.2ha, 20 floors on 0.1ha and 15 floors on 0.05ha. Commercial use on the existing shopping centre, Subject to provision of adequate parking**. Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility**		

								providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.		
	Commercial Core	Starts at (254,294E 9,860,579N m) on Waiyaki way, Muguga Green Road, Brookside Drive, Mwanzi Road, Peponi Road, River Mathari , the Southern edge of Karura Forest, Mathari River to the edge of deepsea at (256,650E 9,861,402N m), Mpaka Road, Parklands Road, Ojijo Road, Prof. Wangari Maathai Road and Chiromo Road/Expressway/Waiyaki Way.	Mixed use	30	80	2400	0.05	30	2400	0.2
								20	1600	0.1
								15	1200	0.05
								30 floors on a plot min. size of 0.2ha, 20 floors on 0.1ha and 15 floors on 0.05 ha. Subject to surrender for road widening, Subject to provision of adequate parking. **Infrastructure: To secure approvals for**		

								commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.		
	Rhapta Area	Waiyaki way/Nairobi Expressway, Nairobi River, along James Gichuru Road upto coordinates (252,306E 9,860,384N m) to follow the tributary to Nairobi river upto coordinates (252,820E 9,860,260N m), up north along Kanjata Road, Muthangari Drive to coordinates (253,083E 9,860,622N m) then back East to coordinates (252,500E 9,860,602N m) on James Gichuru Road and Up to Waiyaki Way.	High and medium density residential	20	50	1000	0.05	20	1000	0.2
								15	750	0.1
								10	500	0.05
								20 floors on a plot min. size of 0.2ha, 15 floors on 0.1ha and 10 floors on 0.05ha Subject to surrender for road widening, Subject to provision of adequate		

								parking. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**
	Kitisuru	Starts at Waiyaki RedHill Link Road, Getathuru River, Peponi Road, Mathare River, Lower Kabete Lane, Lower Kabete Road and Waiyaki RedHill Link Road, Getathuru River.	Low density residential	Single dwelling	35	50	0.1	No densification in comprehensive schemes and gated neighbourhoods. On plots fronting Peponi Road, minimum plot size of 0.05Ha per single dwelling unit subject to sewer connection and

								road widening		
	Lower Spring Valley	Starts at Thigiri Ridge Road, Getathuru river, Southern edge of Karura forest at (255,958E 9,861,761N m), upto the Edge upto at (255937.785E 9861751.538N), the South upto (255791.046E 9861491.587N) at the river, upto (255350.210E 9861582.584N) along Mathare River, Peponi Road, Mwanzi Road, Lower Kabete Road, Lower Kabete Lane, Mathare River, Peponi Road and Thigiri Ridge Road.	Residential	16	50	800	0.1	16	800	0.2
								16 floors on minimum plot size 0.1Ha on sewered, 0.2 Ha unsewered. For additional floors, will be considered based on plot size and adequate public participation. On plots fronting Peponi Road, minimum plot size of 0.05Ha per single dwelling unit subject to sewer connection and road widening.		

								Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.		
	Along Waiyaki Way	First row on either side of Waiyaki Way	Offices and Residentials	30	80	2400	0.05	30	2400	0.2
								20	1600	0.1
								15	1200	0.05

												30 floors on a plot min. size of 0.2ha, 20 floors on 0.1ha and 15 floors on 0.05ha, Subject to provision of adequate parking, No densification on comprehensive schemes and gated neighbourhood. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**

Eastleigh	**Mlango Kubwa/Hurum a/Mathare**	Starts at (260,065E 9,859,820N m) on Juja Road , Eastern and Southern Boundary (Eastleigh secion 3) of Moi Airbase, East along Nairobi river upto (260,569E 9,857,473N m)and North along Muratina street.	Residential	8	50	400	0.05	8	400	0.05
								7	350	0.03
								5	250	0.02
								8 floors on 0.05ha, 7 floors on 0.03ha, 5 floors on 0.02 ha and single dwelling below 0.02 ha Subject to clearance from relevant government agencies. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately**			

								developed infrastructure are also encouraged upon approval.			
	Eastleigh	Starts at (260,065E 9,859,820N m) on Juja Road , Eastern and Southern Boundary (Eastleigh secion 3) of Moi Airbase, East along Nairobi river upto (260,569E 9,857,473N m)and North along Muratina street.	Commercial and Residential	20	60	1200	0.05	20	1200	0.05
								7	420	0.03
								5	300	0.02
								20 floors on 0.05ha, 7 floors on 0.03ha, 5 floors on 0.02 ha and single dwelling below 0.02 ha Subject to provision of adequate parking, Developers encouraged to put up parking silos. Subject to clearance from relevant government agencies. **Infrastructure:**			

								To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.		
	Pangani	Starts at (259,026E 9,859,879N m) on Murang'a Road, along Mathare River, Muratina Street, General Waruinge street and DR. DW Griffin road	High and Low density residential	20	60	1200	0.05	20	1200	0.05
								7	420	0.03
								5	300	0.02

							20 floors on 0.05ha, 7 floors on 0.03ha, 5 floors on 0.02 ha and single dwelling below 0.02 ha Subject to provision of adequate parking, Developers encouraged to put up parking silos. Subject to clearance from relevant government agencies. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure**

								are also encouraged upon approval.
Woodley Kilimani	**Dennis Pritt Lower**	Area bound by Maalim Juma Rd, Lenana Rd, Ralph Bunche Rd, State House Rd, Aboretum Drive, Masonga Wai River, Kitale Ln, Dennis Pritt and Maalim Juma Rd. No densification on comprehensive schemes. Subject to clearance from relevant government agencies.No densification on comprehensive schemes. Subject to clearance from relevant government agencies.	Medium and low density residential	4	50	200	0.05	**Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**

				15	50	750	0.05	15	750	0.2
	Dennis Pritt Upper	Area bound by Kitale Ln, Dennis Pritt Rd, Cotton Avenue, Oloitoktok Rd, Arboretum Drive, Masonga Wai River and Kitale Ln.	High-density, medium and low residential					**Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**		
	Commercial Core	Starts at (253,301E 9,857,373N m) on Lenana Road, Rose Avenue, Kabarnet Road, Joseph Kangethe Road, Suna Road, Ngong Road, Kirichwa Road, Argwings Kodhek Road and Galana Road	Commercial, High density residential,	30	50	1500	0.05	30	1500	0.4
								25	1250	0.2
								20	1000	0.1
								15	750	0.05

								30 floors on 0.4ha, 25 floors on a plot min. size of 0.2ha, 20 floors on 0.1ha, 15 floors on 0.05ha, Subject to provision of adequate parking. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**		
	Ngong Road Area	The parcels of land abutting on either side of Ngong Road.	High density residential and	30	50	1500	0.05	30	1500	0.4
								25	1250	0.2

			commercial					20	1000	0.1	
								15	750	0.05	
											First row on either side of Ngong Road. 30 floors on 0.4ha, 25 floors on 0.2ha, 20 floors on 0.1ha, 15 floors on 0.05ha, Subject to provision of adequate parking. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also**

								encouraged upon approval.		
	Hurlingham	Starts at (254,746E 9,856,301N m) on Rose Avenue, Lenana Road, Ralphe Bunche Road, Valley Road and Ngong Road	High density residential, commercial	20	60	1200	0.05	20	1200	0.2
								15	900	0,1
								10	600	0.05
								20 floors on a plot min. size of 0.2ha, 15 floors on 0.1ha, 10 floors on 0.05ha, Subject to provision of adequate parking, No densification on comprehensive schemes, Subject to road widening structure plan. **Infrastructure: To secure approvals for**		

								commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.
	Lavington	Starts at (250,131E 9,857,383N m) on Gitanga Road, North East upto (250,493E 9,857,778N m) on Serenity road, upto (250,765E 9,857,896N m) on Amboseli Road , North upto (250,832E 9,859,509N m) on Nairobi River upto (253281.224E 9860006.363N m), Riverside Mews, Riverside Drive, West upto (253161.885E 9859736.916N) on Riverside Drive, Northern Boundary of Kenya High School, Northern Boundary of plots	Low-density residential, Offices	Single dwelling	50	100	0.05	Offices (4 floors) on the first row on either side of James Gichuru Rd between Gitanga Rd and Ole Nguroune Rd . No densification on comprehensive schemes

		abutting Dik Dik Gardens, upto (253722.465E 9859317.396N m), Dik Dik Gardens, upto (253696.908E 9859259.855N m) at the river, Upto (253944.808E 9859300.994N m) on the river, (253,783E 9,859,159N m) on and along Kirichwa Ndogo River, Muthangari Road, Muthangari Gardens and Gitanga Road.								
	Kileleshwa	Starts at (251,681E 9,857,330N m) on Muthangari Gardens, Muthangari Road, Kirichwa Ndogo River upto (255,331E 9,859,070N m) on Ring Road Kileleshwa, Ring Road Kileleshwa Road and Oloitoktok Road	High, medium and low density residential	30	50	1500	0.05	30	1500	0.4
								25	1250	0.2
								20	1000	0.1
								15	750	0.05
								30 floors on 0.4ha, 25 floors on 0.2ha, 20 floors on 0.1ha, 15 floors on 0.05ha, Subject to provision of adequate parking, No		

								densification on comprehensive schemes, Subject to road widening structure plan, **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval**		
	Riverside Drive	Starts at (253,286E 9,860,012N m) on and along Nairobi River, upto Museum Hill Roundabout at (256,472E 9,858,999N m), Masonga Wai River, Kirichwa Ndogo River upto (253,785E 9,859,161N m),	Residential, Offices	30	50	1500	0.05	30	1500	0.4
								25	1250	0.2
								20	1000	0.1

		North West on Dikdik Gardens upto (253782.084E 9859380.939N), along the Northern Boundary Edge of plots along Dik Dik Road, Northern Edge Boundary of Kenya High School, Riverside Drive, Riverside Mews and at(253,286E 9,860,012N m) on and along Nairobi River						15	750	0.05	30 floors on 0.4ha, 25 floors on 0.2ha, 20 floors on 0.1ha, 15 floors on 0.05ha, Subject to provision of adequate parking, No densification on comprehensive schemes, Subject to road widening structure plan, No densification on comprehensive schemes, **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification.**

								Privately developed infrastructure are also encouraged upon approval		
	Kilimani	Starts at (250,080E 9,857,369N m) on Gitanga Road, Oloitoktok Road, Cotton Avenue, Dennis Pritt Road, Maalim Juma Road, Lenana Road, Galana Road, Argwing Kodhek road, Kirichwa Road, Ngong Road and Naivasha road upto (249,994E 9,856,945N m), North West upto (249,940E 9,857,091N m), North East upto (250,021E 9,857,270N m) and North West at (249,960E 9,857,311N m) on Macharia road	High and Low density residential, Offices	20	50	1000	0.05	20	1000	0.2
								15	750	0.1
								10	500	0.05
								20 floors on min plot 0.2ha, 15 floors on min plot of 0.1ha and 10 floors on 0.05ha **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior**		

								to commencement of densification. Privately developed infrastructure are also encouraged upon approval. No densification on comprehensive schemes. Subject to road widening.		
	Woodley: Kabarnet gardens,Joseph Kangethe Estate, Jamuhuri Estates, Ngumo Estates, Magiwa Estates	Starts at (247,190E 9,855,181N m) on Ngong Road, Suna Road, Joseph Kangethe, Kabarnet Road, Kibera Road, Ngong Road, Raila Odinga Way, Ngong River, Motoine River upto Langata Link Road and Southern Bypass	Medium and Low density residential	20	50	1000	0.05	20	1000	0.2
								15	750	0.1
								10	500	0.05
								7	350	0.03
								5	250	0.02

							20 floors on min plot 0.2ha, 15 floors on min plot of 0.1ha, 10 floors on 0.05ha, 7 floors on 0.03ha, 5 floors for 0.02ha and above, 0.02 ha and below single dwelling. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval. No development in Ngong forest. No densificaton on**

								comprehensive schemes. Subject to road widening.		
Langata	**Commercial Core**	Starts at (256,983E 9,854,824N m) on Lang'ata Road, Mombasa Road/Nairobi expressway upto (258,615E 9,854,649N m), Muhoho Avenue upto (258,528E 9,854,373N m), Ole Shapara Avenue, Muhoho Avenue and Mai Mahiu Road	Mixed-use	15	50	750	0.05	15	750	0.05
								7	350	0.03
								15 floors for plots measuring 0.05 Ha and above and 7 floors for plots on 0.03 Ha, No densification on comprehensive schemes and gated neighbourhood, Subject Subject to clearance from relevant government		

								agencies. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval**		
	Madaraka	Starts at (255,871E 9,854,919N m) on Raila Odinga way, Railway line upto (257,719E 9,855,683N m) on Aerodrome Road, Mombasa Road/Nairobi expressway and Lang'ata Road	Medium and low density residential, Institutioal	15	50	750	0.05	No densification on comprehensive schemes and gated neighbourhood		
	South C	Starts at (254,637E 9,853,366N m) on Langata Road, Mai mahiu Road, Muhoho avenue, Ole shapara	High and Low density residential	15	50	750	0.05	15	750	0.05
								7	350	0.03

		avenue, Muhoho avenue, Mombasa Road/ Nairobi Expressway, Southern Bypass upto (255,116E 9,852,378N m), North at (254,944E 9,853,101N m) on Southern Bypass and Southern Bypass						15 floors for plots measuring 0.05 Ha and 7 floors on 0.03ha and below 0.02ha single dwelling, No densification on comprehensive schemes and gated neighbourhood, Subject to clearance from relevant government agencies. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also**

								encouraged upon approval.		
	Langata neighbourhoods, Jonathan Ngeno, National Housing Coorporation Estate	Starts at (251,982E 9,854,185N m) on Southern Bypass, Langata Road upto (252,519E 9,852,199N m) and then North along the edge of Ngong Forest	High, medium and Low density residential	15	50	750	0.05	15	750	0.1
								10	500	0.05
								7	350	0.03
								15 floors on 0.1ha, 10 floors for plots on 0.05 Ha and 7 floors on 0.03ha. No densification on comprehensive schemes and gated neighbourhood. **Infrastructure: To secure approvals for commensurate expansion of sewer, water,**		

								electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.		
	South B/ Plainsview	Start at (258,399E 9,855,140N m) on and along Ngong river, Likoni Road and Mombasa Road/Nairobi expressway	High and Low density residential	16	50	800	0.05	15	800	0.1
								10	500	0.05
								7	350	0.03
								16 floors on 0.1ha and 10 floors for plots on 0.05 Ha, No densification on comprehensive schemes and gated neighbourhood. **Infrastructure: To secure approvals for commensurate**		

								expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.
Makadara	**Hamza**	Start at (262,688E 9,856,490N m) on Jogoo Road, Nile Road upto (262,767E 9,856,899N m), North East upto (263,678E 9,857,145N m) on Rabai road and Jogoo Road.	Residential	7	50	350	0.01	As per Eastlands Urban Renewal Plan
	Jericho	Start at (262,687E 9,857,592N m)on Nile Road, North East to Rabai Road at (263,247E 9,858,100N m), Rabai Road upto (263,462E 9,857,626N m), South West upto (263,202E 9,857,508N m), North West (263,149E 9,857,600N m) around Ofafa Jericho High School,	Residential	16	35	560	0.04	As per Eastlands Urban Renewal Plan

		South West at (262,762E 9,857,418N m) on Nile road						
	Makongeni	Starts at (260,707E 9,856,897N m) on Jogoo road, Likoni Road, along the Railway Line upto (260,505E 9,856,066N m), North West upto(260,242E 9,856,458N m) and North East along Vijana Road	Residential	8	45	360	0.05	As per Eastlands Urban Renewal Plan
	Maringo	Starts at (262,102E 9,856,611N m) on Nyasa Road, Heshima Road upto (262,202.E 9,857,473N m), South East upto (262,260E 9,857,331N m),North East upto (262,579E 9,857,487N m), Nile Road and Jogoo Road.	Residential	16	35	560	0.04	As per Eastlands Urban Renewal Plan
	Buruburu	Starts at (263,439E 9,857,737N m) on Rabai road upto (263,447E 9,857,737N m) , North East upto (263,817E 9,857,900N m), North West upto Nairobi river at (263,224E 9,858,716N m), Nairobi	Residential	3	50	150	0.01	As per Eastlands Urban Renewal Plan

		River, Outering Road, Railway line and Outering Road and Jogoo road						
	Industrial area		Industrial	3	80	240	0.05	
	Uhuru Estate	Starts at (262,685E 9,857,596N m) on Nile Road, Ajuoga Road, Nairobi River upto (263,222E 9,858,710N m), South East to and along Buruburu Road upto (263,569E 9,858,367N m) then South West at (263,441E 9,857,735N m)on Rabai road	Residential	16	35	560	0.04	As per Eastlands Urban Renewal Plan
	Mbotela	Starts at (261,389E 9,856,756N m) on Jogoo Road, Railway line and Likoni Road.	Residential	16	35	560	0.04	As per Eastlands Urban Renewal Plan
	Pumwani	Starts at (260,156E 9,858,416N m) on General Waruingi Street, Muniami Street, Digo Road, Lamu Road, Munyema Street and Meru Road.	Residential			0	0.05	As per Eastlands Urban Renewal Plan

	Shauri Moyo	Starts at (259,666E 9,857,427N m) on Landhies Road, Sakwero Road, Kamukunji Road, Lamu Road, Nairobi River, First Avenue Eastleigh upto (261,026E 9,857,316N m), East upto (261,235E 9,857,321N m), South upto(261,248E 9,857,252N m), South West upto (261,171E 9,857,220N m), South East at (261,249E 9,856,960N m), South West upto (261,003E 9,856,900N m) on First Avenue Eastleigh and Jogoo Road	Residential	5	50	250	0.04	As per Eastlands Urban Renewal Plan
	Jerusalem	Starts at (262,272E 9,857,996N m) on Nairobi River upto (262,444E 9,858,045N m), Ajuoga Road, Nile Road upto (262,686E 9,857,591.34N m), South West upto (262,599E 9,857,510N m), North West upto (262,453E 9,857,607N m) on Wangu Avenue, North East upto (262,394E 9,857,869N m) and West upto (262,302E 9,857,841N m)	Residential	16	35	560	0.04	As per Eastlands Urban Renewal Plan

	Bahati	Start at (261,006E 9,857,383N m) on Nairobi River, Eldoret Road including the First Row West of this Road, Heshima Road, Nyasa Road, Jogoo Road, First Avenue Eastleigh upto (261,002E 9,856,902N m), North East upto (261,250E 9,856,962N m), North West (261,168E 9,857,223N m), North East upto (261,235E 9,857,320N m) and West upto (261,028E 9,857,314N m) on First Avenue Eastleigh	Residential	8	45	360	0.04	As per Eastlands Urban Renewal Plan
	Lumumba	Starts at (262,765E 9,856,894N m) on Nile road, upto (262,764E 9,857,416N m), North East upto (263,153E 9,857,601N m), South East upto (263,202E 9,857,507N m), North East upto(263,463E 9,857,624N m) on Rabai Road. South upto (263,685E 9,857,125N m) on Rabai Road.	Residential	16	35	560	0.04	As per Eastlands Urban Renewal Plan

	Kaloleni	Starts at (259,769E 9,857,083N m) on Jogoo Road, Vijana Road upto (260,239E 9,856,454N m), South East to the Railway at (260,508E 9,856,062N m), Railway line and Lusaka Road.	Residential	8	45	360	0.04	As per Eastlands Urban Renewal Plan		
Roysambu	**Githurai 44**	Starts at coordinates (265,122E 9,866,926N m) on Northern Bypass, Stream at (266,755E 9,867,873N m), along the stream to the Railway line at (268,244E 9,867,346N m), Thika Road/Kiambu County Boundary, to the second stream at (267,803E 9,866,407N m) and along this second stream to Northern Bypass.	High-density residential	12	50	600	0.05	12	600	0.05
								7	350	0.03
								5	250	0.02
								12 floors on 0.05 ha, 7 floors on 0.03ha, 5 floors on 0.02ha and below 0.02 ha single dwelling. Subject to provision of adequate parking, Developers encouraged to put up parking silos. **Infrastructure: To secure approvals for**		

								commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.			
	Kahawa West	Starts at (266,515E 9,867,715N m) on Kamiti Road, Boundary of Nairobi & Kiambu County, Northen Bypass, to the stream at (267,522E 9,869,519N m), the stream to (269,919E 9,868,643N m) on Thika Road, Thika Road to the railway, railway line upto (268,242E 9,867,345N m), the 2nd stream upto Northern Bypass and Northern Bypass	Medium and Low density residential	12	50	600	0.05	12	600	0.05
								7	350	0.03
								5	250	0.02
								12 floors on 0.05 ha, 7 floors on 0.03ha, 5 floors on 0.02 and below 0.02 ha single dwelling. No densification on comprehensive schemes, Subject to provision of		

								adequate parking, Developers encouraged to put up parking silos. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**		
	Kiwanja Area	Starts at (267,528E 9,869,521N m) on Northern Bypass, Boundary of Nairobi and Kiambu County, Thika Road upto (269,885E 9,868,661N m) and the stream	Medium and low denisty Residential	12	50	600	0.05	12	600	0.05
								7	350	0.03
								5	250	0.02

								12 floors on 0.05 ha, 7 floors on 0.03ha, and below 0.02 ha single dwelling. Subject to provision of adequate parking, Developers encouraged to put up parking silos. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**		
	Commercial Core	Starts at (264,296E 9,865,006N m) on Mirema	Residential, Commercial	15	60	900	0.05	15	900	0.05

		road, Mirema Drive, Kamiti road, Thika road, USIU road						7	420	0.03
								5	300	0.02
								15 floors for plots of 0.05ha and above, 7 floors on 0.03ha, 5 floors for plots of 0.02ha and for plots below 0.02ha Single dwelling, No densification on comprehensive schemes and gated neighbourhoods, Subject to provision of adequate parking, Developers encouraged to put up parking silos. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity,**			

								roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.
	Ridgeways	Starts at (260,048E 9,863,437N m) on Kiambu road, Boundary of Kiambu & Nairobi county, Kigwa Road, Ridgeways Lane, Garden Estate road, Balozi Estate road and Ruaraka river	Low-density residential area	Single dwelling	50	100	0.2	Commercial (2 Levels) on the first row on either side of Kiambu Road between Tala Road and Northern Bypass. Low density residential, No densification.
	Garden Estate	Starts at (260,830E 9,865,559N m) on Northern Bypass, Northern Bypass upto (262,344E 9,865,604N m), Garden Estate Road , Marurui Road upto (263,256E 9,863,777N m), South West upto (263,017E 9,863,508N m) on Garden Estate road , Garden Estate	Low-density residential area	Single dwelling	50	100	0.1	No densification

		road, Ridgeways lane upto (261,455E 9,863,997N m), Marurui road and Kigwa Road								
	Njathaini	Starts at (261,916E 9,866,975N m) on the Boundary of Nairobi and Kiambu county, along the Boundary of Nairobi and Kiambu county upto (266,223E 9,868,095N m), Kamiti road, Northern Bypass, South to Gatharaini River at (263,461E 9,866,978N m) and Gatharaini River	Low-density residential	Single dwelling	50	100	0.1	No densification		
	Safari Park	Starts at (262,954E 9,864,217N m) on New Garden estate rd upto (263,669E 9,864,499N m), USIU rd, Thika rd, Kobe road upto (264,321E 9,864,435N m) South West along the road upto (263,331E 9,863,683N m) and Marurui Road	Low-density residential	15	50	750	0.1	15	1000	0.2
								Low density residential, No densification on comprehensive schemes and gated neighbourhoods, Densification on first and second rows along thika		

								road to 15 floors on 0.2ha **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**
	USIU	Starts at (264,080E 9,866,360N m) on Northern Bypass, Mirema Drive, Mirema Road, USIU Road upto (263,669E 9,864,497N m), South West upto (263,446E 9,864,416N m) on Thome Second Avenue, North upto (263,431E 9,864,493N m) and North East to Northern Bypass	Medium and low density residential	12	50	600	0.2	No densification on comprehensive schemes and gated neighbourhoods

	Along Thika Road	Starts at (263,025E 9,863,025N m) on Ruaraka river, Balozi Estate road, Garden estate rd upto (263,016E 9,863,510N m) North East upto (263,254E 9,863,778N m) on Marurui rd, South upto (263,326E 9,863,686N m) on Marurui road , North East along the road upto (264,328E 9,864,445N m) on Kobe Road, Kobe Road and Thika road	High-density residential	20	50	1000	0.1	20	1000	0.2
								12	600	0.1
								Densification on first and second rows along thika road to 20 floors on 0.2ha and 12 floors on 0.1ha. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**		

	Thome	Starts at (262,341E 9,865,604N m) on Northern Bypass upto (264,076E 9,866,366N m), boundary of USIU upto Thome 2nd Avenue, New Garden Estate Road, New Marurui Road and Garden Estate Road.	Low-density residential	Single dwelling	50	50	0.1	No densification		
	Marurui (Block 139)	Starts at (262,141E 9,866,054N m) on the stream upto (263,647E 9,866,997N m), South West upto (263,489E 9,866,085N m) and West to the stream	Medium density residential	6	50	360	0.05	6	300	0.03
								3	150	0.02
								6 floors for plots of 0.03Ha and above, 3 floors for plots of 0.02Ha and for plots below 0.02Ha Single dwelling, Subject to provision of adequate parking, Subject to road surrender for road wideing, Developers encouraged to put up parking silos. **Infrastructure: To secure approvals for**		

								commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval		
	Marurui	Starts at (260,825E 9,865,550N m) on Kigwa Road, Kigwa road, Boundary of Nairobi & Kiambu County, Gatharaine River upto (262,917E 9,866,868N m), along the stream upto (262,144E 9,866,044N m), East upto (263,491E 9,866,087N m), North East upto (263,650E 9,866,996N m) on Gatharaine river, West along the River upto (263,455E 9,866,981N m) and Northern Bypass	Low-density residential	Single dwelling	50	100	0.1	No densification		
	Zimmerman	Starts at (265,369E 9,865,123N m) on Kamiti rd	Medium density	12	60	720	0.05	12	720	0.05

		upto (265,963E 9,866,956N m), Gatharaine River and Thika road	residential					7	420	0.03
								5	300	0.02
								12 floors on 0.05 ha, 7 floors on 0.03ha**,** 5 floors on 0.02 and below 0.02ha single dwelling. Subject to provision of adequate parking, Developers encouraged to put up parking silos. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure**			

								are also encouraged upon approval
Runda	**Runda**	Starts at (253,130E 9,864,740N m) on Boundary of Nairobi and Kiambu county, North East upto Karura river, North West upto (253,452E 9,865,621N m) on Ruaka Hill road, North East upto (254,139E 9,866,257N m) on Rui Ruaka river, Rui Ruaka river, Boundary of Nairobi & Kiambu county upto (254,952E 9,867,831N m), South West upto (259,087E 9,865,590N m) on Kiambu road, Kiambu road, Tala road upto (258,359E 9,864,418N m), South (258,266E 9,864,074N m) on Rui Ruaka river, Rui Ruaka River, Ruaka road, Limuru road and Redhill road	Low-density residential	Single dwelling	25	50	0.2	Exemption of existing shopping cenres

	Commercial Core	Starts at (254,003E 9,866,135N m) on Limuru road, North East upto (254,141E 9,866,259N m) on Rui Ruaka river, Rui Ruaka river, Banana Raini road, Boundary of Nairobi and Kiambu county upto (254,958E 9,867,839N m) and South East upto (255,241E 9,865,372N m) on Limuru Road	Mixed use	20	50	1000	0.2	Subject to development of a masterplan
	Gigiri/UN	Starts at (255,378E 9,865,211N m) on Limuru road, Ruaka road, Ruaka river upto (257,035E 9,864,702N m), Western edge of Karura forest upto (256,745E 9,862,454N m), Northern edge of Karura forest upto (255,480E 9,863,172N m), North upto (255,601E 9,863,433N m) on Limuru road and Limuru road	International organizations, embassies, low-density residential, offices	Single dwelling	25	50	0.2	Exemption of existing shopping cenres
				12	50	600	0.2	12 floors on the first row along Limuru Road at gate E of Karura Forest (-1.246427, 36.815463) upto Ruaka Road.
	Nyari/Kitisuru	Starts at (249,341E 9,863,150N m) on Boundary of Nairobi and Kiambu county, Boundary of Nairobi and Kiambu county , Redhill rd, Thigiri ridge rd upto (254,533E 9,863,523N m), along the stream upto	Low-density residential	Single dwelling	25	50	0.2	Exemption of existing shopping cenres.

		(253,024E 9,863,869N m) on Waiyaki Red Hill Link road, Waiyaki Red Hill Link road and the stream						
	New Muthaiga	Starts at (256,334E 9,861,686N m) on Southern boundary of Karura Forest, Southern boundary of Karura Forest upto (260,096E 9,861,203N m) on Kiambu rd, Kiambu road upto (259,998E 9,860,987N m) East upto (260,619E 9,860,880N m), Thika road upto (259,970E 9,860,584N m) Muratina street and Mathare River upto (256,355E 9,861,337N m)	Low-density residential	Single dwelling	25	50	0.2	Exemption of existing shopping cenres. On plots fronting Peponi Road, minimum plot size of 0.05Ha per single dwelling unit subject to sewer connection and road widening
	Old Muthaiga	Starts at (252,733E 9,862,762N m) on Waiyaki redhill link rd upto (253,020E 9,863,867N m), the stream upto Thigiri ridge rd, Red Hill rd upto (255,603E 9,863,424N m), South to the Northern edge of Karura forest at (255,479E 9,863,172N m), Western part of Karura	Low-density residential	Single dwelling	25	50	0.2	Minimum plot size on sewered plots to be 0.1Ha. Exemption of existing shopping cenres

		forest upto (254,415E 9,862,361N m) and Getathuru river						
Karen	**Karen (Hardy, Kuwinda, Karen C, Miotoni, Park Place Area)**	Starts at (252,008E 9,846,343N m) on Boundary of Nairobi & Kajiado County, along Boundary of Kiambu & Nairobi county , Dagoretti road upto (242,223E 9,856,812N m), South East along the stream upto (244,012E 9,856,118N m), North upto (244,059E 9,856,358N m) on Southern Bypass, Southern Bypass, Ngong Forest, Bomas of Kenya, Langata road, Langata South road, Bogani East road and Magadi road (Excluding Karen Triangle)	Low-density residential	Single dwelling	25	50	0.2	Exemption of designated shopping cenres and institutions

	Langata Road Corridor	First row of properties on both sides of Langata Road.	Mixed use	Single dwelling	25	50	0.2	**Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval**
	Galleria Area	Starts at (249,323E 9,850,269N m)on Lang'ata South Road, Lang'ata Road , Magadi Road and Bogani East road	Mixed use	4	50	200	0.2	**Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure**

								are also encouraged upon approval
	Karen Triangle	Starts at (244,879E 9,853,751N m) on Ngong Road, Karen road, Langata road upto (245,341E 9,853,169N m), East upto (244,917E 9,853,157N m), North upto (244,916E 9,853,264N m), West upto Tree Lane road at (244,703E 9,853,213N m), Tree Lane road, Ngong road, Windy Ridge, Link Road and Dagoretti Road	Mixed use	4	50	200	0.2	**Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval**
	Institutions(locate as per lpdp)		Institutional	3	25	75	10	Subject to submission of a masterplan, Refer to Planning Handbook on Educational Instittutions.

Dagoretti	**Dagoretti Corner Commercial**	Starts at (250,013E 9,855,992N m) Ngong road on the Railway line, Railway line upto (249,672E 9,856,291N m), North East along Wanyee road and Naivasha road/Dagoretti corner	Mixed use	20	60	1200	0.05	20	1200	0.1
								10	600	0.05
								7	420	0.03
								Plots of 0.1Ha and above 20 floors, 10 floors for plots on 0.05 ha and 7 floors on 0.03ha. subject to sewer and subject to road widening structure plan. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure**		

								are also encouraged upon approval			
	Kawangware Commercial	Starts at (248,568E 9,857,669N m) along Kawangware road, Gitanga road, Macharia road upto (249,952E 9,857,311N m), South East upto (250,021E 9,857,269N m), South West upto (249,941E 9,857,092N m), South East at (249,983E 9,856,946N m) on Naivasha road, Naivasha road, Kinyanjui road, Nyakinyua road, Kinyanjui road and Naivasha road	Mixed use	20	60	1200	0.05	20	1200	0.1	
								10	600	0.05	
								7	420	0.03	
								Plots of 0.1Ha and above 20 floors, 10 floors for plots on 0.05 ha, 7 floors on 0.03ha. subject to sewer and subject to road widening structure plan. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior**			

								to commencement of densification. Privately developed infrastructure are also encouraged upon approval
	Mountain View	Starts at (248,154E 9,860,112N m) on Waiyaki way, Waiyaki way upto (248,649E 9,860,122N m), Muiri road upto (248,522E 9,859,163N m), South West upto (248,333E 9,859,077N m) on Thiongo road, North West upto (248,005E 9,859,660N m), North East upto (248,154E 9,860,112N m) on Waiyaki way	Low density residential	Single dwelling	25	50	0.1	No densification
	Dagoretti Light Industrial	Starts at (242,218E 9,856,816N m) on Dagoretti Road , Railway line upto (244,632E 9,856,675N m), South West along the road upto (244,088E 9,856,457N m), South upto (244,027E 9,856,129N m) on the stream, along the stream upto (242,896E 9,856,482N m), North west to Dagoretti road	Inoffensive Light industrial, Low density residential, Agricultural	3	80	240	0.1	Light industrial on a minimum plot size of 0.1 ha. sewer and subject to road widening structure plan. **Infrastructure: To secure approvals for commensurate expansion of**

								sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval		
	Dagoretti	Starts at (242,466E 9,857,400N m) on Dagoretti road, Kikuyu road, Muhuri road, Waiyaki way,	Agricultural, Residential	16	50	800	0.05	16	800	0.1
								10	500	0.05

		Naivasha road, Kapenguria road, Waiyaki way upto (248,151E 9,860,117N m), South West upto (248,005E 9,859,659N m), South East upto (248,332E 9,859,077N m), North East upto (248,524E 9,859,165N m), Muiri road, Waiyaki Way upto (250,093E 9,860,163N m), South upto (250,097E 9,860,080N m), South East upto (251,250E 9,859,675N m), South West upto (251,210E 9,859,584N m) on Nairobi river, along Nairobi river upto (250,824E 9,859,502N m), South to Serenity road at (250,769E 9,857,896N m), along Serenity road upto (250,497E 9,857,780N m), South West to Gitanga road upto (250,122E 9,857,375N m), Gitanga road, Kawangware road, Naivasha road, Kinyanjui road, Nyakinyua road, Kinyanjui road, Naivasha road, Wanyee road upto (249,670E 9,856,293N m) on the Railway line, Railway line, Ngong road, Southern						Plots of 0.1Ha and above 16 floors, below 0.1ha 10 floors for plots on sewer and subject to road widening structure plan. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**

		Bypass upto (244,070E 9,856,357N m), North upto (244,087E 9,856,457N m), North East along the road upto (244,629E 9,856,664N m) on the Railway line and the Railway line						

Airport North	**Imara Daima Estate/Villa Franca**	Starts at (264,179E 9,853,241N m) on Tegla Lorupe road, Cosmas Ndeti Road, Amara lane, Railway line upto (263,626E 9,854,025N m) South East upto (263,869E 9,853,816N m), North East along Riara Spring road upto (264,047E 9,853,990N m), South East upto (264,268E 9,853,756N m), North East upto (264,392E 9,853,910N m), along the road South upto (264,613E 9,853,227N m) and West to Tegla Lorupe road	Medium and low density residential	12	50	600	0.05	12 floors on 0.1ha. No densification on comprehensive schemes

	Mukuru Kwa Njenga/ Mukuru kwa Reuben	Starts at (262,203E 9,854,601N m) on Ngong river, along Ngong river upto (264,709E 9,855,298N m), South to Quarry road at (264,865E 9,855,010N m), along Quarry road upto (264,757E 9,854,791N m), South upto (265,302E 9,853,931N m), North East upto (265,468E 9,854,041N m), along Kware Plot 10 Pipeline road upto (265,746E 9,853,598N m), North East upto (265,875E 9,853,680N m), Kenya BuildersTransami road, Airport North road,Catherine Ndereba road upto (265,234E 9,853,344N m), South West upto (264,893E 9,853,128N m), North West along the road upto (264,614E 9,853,231N m), North along the road upto (264,392E 9,853,913N m), South West upto (264,269E 9,853,756N m), North West along the road upto (264,044E 9,853,991N m), along Riara Spring road upto (263,866E 9,853,820N m), North West to the Railway	Medium and low density residential	8	50	400	0.05	Exemption of affordable and social housing by the national and county government

		line upto (263,615E 9,854,029N m), along the Railway line upto (263,575E 9,853,961N m), North West upto (263,166E 9,854,231N m), South West upto Gatoto road at (263,048E 9,854,064N m) and Gatoto road								
	Pipeline	Starts at (265,123E 9,855,497N m) on Outering Road, Outering road upto	High-density residential, Regularizati	10	50	500	0.05	0.04		250

		(266,144E 9,853,854N m), South West upto (265,747E 9,853,598N m), Kware Plot 10 Pipeline road upto (265,465E 9,854,045N m), South West upto (265,299E 9,853,933N m), North West upto (264,755E 9,854,787N m), along Kware road upto (264,865E 9,855,010N m), North West to Ngong River at (264,711E 9,855,291N m) and Ngong River	on					**Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval**		
	Fedha Estate	Starts at (265,844E 9,854,709N m) on Fedha Road, along Fedha road upto (266,205E 9,854,840N m), South East upto (266,544E 9,854,307N m), South West upto (266,224E 9,854,101N m) and Fedha Mosque road	Low density	Comprehensive	50	100	0.05	Comprehensive schemes		
	Tassia I/II	Starts at (266,149E 9,853,852N m) on Outering Road, Ngong river, Jacaranda Embakasi Garrison road upto (267,940E 9,856,158N m),	High and medium density residential, Regularization	10	50	500	0.05	10	500	0.05
								7	350	0.03
								5	250	0.02

		South West upto (266,626E 9,855,550N m), Fedha road upto (266,710E 9,855,317N m), South East upto (267,217E 9,854,518N m) and South West upto (266,161E 9,853,848N m) on Outering road,						10 floors on 0.05ha, 7 floors on 0.03ha, 5 floors on 0.02ha, below 0.02ha single dwelling. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval**

	Airport North Industrial	Starts at Southern Bypass at (260,002E 9,853,148N m), Likoni Road, Ngong river, Gatoto road upto (263,051E 9,854,064N m), North East upto (263,172E 9,854,238N m), South East upto to the Railway line (263,576E 9,853,963N m), Railway line, Amara lane, Tegla Lorupe road upto (264,180E 9,853,246N m), East along the road upto (264,884E 9,853,136N m), North East to Catherine Ndereba road at (265,233E 9,853,342N m), Catherine Ndereba road, Airport North road, Kenya Builders Transami road upto (265,882E 9,853,690N m), North East upto Road to Utawala Academy at (267,921E 9,854,933N m), Road to Utawala Academy upto (267,861E 9,855,005N m), North East upto (268,094E 9,855,160N m), North East along the road upto (268,151E 9,855,540N m), Simba Villa Jua Kali road, Jacaranda Embakasi Garrison road, Airport North road, Shreeji road upto	Industrial	3	80	240	0.05	**Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval**

		(267,272E 9,853,838N m), South West to Airport South road at (266,483E 9,853,336N m), Airport South road upto (266,534E 9,853,199N m), South West to Mombasa road at (265,320E 9,852,442N m), Mombasa road upto (265,832E 9,851,969N m), South West upto (263,950E 9,851,003N m) on Nairobi National park and the boundary of Nairobi National park						
	Embakasi Village	Starts at (267,939E 9,856,163N m) on Jacaranda Embakasi Garrison road upto	Low density residential	4	50	200	0.05	No densification on comprehensive schemes

		(268,551E 9,855,323N m), Simba Village Wakali road upto (268,151E 9,855,541N m), South along the road upto (268,090E 9,855,162N m), South West upto (267,869E 9,855,001N m) on Road to Utawala Academy, Road to Utawala Academy upto (267,915E 9,854,935N m), South West upto (267,483E 9,854,683N m), North West upto (267,176E 9,855,167N m), North East along Embakasi road upto (267,629E 9,855,402N m), North upto (267,565E 9,855,825N m), North East upto (267,801E 9,855,912N m)and North upto (267,743E 9,856,093N m)						**Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval**
	Nyayo Estate	Starts at (266,705E 9,855,315N m) on Kwa ndege street upto (266,627E 9,855,553N m), North East upto (267,744E 9,856,096N m), South upto (267,805E 9,855,912N m), West upto (267,582E 9,855,814N m), South West upto (267,633E 9,855,404N m), South West upto (267,170E 9,855,172N	Medium and low density residential	4	50	200	0.05	No densification

		m), South East upto (267,480E 9,854,681N m) and South West upto (267,216E 9,854,518N m)								
Donholm	**Donholm**	Starts at (264,965E 9,856,817N m) on Manyanja road, Kayole spine road, ngong river upto (265,902E 9,855,807N m), North West upto (265,729E 9,856,110N m), South West upto (265,432E 9,855,947N m), Savannah road, Donholm road upto (265,230E 9,856,296N m), North West upto (265,005E 9,856,597N m) and along 5th Lane upto (264,950E 9,856,736N m)	Medium density residential	15	50	750	0.05	15	750	0.1
								10	500	0.05
								7	350	0.03
								5	250	0.02
								15 floors on 0.1ha, 10 floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02 and below 0.02ha single dwelling. **Infrastructure: To secure approvals for commensurate**		

								expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.		
	Umoja III /KCC	Starts at (264,330E 9,858,584N m) on the Railway Line, Railway line upto (265,606E 9,860,740N m), Dandora road upto (266,296E 9,859,420N m) and Kangundo road	Commercial cum residential	15	50	750	0.05	15	750	0.1
								10	500	0.05
								7	350	0.03
								5	250	0.02
								15 floors on 0.1ha, 10 floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02 and below 0.02ha single dwelling. **Infrastructure: To secure approvals for**		

								commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.		
	Kayole	Starts at (266,620E 9,858,108N m) on Kayole Spine rd, Vision Avenue, Ngong River,and Kayole spine road	Medium density residential	15	50	750	0.05	15	750	0.1
								10	500	0.05
								7	350	0.03
								5	250	0.02
								15 floors on 0.1ha, 10 floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02 and below 0.02ha single dwelling. **Infrastructure: To secure**		

								approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.		
	Komarock	Starts at (266,490E 9,859,592N m) on Kangundo rd, Vision Avenue, Kayole Spine road upto (267,066E 9,858,498N m), North West to Kangundo road	Comprehensive scheme	15	50	750	0.05	15	750	0.1
								10	500	0.05
				Single dwelling				7	350	0.03
								5	250	0.02
								15 floors on 0.1ha, 10 floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02 and below 0.02ha single dwelling. No densification in		

								comprehensive schemes. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**
	Nassra Estate	Starts at Kangundo Road at (266,029E 9,859,226N m), upto (266,485E 9,859,595N m), South East to Kayole Spine road at (267,076E 9,858,509N m), Kayole Spine road and Kayole Spine Road	Comprehensive scheme	Single dwelling	50	50	0.05	Along Kayole Spine Road, Existing 18m wide road and designated commercial node 5 floors and the rest single dwelling. **Infrastructure: To secure approvals for commensurate**

								expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval			
	Saika	Starts at Kangundo road at (267,213E 9,860,425N m), North West upto (267,006E 9,860,959N m), North East to Komarock road at (267,115E 9,861,001N m), Komarock road upto (267,201E 9,861,004N m), North upto (267,135E 9,861,312N m), North East upto (267,665E 9,861,558N m), North West to the Railway line upto (267,501E 9,861,975N m), Railway line and Donna Hills primary School Road	Industrial residential	8	50	400	0.05	8	400	0.05
								7	350	0.03	
								5	250	0.02	
								8floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02 and below 0.02ha single dwelling. No densification on comprehensive schemes and gated neighbourhood.			

								Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval		
	Umoja I, Umoja II, Umoja Innercore & Tena	Starts at (264,776E 9,856,880N m) on Outering road, Kangundo road, Kayole Spine road and Manyanja road	Medium and low density residential	15	50	750	0.05	15	750	0.1
								10	500	0.05
								7	350	0.03
								5	250	0.02

								15 floors on 0.1ha, 10 floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02 and below 0.02ha single dwelling. No densification in comprehensive schemes. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**		
	Njiru	Starts at (268,162E 9,860,798N m) on Kangundo road, Donna Hills Primary School road,	Medium and low density residential	15	50	750	0.05	15	750	0.1
								10	500	0.05

		Railway line to Nairobi River upto (272,811E 9,862,284N m), South West upto (273,480E 9,860,424N m), West upto Ngong River at (271,044E 9,860,535N m), Ngong River upto (269,266E 9,859,883N m), North West to Kayole Spine Road at (268,913E 9,860,716N m) and Kayole Spine Road						7	350	0.03
								5	250	0.02
								15 floors on 0.1ha, 10 floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02 and below 0.02ha single dwelling. No densification in comprehensive schemes. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged**			

								upon approval.		
	Mowlem Commercial Core	Starts at (266,303E 9,859,422N m) on Dandora Road, Railway line upto (267,503E 9,861,976N m), South East to Donna Hills Primary School Road at (267,566E 9,861,821N m), Donna Hills Primary School Road upto (267,664E 9,861,559N m), South West upto (267,132E 9,861,311N m), South to Komarock road, West upto (267,003E 9,860,964N m), South to Kangundo road at (267,214E 9,860,425N m) and Kangundo Road	Mixed use	15	50	750	0.05	15	750	0.1
								10	500	0.05
								7	350	0.03
								5	250	0.02
								15 floors on 0.1ha, 10 floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02ha. No densification in comprehensive schemes. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior**		

								to commencement of densification. Privately developed infrastructure are also encouraged upon approval.		
	Donholm Commercial Core	Starts at (265,136E 9,855,511N m) on Outering road , Jogoo Road upto (264,966E 9,856,806N m), South West upto (264,950E 9,856,735N m), along 5th Lane upto (265,040E 9,856,624N m), Donholm Primary School Access Road 2, Donholm Road upto (265,089E 9,856,188N m), Savannah Road upto (265,432E 9,855,949N m), Lower Donholm road upto (265,729E 9,856,109N m), South East to Ngong River at (265,905E 9,855,800N m) and Ngong River	Mixed use	15	50	750	0.05	15	750	0.1
								10	500	0.05
								7	350	0.03
								5	250	0.02
				15	60	900	0.05	15 floors on 0.1ha, 10 floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02ha. No densification in comprehensive schemes. **Infrastructure: To secure approvals for commensurate expansion of**		

								sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.		
Dandora	**Dandora Phase 1-5**	Starts at (264,398E 9,860,419N m) on Komarock road, Nairobi River , Railway line and Komarock road	Medium and low density residential	10	50	500	0.05	No densification		
	Kariobangi	Starts at (263,899E 9,861,793N m) on Outering rd, Mathare river upto (264,858E 9,861,787N m), South upto (264,850E 9,861,524N m) on Kamunde rd, along Kamunde road upto (264,749E 9,861,402N	Medium and low density residential	8	50	400	0.05	8	400	0.05
								7	350	0.03
								5	250	0.02

		m), South East upto (264,881E 9,861,302N m), South West upto (264,695E 9,861,097N m) on Market road, Market road and Nairobi river		8	50	400	0.05	8floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02. For plots below 0.02ha single dwelling. No densification on comprehensive schemes and gated neighbourhood. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval**		
	Baba Dogo	Starts at (262,635E 9,862,323N m) on Thika	Industrial, Residential	8	50	400	0.05	8	400	0.05

		road, Rui Ruaka River, Baba Dogo road, Mathare river and Outering road						7	350	0.03
								5	250	0.02
								8floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02. For plots below 0.02ha single dwelling. No densification on comprehensive schemes and gated neighbourhood. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also**			

								encouraged upon approval		
	Commercial Core	Starts at (265,550E 9,860,820N m) on Komarock road, Komarock rd, Railway line upto (265,599E 9,860,729N m) and Umoja 3 Dandora road	Mixed use	15	50	750	0.05	15	750	0.1
								10	500	0.05
								7	350	0.03
								5	250	0.02
								15 floors on 0.1ha, 10 floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02ha. No densification in comprehensive schemes. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity,**		

								roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.		
	Korogosho/ Kariadudu/ Ngomongo	Starts at (264,365E 9,860,458N m) on Market road, Market road upto(264,769E 9,861,048N m), North West upto (264,698E 9,861,102N m), North East upto (264,881E 9,861,302N m), North West upto (264,748E 9,861,404N m), along Kamunde road upto (264,866E 9,861,540N m), North to Mathare river, Mathare river and Nairobi river	Low density residential	5	60	300	0.05	As per Kenya Informal Settlements Improvement Project (KISIP)		
	Civil servants	Starts at (264,040E 9,860,135N m) on Nairobi river, Nairobi river, Komarock road, Umoja 3 Dandora road, Railway line and Outering road	Medium and low density residential	8	50	400	0.05	8	400	0.05
								7	350	0.03

								5	250	0.02
								8floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02. For plots below 0.02ha single dwelling. No densification on comprehensive schemes and gated neighbourhood. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval**		

	Lucky summer	Starts at (265,245E 9,863,022N m) on Rui Ruaka river, Rui Ruaka river, Nairobi river, Mathare river and Baba Dogo road	Medium and low density residential	8	50	400	0.05	8	400	0.05
								7	350	0.03
								5	250	0.02
								8floors on 0.05 ha, 7 floors on 0.03ha and 5 floors on 0.02. For plots below 0.02ha single dwelling. No densification on comprehensive schemes and gated neighbourhood. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed**			

								infrastructure are also encouraged upon approval		
Kasarani	**Clayworks**	Starts at (266,708E 9,865,916N m) on Thika Road, Gatharaini river upto (268,684E 9,865,432N m), South West along City Chicken road, Kasarani Mwiki road and Seasons road	Medium and low density residential	12	50	600	0.05	12	600	0.05
								7	350	0.03
								5	250	0.02
								12 floors on 0.05ha, 7 floors on 0.03ha, 5 floors for plots on 0.02 Ha and above. Subject to road surrender for road widening, No densification on comprehensive schemes, Subject to provision of adequate parking, Commercial use		

								on the first row abutting Kasarani Mwiki Road, Developers encouraged to put up parking silos. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**		
	Industrial	Starts at (269,786E 9,862,769N m) on Railway	Industrial. Low denisty	2	80	160	0.05	2	160	0.2

		line, Gatharaini river, Eastern Bypass and Nairobi River	residential					For heavy industrial min. plot of 0.4 Ha and Light industrial 0.05 Ha. No densification on comprehensive schemes, controlled areas and gated communities. No offensive industrial close to residential areas. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged**

								upon approval.			
	Sunton/ Hunters/Mwiki	Starts at (263,045E 9,863,063N m) onThika road, Baba dogo road and Rui Ruaka river	Mixed Use(Residential, Public Purpose, Commercial and Light Industrial)	10	50	500	0.05	10	500	0.05	
								7	350	0.03	
								5	250	0.02	
								10 floors on 0.05ha, 7 floors on 0.03ha, 5 floors for plots on 0.02 Ha and above Subject to road surrender for road widening, Subject to provision of adequate parking, Developers encouraged to put up parking silos No			

								densification on comprehensive schemes. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval**.		
	Ruaraka/ Ngumba/ Drive in	Starts at (263,045E 9,863,063N m) onThika road, Baba dogo road and Rui Ruaka river	Mixed Use(Residential, Commercial and Light Industrial)	12	50	600	0.05	12	600	0.05
								7	350	0.03
								5	250	0.02

							12 floors on 0.05ha, 7 floors on 0.03ha, 5 floors for plots on 0.02 Ha(PR) and above Subject to road surrender for road widening, Subject to provision of adequate parking, No densification on comprehensive schemes, **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged**

								upon approval.			
	Commercial Core	Starts at (264,769E 9,864,525N m) onThika road , Seasons road, Kasarani-Mwiki road upto (268,398E 9,864,185N m), South West upto (267,979E 9,863,024N m) on Nairobi river, Rui Ruaka river and Baba dogo road	Mixed Use	12	60	720	0.05	12	720	0.05
								7	420	0.03
								5	300	0.02
								12 floors on 0.05ha, 7 floors on 0.03ha, 5 floors for plots on 0.02 Ha and above Subject to road surrender for road widening, Subject to provision of adequate parking. **Infrastructure: To secure approvals for commensurate**		

								expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.
Ruai	**Kamulu**	Starts at (278,037E 9,858,937N m) on Kangundo road upto (281,212E 9,858,644N m), North East along the road upto (281,397E 9,859,161N m), North East upto (287,255E 9,861,740N m) on the Boundary of Nairobi & Machakos county, along Boundary of Nairobi & Machakos county upto (276,822E 9,858,727N m), Utawala stage 26 road and Cedar road	Low density residential Agriculture	4	50	200	0.05	No densification

		Ruai - Residential	Starts at (272,808E 9,862,296N m) on Nairobi river, Boundary of Nairobi and Kiambu county upto (287,436E 9,861,777N m) , South West upto (281,389E 9,859,162N m), South West upto (281,218E 9,858,638N m) on Kangundo road, Kangundo road upto (277,128E 9,859,391N m), Motherly care road, Ruai Loop Kdo road upto (277,142E 9,860,035N m), South West upto (276,949E 9,859,931N m), North West upto (276,409E 9,860,218N m), North West upto (275,903E 9,861,125N m) on Eastern Bypass, South West upto (274,989E 9,860,356N m) on Kangundo road, Kangundo road upto (273,139E 9,861,396N m) and North West to Nairobi river at (272,803E 9,862,284N m)	Low density residential Agriculture	4	50	200	0.05	No densification		
		Commercial Core	Starts at (275,910E 9,861,124N m) on Eastern	Mixed-use,	10	50	500	0.1	0.04		250

			Bypass, South East upto (276,406E 9,860,210N m), South East upto (276,950E 9,859,930N m), Ruai Loop Kdo road, Motherly Care road, Kangundo road upto (276,858E 9,859,551N m), South West upto (276,613E 9,859,269N m), Councellers road upto (275,365E 9,859,693N m), North West upto (274,682E 9,860,094N m)					Mixed Use; multi dweling and light industrial subject to clearance from relevant government agencies. .0.05ha on sewered and 0.05 and below 5 floors unsewered. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**

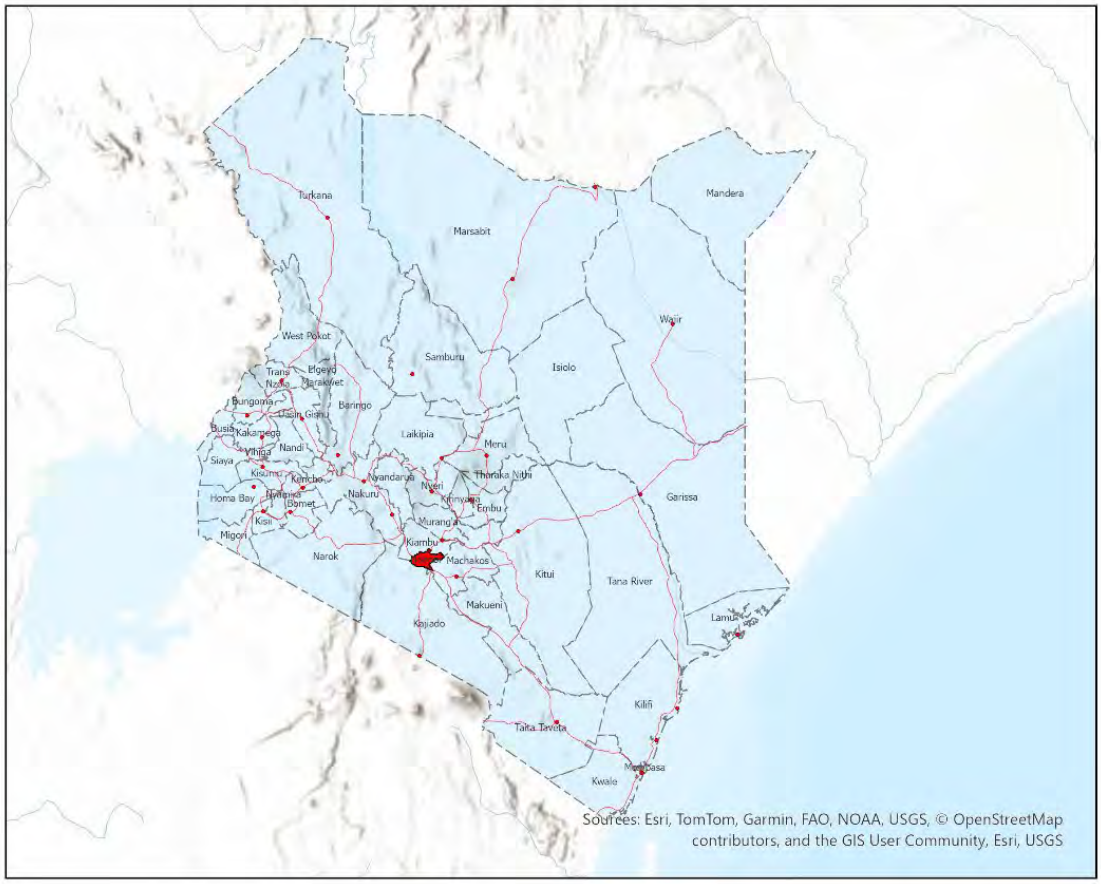
		Ruai Industrial	Starts at (276,199E 9,862,283N m) on Eastern bypass, Gatharaine and Nairobi river	Residential, Light Industrial and Agricultural	3	60	180	0.4	3	180	0.4
									3 floors for residential on 0.05Ha		
		Mihang'o	Starts at (271,251E 9,857,015N m) on Eastern bypass, North West upto (270,136E 9,860,036N m) on Ngong river, Ngong river upto (271,047E 9,860,527N m), West upto (273,488E 9,860,432N m), North west to Kangundo road at (273,128E 9,861,381N m), Kangundo road upto (274,990E 9,860,353N m), South West upto (274,688E 9,860,092N m) and South East to Eastern Bypass at (275,203E 9,859,764N m)	Medium and low-density residential	10	50	500	0.05	10	500	0.05
									7	350	0.03
									5	250	0.02
									10 floors on 0.05ha, 7 floors on 0.03ha, 5 floors on 0.02ha and single dwelling for plots 0.02ha. Subject to road surrender for road widening, Subject to provision of adequate parking, Developers encouraged to put up parking silos No		

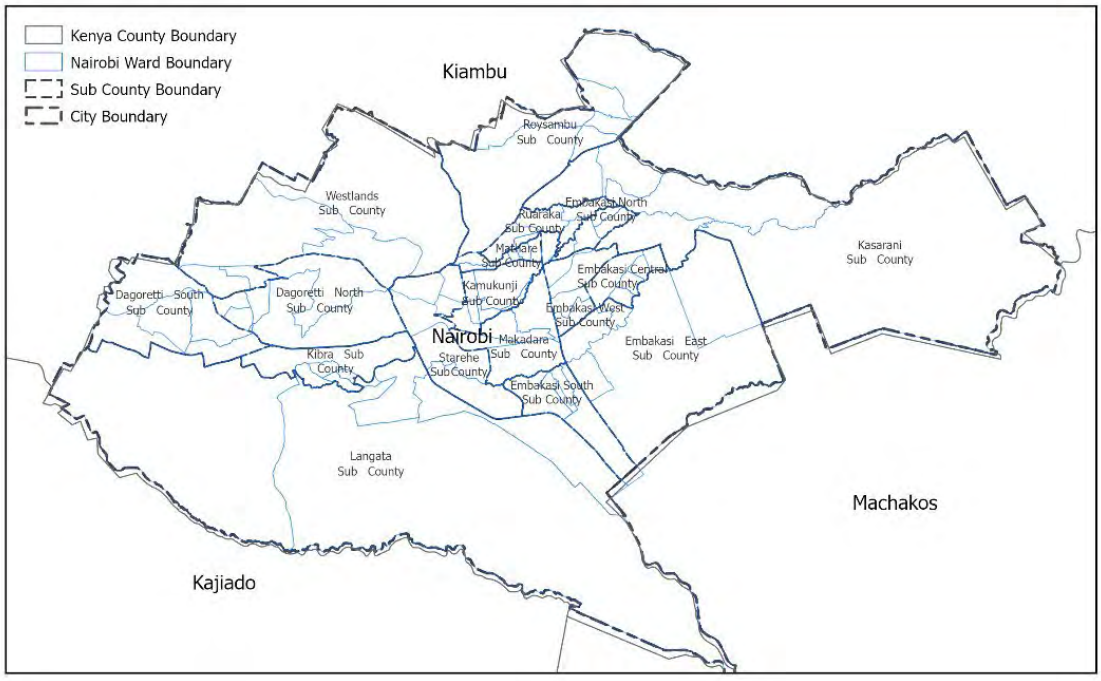
									densification on comprehensive schemes. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**
		Githunguri	Starts at (274,130E 9,858,767N m)on Eastern Bypass upto (275,218E 9,859,776N m), South East upto (275,357E 9,859,666N m), Councellers road, Kangundo road, Cedar road, Utawala stage 26 road upto (276,821E 9,858,729N m), South east upto (276,990E 9,858,274N m), Boundary of Machakos and Nairobi	Low-density residential	Single dwelling	50	100	0.05	No densification

			county and Fahari Kincar road								
		Utawala	Starts at (273,186E 9,858,223N m) on Eastern Bypass, Fahari Kincar road and Utawala Githunguri road upto (273,994E 9,857,126N m)	Medium and low-density residential	10	50	500	0.05	10	500	0.05
									7	350	0.03
									5	250	0.02
					10	50	100	0.05	10 floors on 0.05ha, 7 floors on 0.03ha, 5 floors on 0.02ha and single dwelling for plots 0.02ha. Subject to road surrender for road widening, Subject to provision of adequate parking, Developers encouraged to		

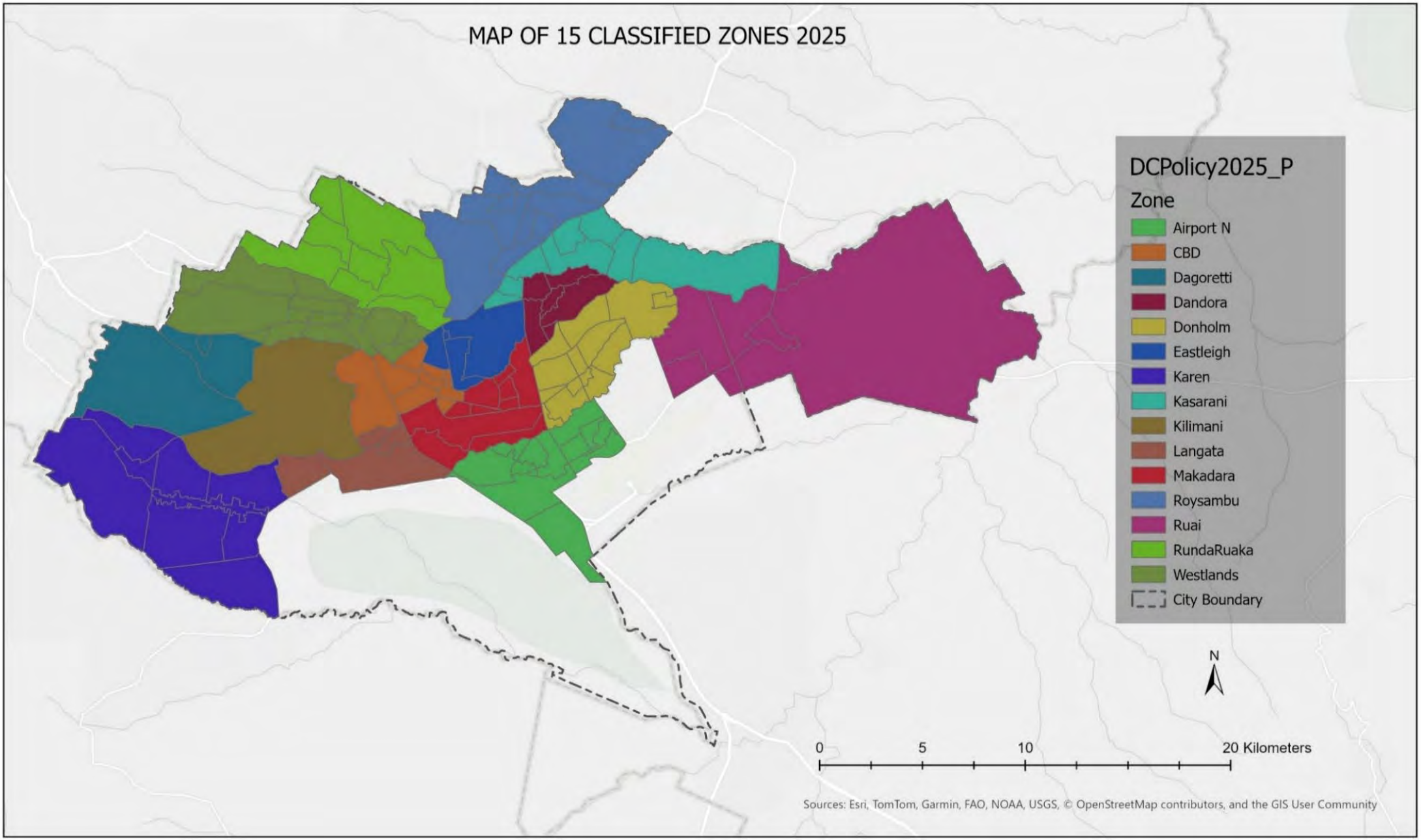
											put up parking silos No densification on comprehensive schemes. **Infrastructure: To secure approvals for commensurate expansion of sewer, water, electricity, roads by utility providers prior to commencement of densification. Privately developed infrastructure are also encouraged upon approval.**

ANNEX 3 - Nairobi City County Zonal Maps

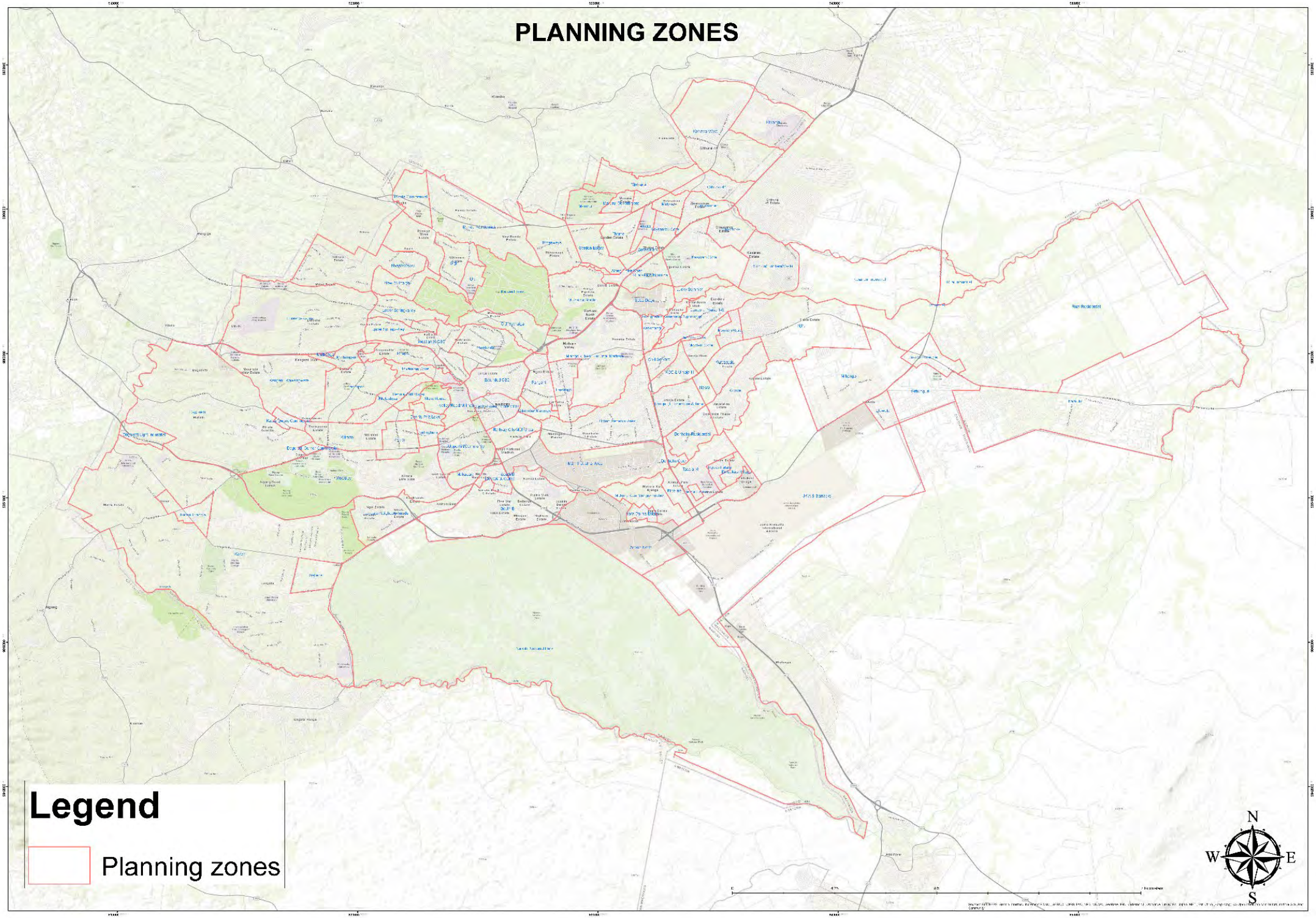


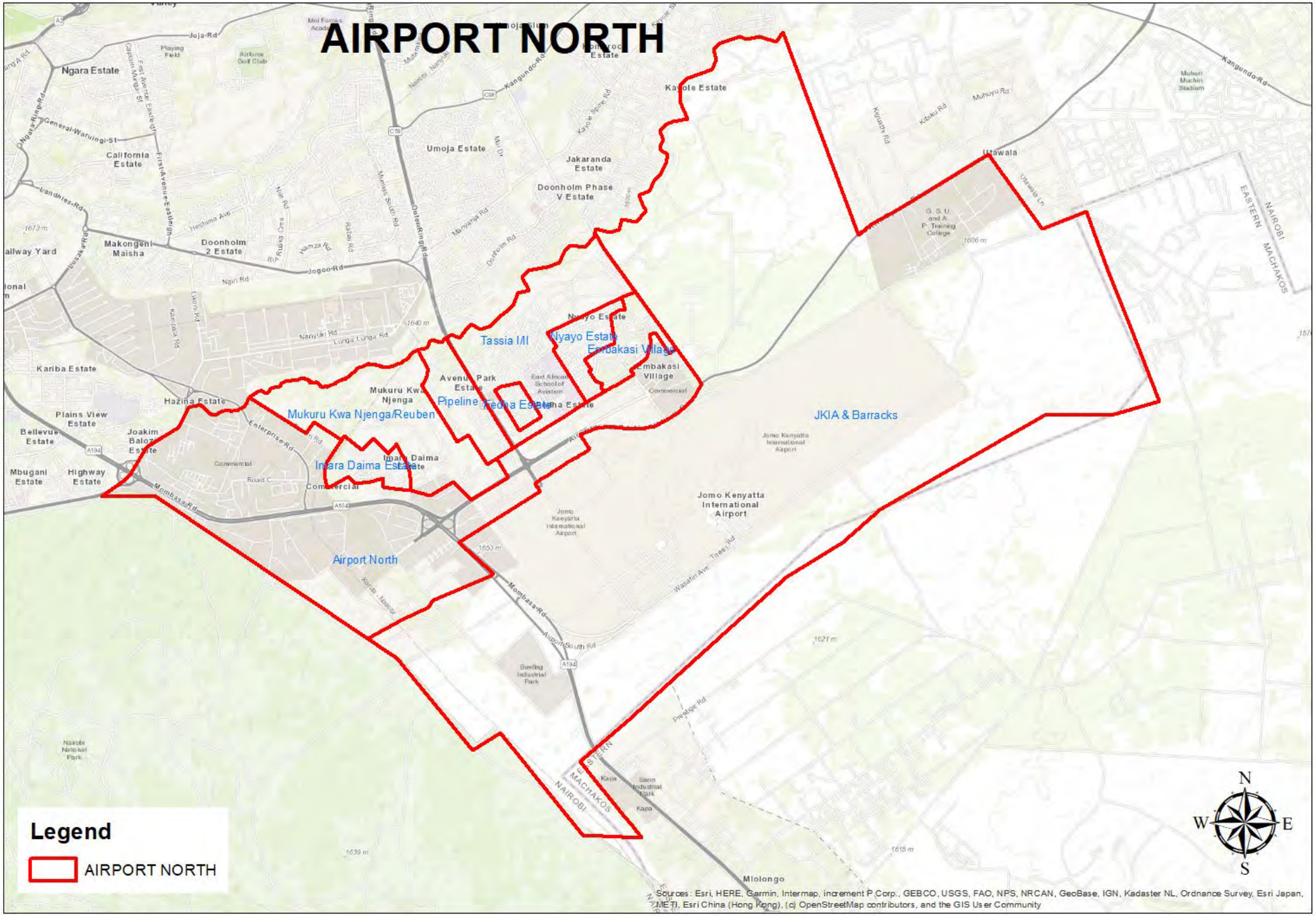


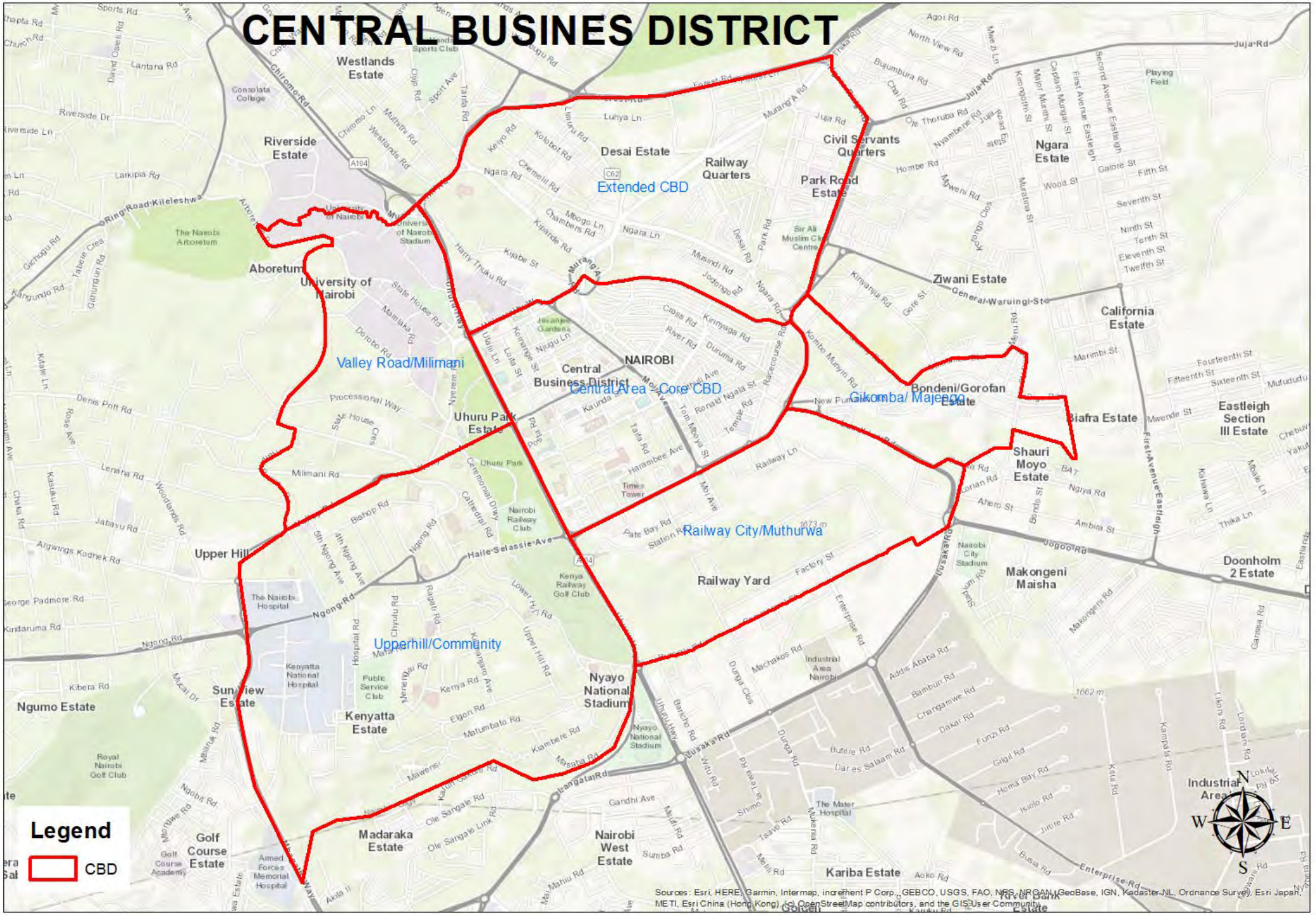
Nairobi County Contextual Map

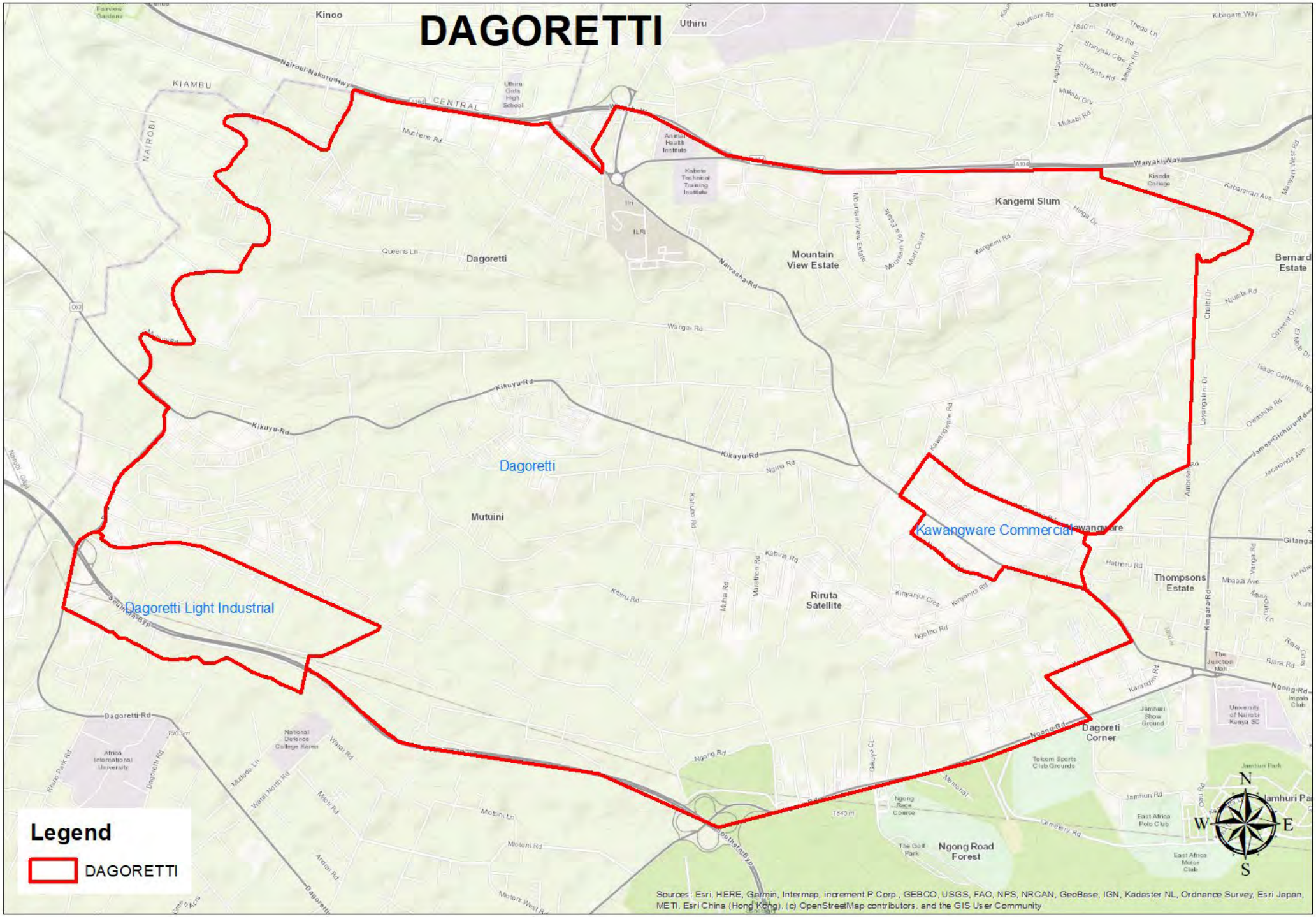

MAP OF 15 CLASSIFIED ZONES 2025
DCPolicy2025_P
Zone
Airport N
CBD
Dagoretti
Dandora
Donholm
Eastleigh
Karen
Kasarani
Kilimani
Langata
Makadara
Roysambu
Ruai
RundaRuaka
Westlands
City Boundary
N
0
5
10
20 Kilometers
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

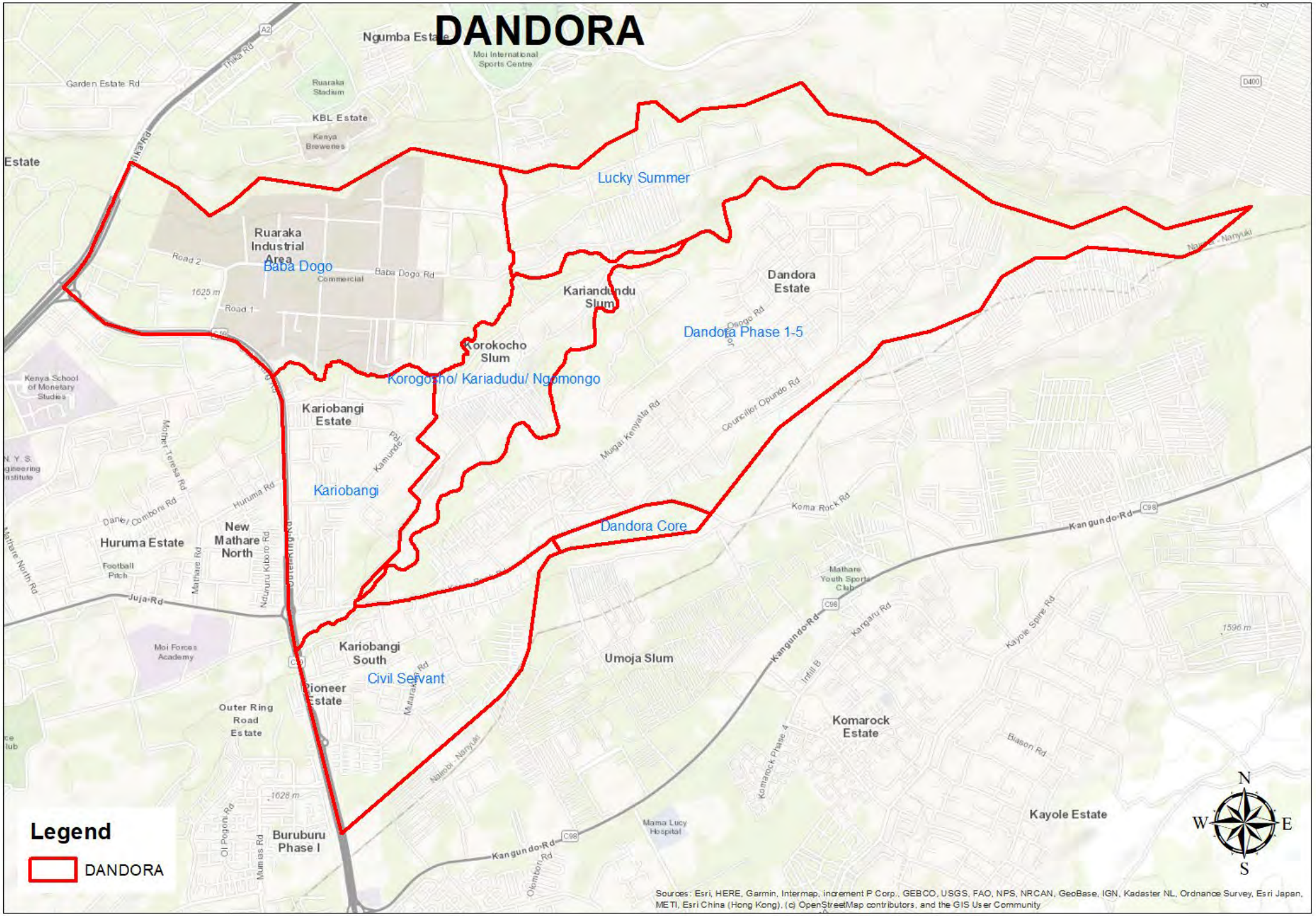
PLANNING ZONES

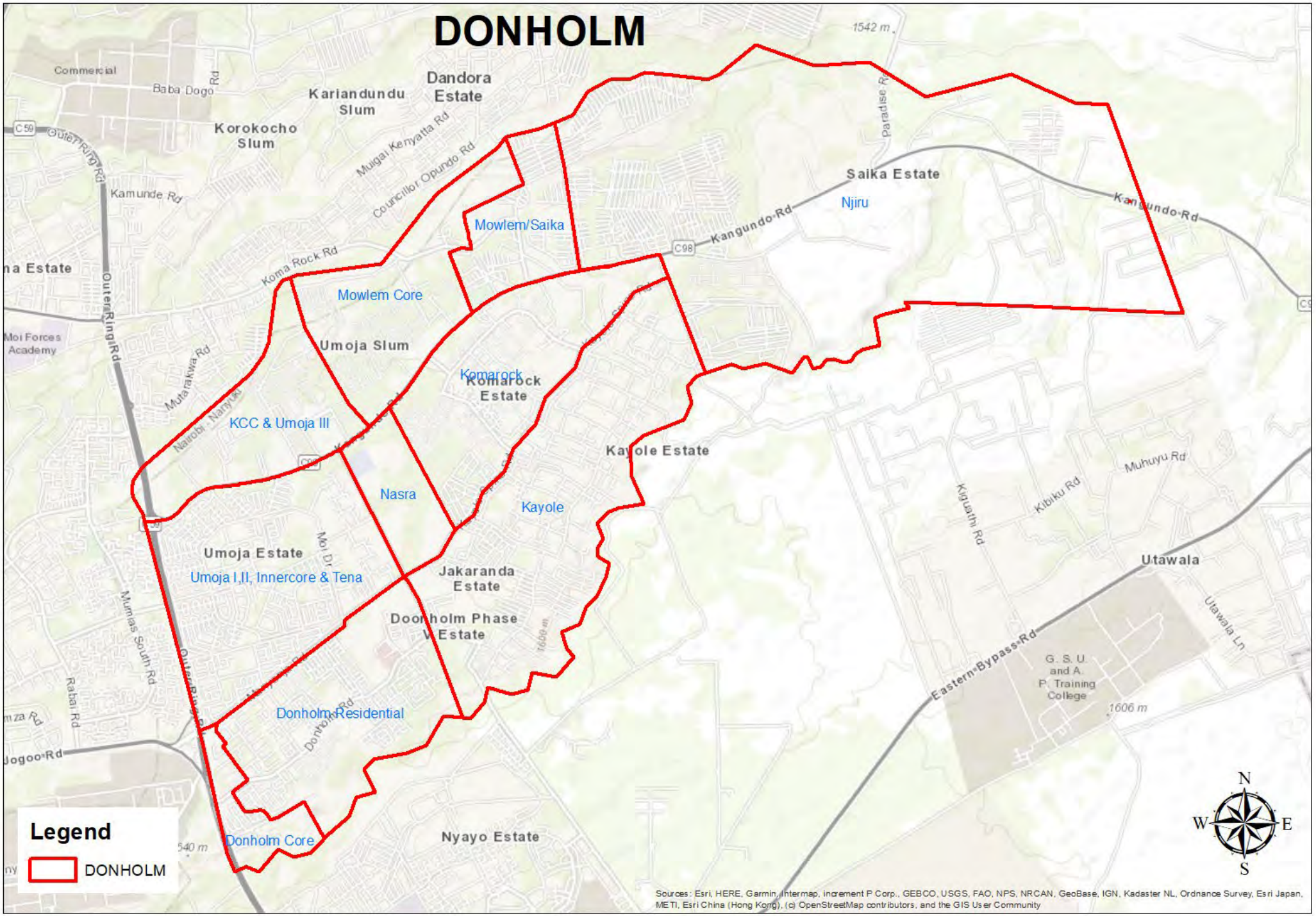


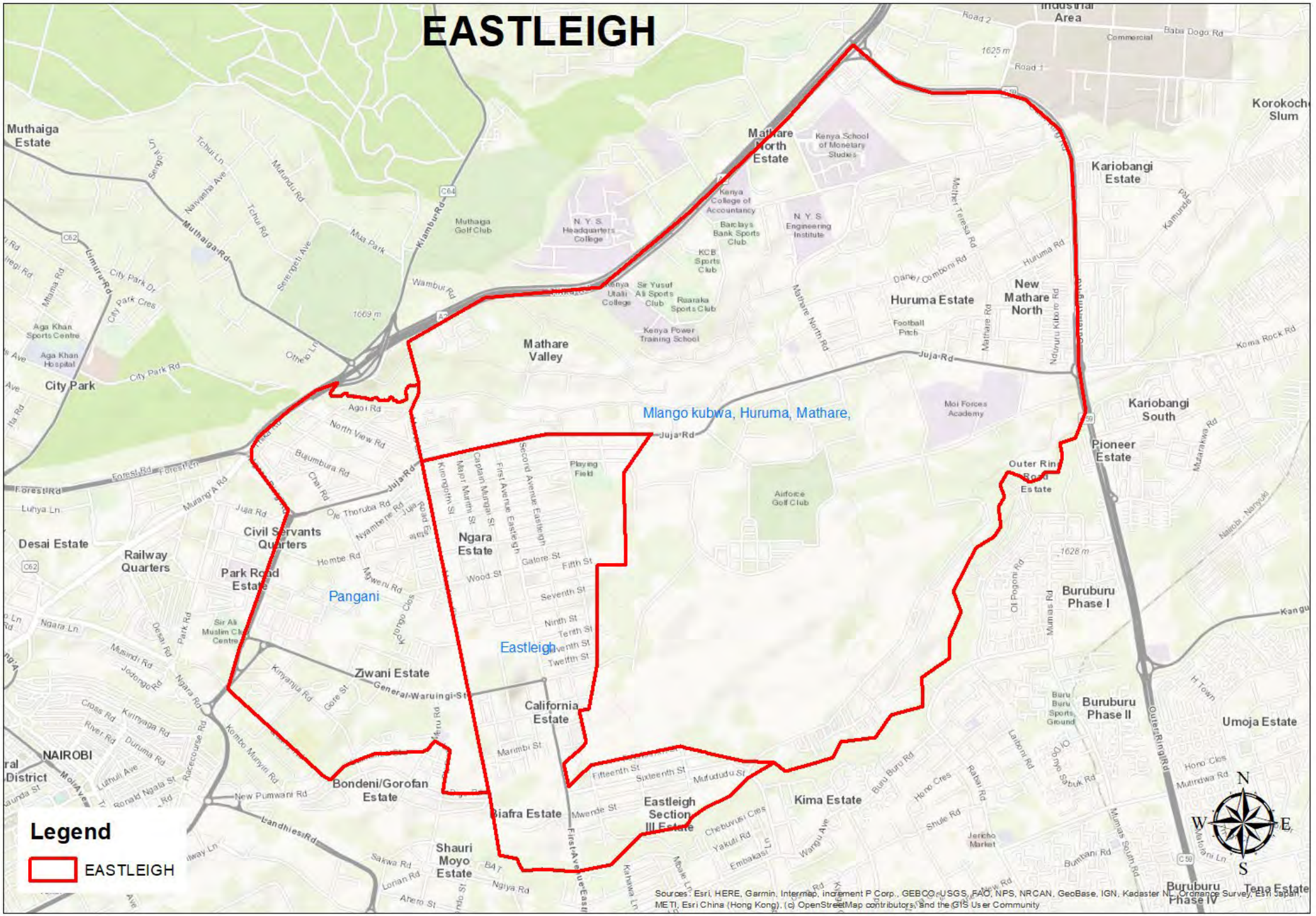

AIRPORT NORTH
Ngara Estate
California Estate
Makongeni Maisha
Doonholm 2 Estate
Umoja Estate
Jakaranda Estate
Doonholm Phase V Estate
Kayole Estate
Utawala
Nyayo Estate
Tassia I/II
Embakasi Village
Kariba Estate
Hazina Estate
Mukuru Kwa Njenga
Mukuru Kwa Njenga/Reuben
Pipeline
Fedha Estate
Avenue Park Estate
Imara Daima
Imara Daima Estate
Plains View Estate
Bellevue Estate
Joakim Baloz Estate
Mbugani Estate
Highway Estate
Commercial
Airport North
JKIA & Barracks
Jomo Kenyatta International Airport
Sunflag Industrial Park
Kapa
Mlolongo
Legend
AIRPORT NORTH
N
S
E
W
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

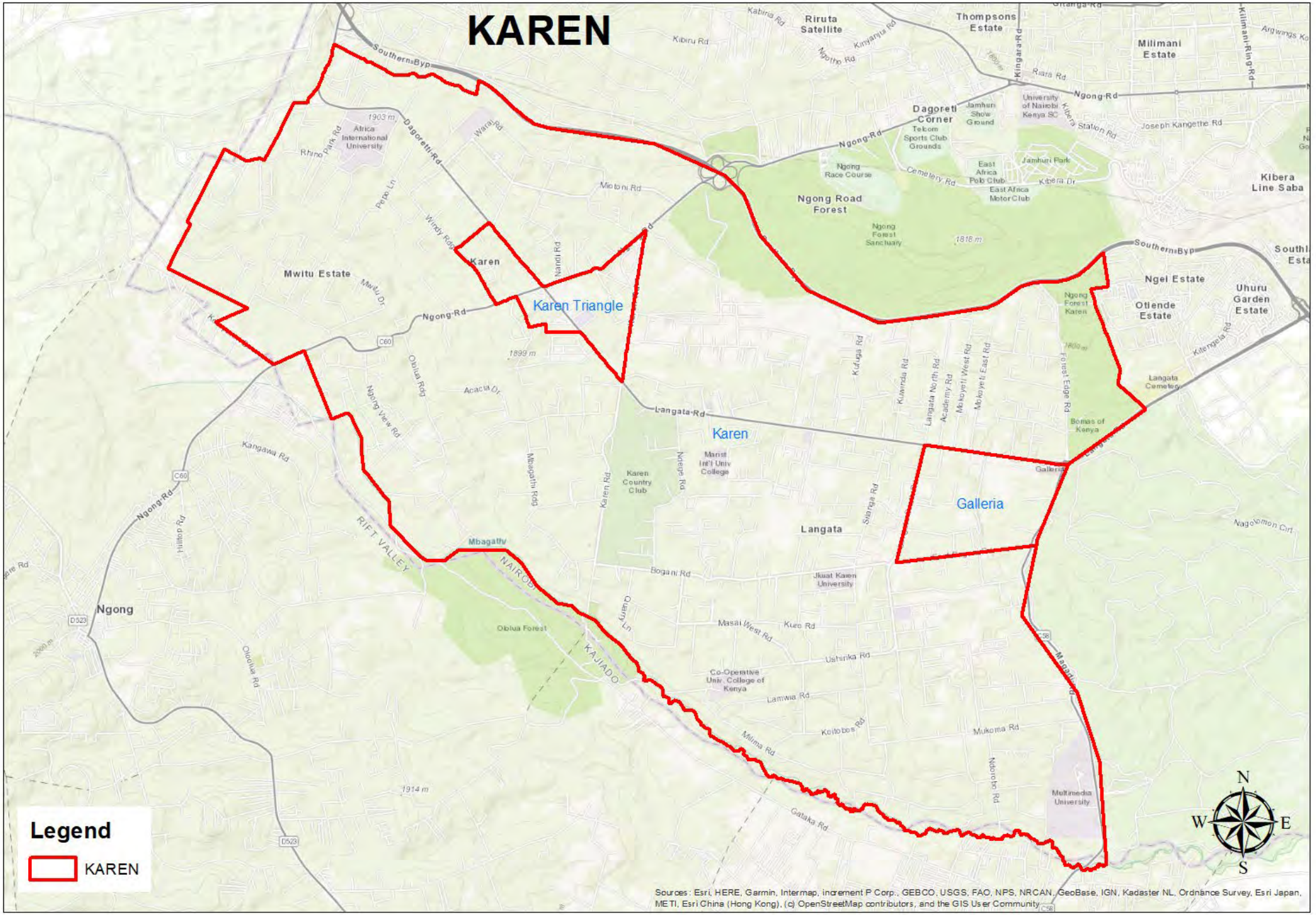

CENTRAL BUSINES DISTRICT
Extended CBD
Central Area – Core CBD
Valley Road/Milimani
Gikomba/ Majengo
Railway City/Muthurwa
Upperhill/Community
NAIROBI
Central Business District
Westlands Estate
Riverside Estate
Desai Estate
Railway Quarters
Civil Servants Quarters
Park Road Estate
Ngara Estate
Ziwani Estate
California Estate
Bondeni/Gorofan Estate
Biafra Estate
Eastleigh Section III Estate
Shauri Moyo Estate
Doonholm 2 Estate
Makongeni Maisha
Railway Yard
Aboretum
University of Nairobi
Uhuru Park Estate
Upper Hill
Sunview Estate
Kenyatta Estate
Ngumo Estate
Nyayo National Stadium
Madaraka Estate
Golf Course Estate
Nairobi West Estate
Kariba Estate
Industrial Area
Legend
CBD
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

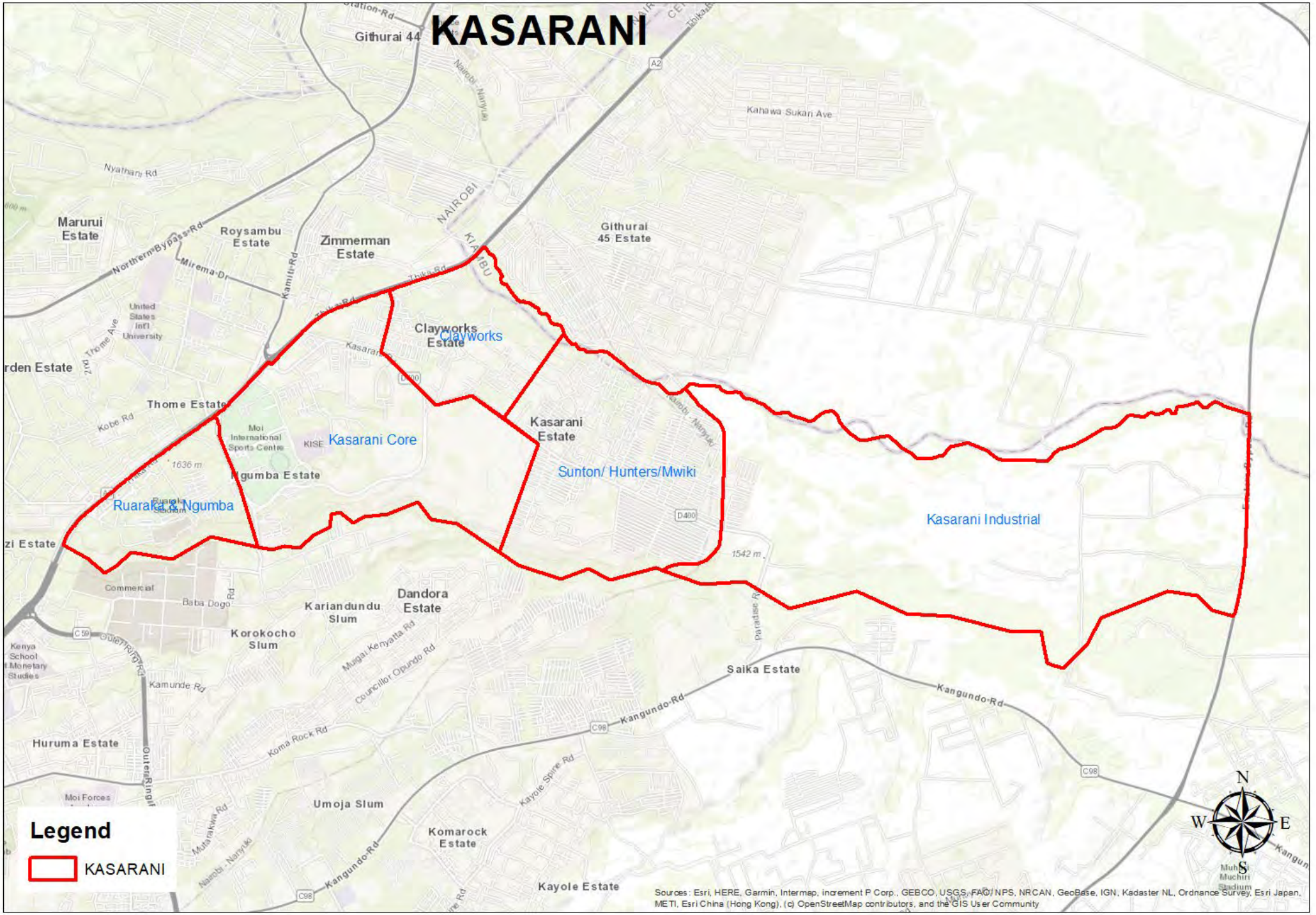

DAGORETTI
Kinoo
Uthiru
KIAMBU
NAIROBI
CENTRAL
Nairobi-Nakuru Hwy
Muchene Rd
Uthiru Girls High School
Animal Health Institute
Kabete Technical Training Institute
ILRI
Waiyaki Way
Kangemi Slum
Kangemi Rd
Mountain View Estate
Mountain View Estate
Mtoni Court
Hinga Dr
Kabarsiran Ave
Mansani West Rd
Bernard Estate
Nairobi-Nakuru Hwy
Queens Ln
Dagoretti
Nairobi-Nakuru Hwy
Wangai Rd
Kikuyu Rd
Kikuyu Rd
Kikuyu Rd
Dagoretti
Mutuini
Ngina Rd
Kawangware Rd
Kawangware Commercial
Kawangware
Amboseli Rd
Loyangalani Dr
Chelmi Dr
Nzimbi Rd
Isaac Gathenju Rd
Owashika Rd
James Gichuru Rd
Jacaranda Ave
Gitanga
Hatheru Rd
Thompsons Estate
Mbaaa Ave
Kingara Rd
Kabiria Rd
Kabiria Rd
Kibiru Rd
Mutha Rd
Marathon Rd
Riruta Satellite
Kinyanjui Cres
Kinyanjui Rd
Ngotho Rd
Kawangware
Dagoretti Light Industrial
Nairobi-Nakuru Hwy
Dagoretti-Rd
Africa International University
National Defence College Kenya
Waiyaki Way
Ngong Rd
Ngong Rd
Dagoreti Corner
Jamhuri Show Ground
University of Nairobi Kenya SC
Telcom Sports Club Grounds
Ngong Race Course
Jamhuri Rd
East Africa Polo Club
Cemetery Rd
The Golf Park
Ngong Road Forest
East Africa Motor Club
Southern Bypass
Legend
DAGORETTI
N
W
E
S
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

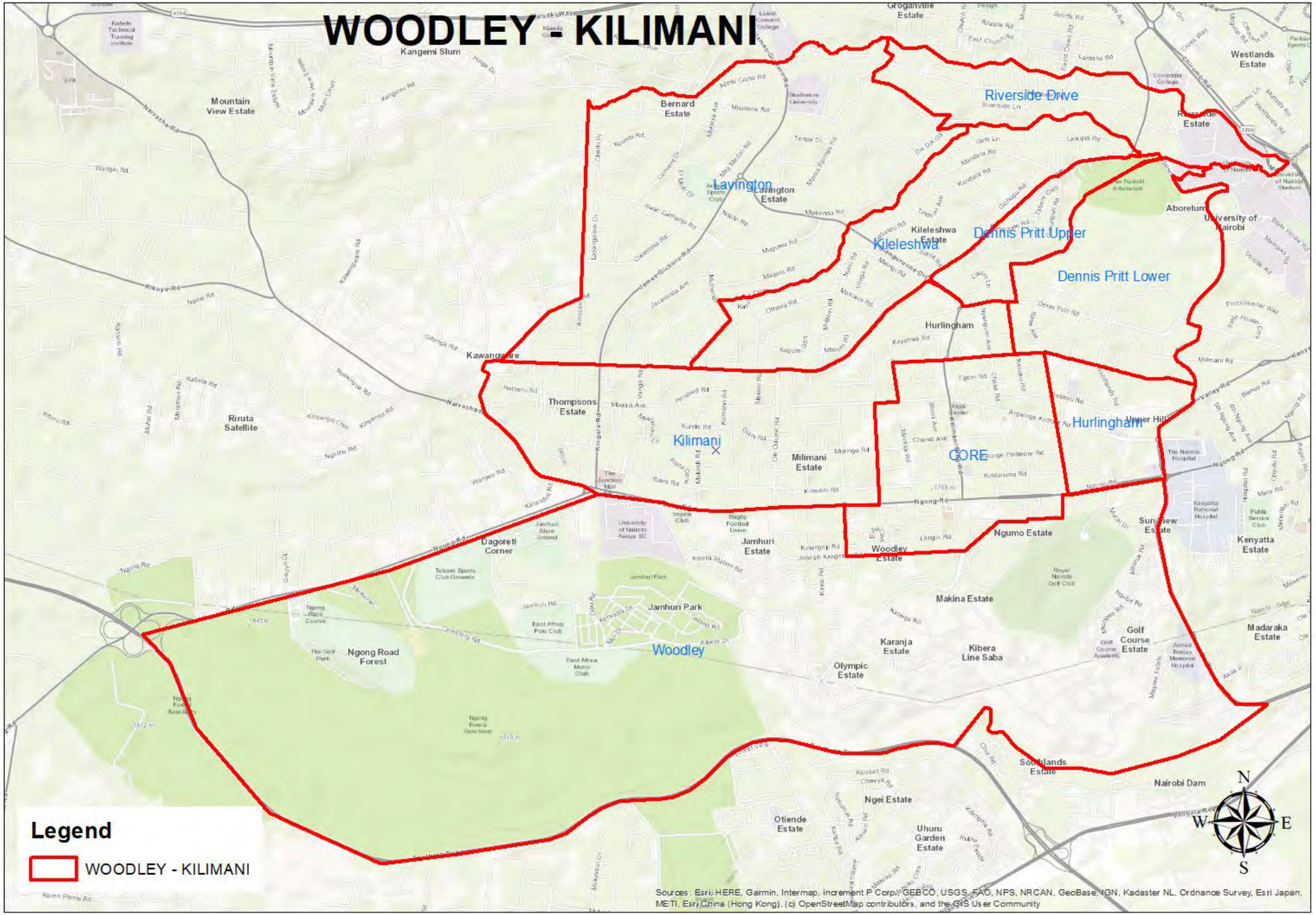

DANDORA
Ngumba Estate
Moi International Sports Centre
Garden Estate Rd
Thika Rd
A2
Ruaraka Stadium
KBL Estate
Kenya Breweries
Estate
Lucky Summer
Ruaraka Industrial Area
Baba Dogo
Baba Dogo Rd
Commercial
Road 2
Road 1
1625 m
Kariandudu Slum
Dandora Estate
Dandora Phase 1-5
Osogo Rd
Korokocho Slum
Korogocho/ Kariadudu/ Ngomongo
Kenya School of Monetary Studies
Kariobangi Estate
Mugai Kenyatta Rd
Councillor Opundo Rd
Kariobangi
Mother Teresa Rd
Huruma Rd
Daniel Comboni Rd
Huruma Estate
New Mathare North
Football Pitch
Mathare North Rd
Mathare Rd
Ndururu Kiboro Rd
Juja Rd
Koma Rock Rd
Dandora Core
Kangundo Rd
C98
Mathare Youth Sports Club
Kangaru Rd
Kayole Spine Rd
1596 m
Moi Forces Academy
Kariobangi South
Civil Servant
Pioneer Estate
Umoja Slum
Infill B
Outer Ring Road Estate
Komarock Estate
Komarock Phase 4
Biason Rd
Nairobi - Nanyuki
1628 m
Ol Pejeta Rd
Mumias Rd
Buruburu Phase I
Mama Lucy Hospital
Kayole Estate
Olympic Rd
Legend
DANDORA
N
W
E
S
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

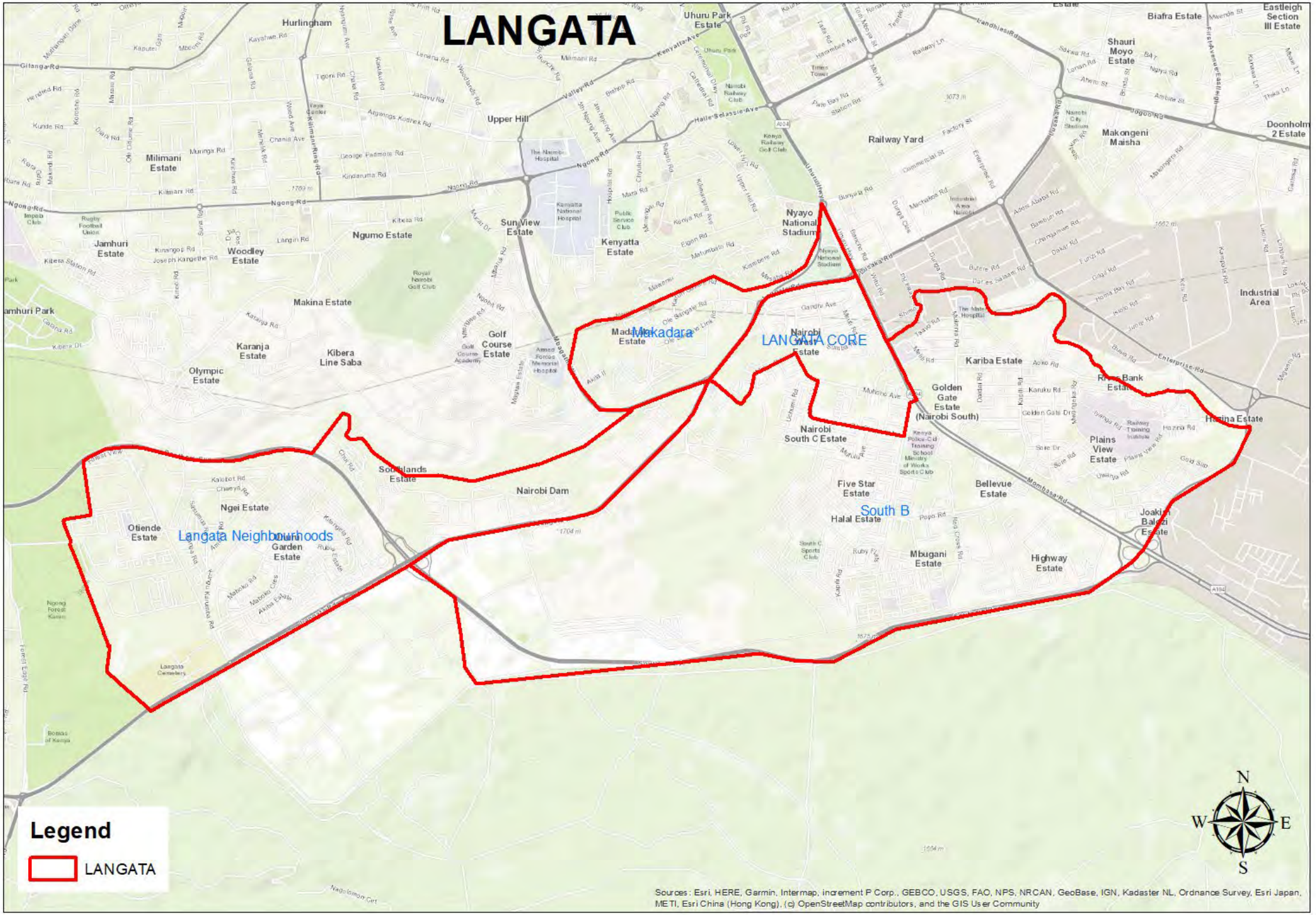

DONHOLM
Commercial
Baba Dogo Rd
Kariandundu Slum
Dandora Estate
Korokocho Slum
Muigai Kenyatta Rd
Councillor Opundo Rd
1542 m
Paradise Rd
Saika Estate
Njiru
Kangundo Rd
C98
Mowlem/Saika
Mowlem Core
Koma Rock Rd
Outer Ring Rd
C59
Kamunde Rd
Moi Forces Academy
Umoja Slum
Komarock
Komarock Estate
Mutarakwa Rd
Nairobi - Nanyuki
KCC & Umoja III
Kayole Estate
Nasra
Kayole
Umoja Estate
Umoja I,II, Innercore & Tena
Jakaranda Estate
Donholm Phase V Estate
Kiguathi Rd
Kibiku Rd
Muhuyu Rd
Utawala
Utawala Ln
Eastern Bypass Rd
G. S. U. and A. P. Training College
1606 m
Mumias South Rd
Rabai Rd
Donholm Residential
Donholm Rd
Jogoo Rd
Donholm Core
Nyayo Estate
1540 m
Legend
DONHOLM
N
W
E
S
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

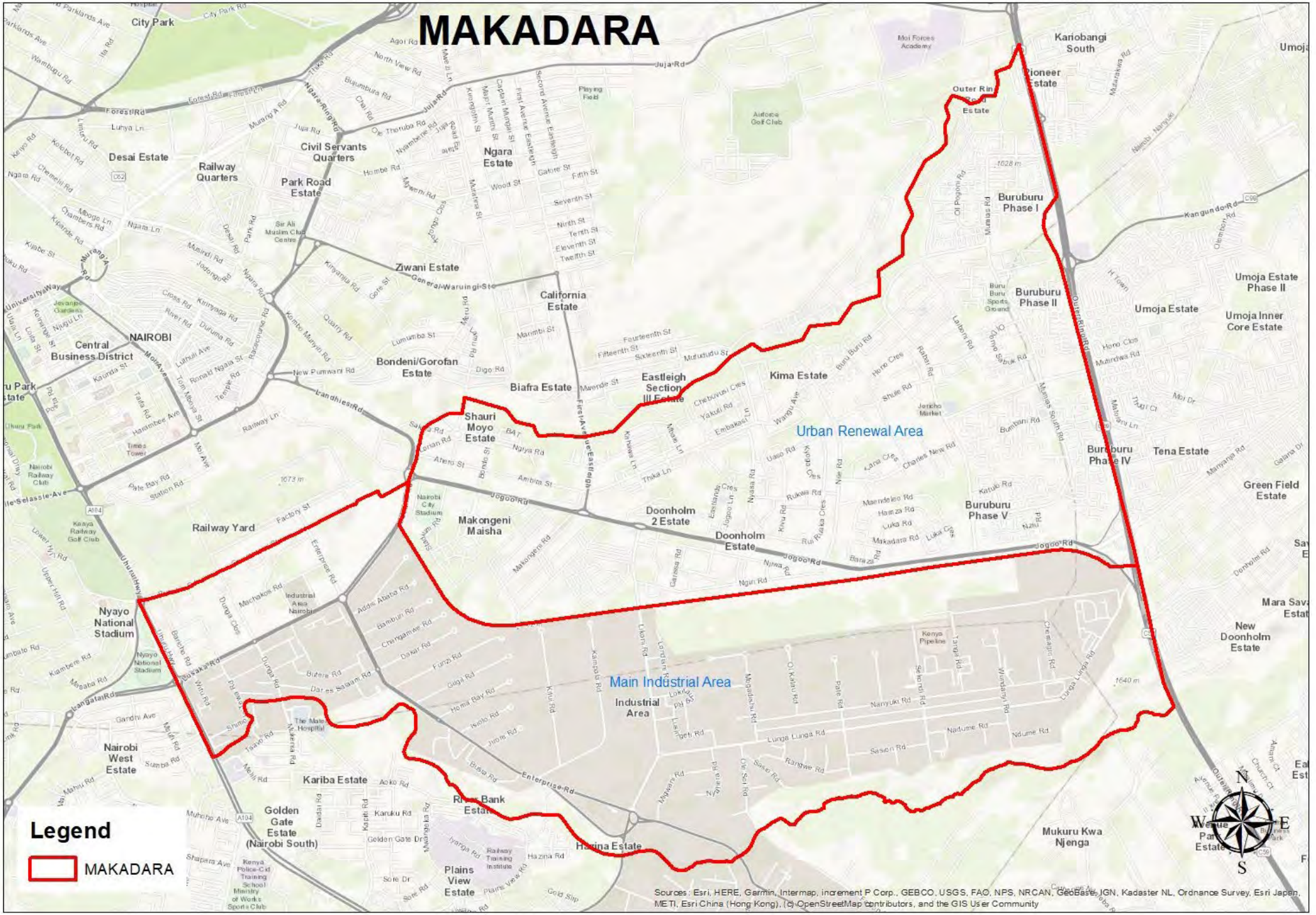

EASTLEIGH
Mlango kubwa, Huruma, Mathare,
Pangani
Eastleigh
Legend
EASTLEIGH
Muthaiga Estate
Mathare North Estate
Kariobangi Estate
Korokocho Slum
Huruma Estate
New Mathare North
Mathare Valley
Kariobangi South
Pioneer Estate
Outer Ring Road Estate
Civil Servants Quarters
Ngara Estate
Desai Estate
Railway Quarters
Park Road Estate
Ziwani Estate
California Estate
Buruburu Phase I
Buruburu Phase II
Umoja Estate
Bondeni/Gorofan Estate
Biafra Estate
Eastleigh Section III Estate
Kima Estate
Shauri Moyo Estate
Tena Estate
NAIROBI
City Park
Muthaiga Golf Club
Airforce Golf Club
Moi Forces Academy
Kenya School of Monetary Studies
Kenya College of Accountancy
N. Y. S. Headquarters College
N. Y. S. Engineering Institute
Barclays Bank Sports Club
KCB Sports Club
Kenya Utalii College
Sir Yusuf Ali Sports Club
Ruaraka Sports Club
Kenya Power Training School
Football Pitch
Playing Field
Aga Khan Sports Centre
Aga Khan Hospital
Sir Ali Muslim Club Centre
Buru Buru Sports Ground
Jericho Market
Juja Rd
Muthaiga Rd
Kiambu Rd
Outer Ring Rd
Mathare North Rd
Mother Teresa Rd
Huruma Rd
Daniel Comboni Rd
Ngara Rd
Park Rd
Forest Rd
Landhies Rd
First Avenue Eastleigh
Second Avenue Eastleigh
Fifth St
Seventh St
Ninth St
Tenth St
Eleventh St
Twelfth St
Fifteenth St
Sixteenth St
Wood St
Galore St
Mwembe St
General Waruingi St
Buru Buru Rd
Thika Rd
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

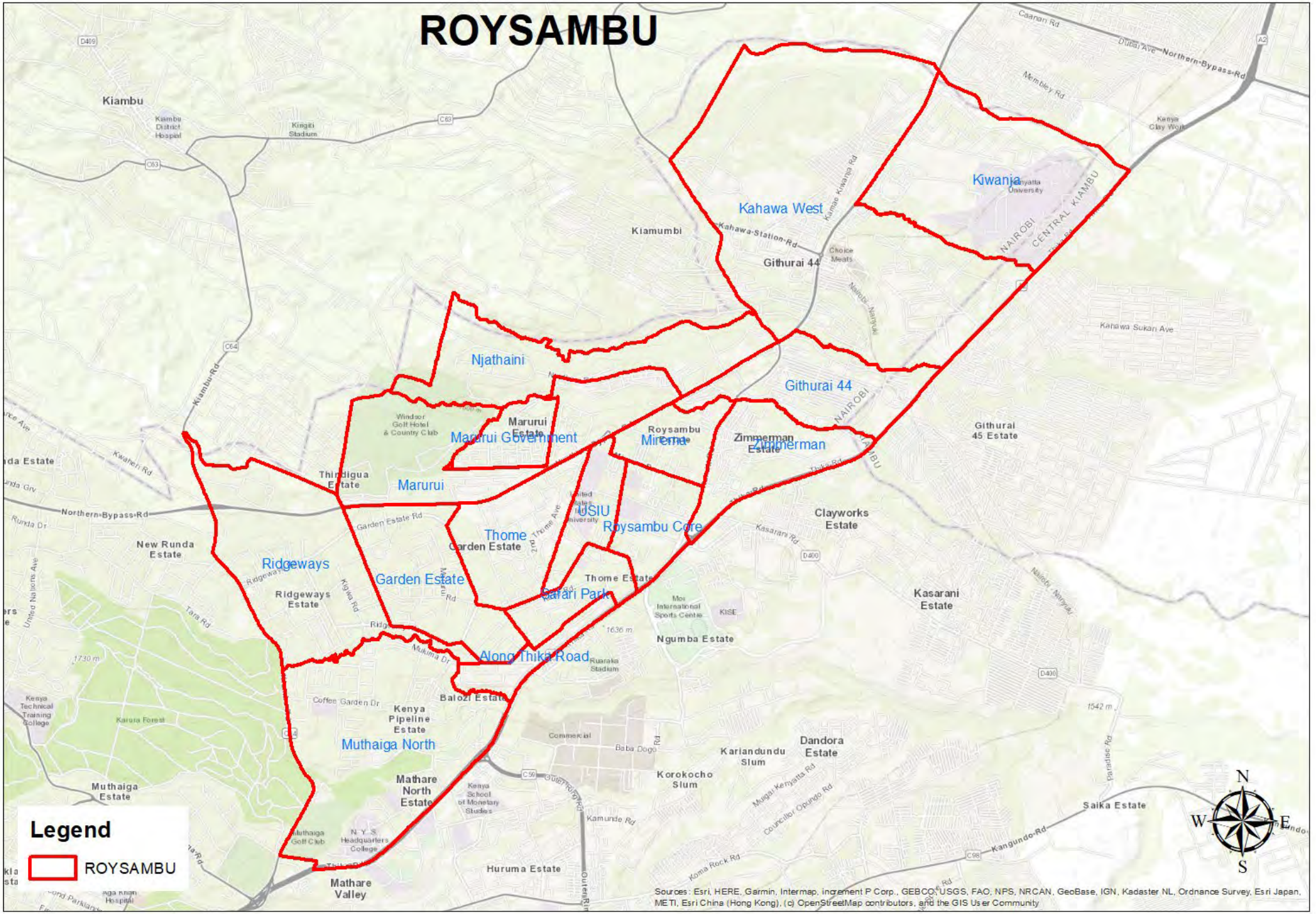

KAREN
Karen Triangle
Galleria
Karen
Langata
Ngong Road Forest
Mwitu Estate
Ngong
Oloolua Forest
Ngei Estate
Otiende Estate
Uhuru Garden Estate
Kibera Line Saba
Riruta Satellite
Thompsons Estate
Milimani Estate
Dagoreti Corner
Karen Country Club
Marist Int'l Univ College
Jkuat Karen University
Co-Operative Univ. College of Kenya
Multimedia University
Langata Cemetery
Bomas of Kenya
Ngong Forest Karen
Ngong Race Course
Jamhuri Park
East Africa Polo Club
East Africa Motor Club
Telcom Sports Club Grounds
Jamhuri Show Ground
University of Nairobi Kenya SC
Africa International University
Ngong Forest Sanctuary
Southern Byp
Ngong Rd
Langata Rd
Mbagathy
RIFT VALLEY
NAIROBI
KAJIADO
Legend
KAREN
N
S
E
W
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

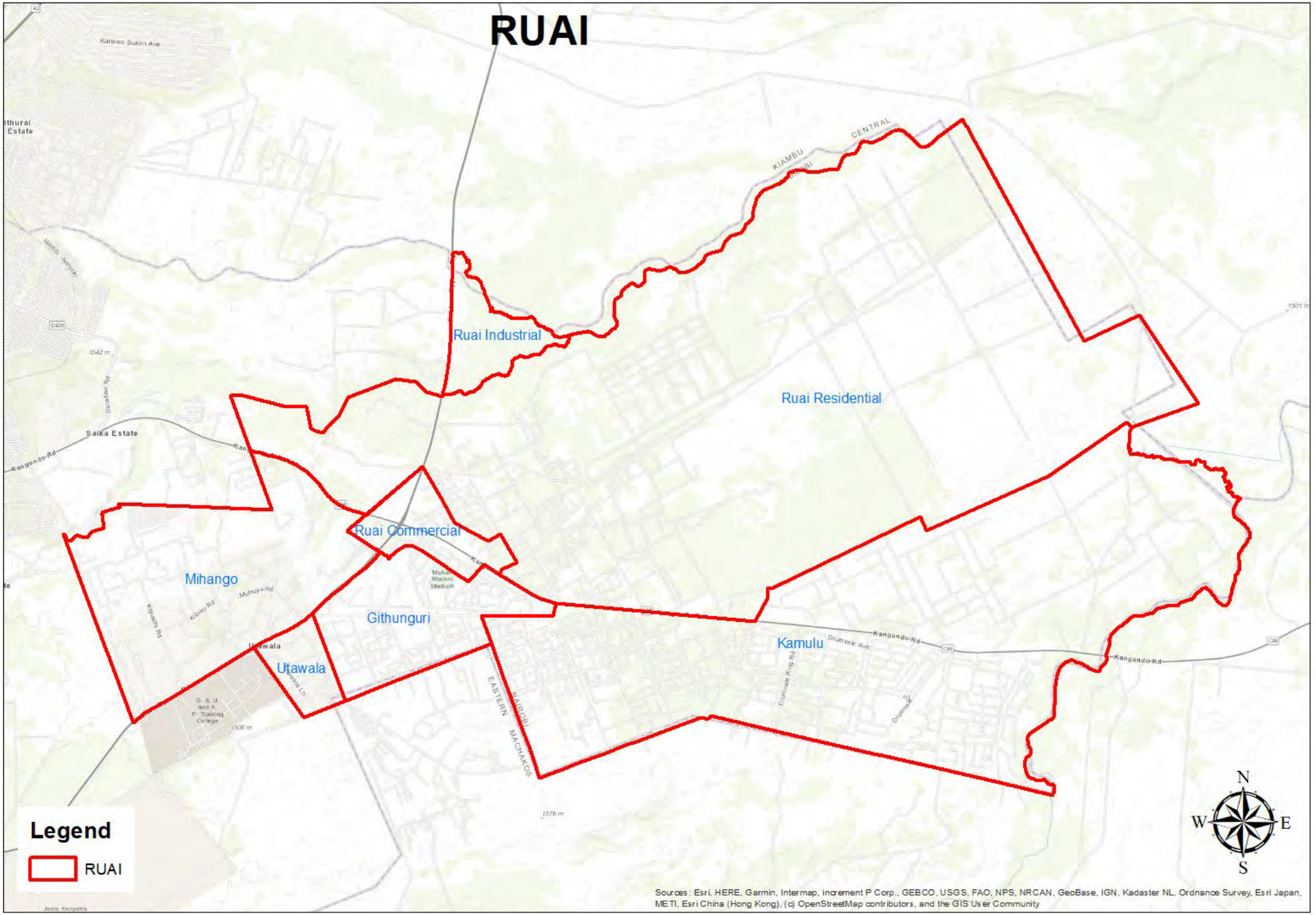

KASARANI
Githurai 44
Kahawa Sukari Ave
Nyathani Rd
Marurui Estate
Roysambu Estate
Zimmerman Estate
Githurai 45 Estate
Northern Bypass Rd
Mirema Dr
Kamiti Rd
NAIROBI
KIAMBU
Thika Rd
Clayworks Estate
Clayworks
United States Int'l University
2nd Thome Ave
Thome Estate
Kobe Rd
Moi International Sports Centre
KISE
Kasarani Core
Kasarani Estate
Sunton/ Hunters/Mwiki
Kasarani Industrial
Ngumba Estate
Ruaraka & Ngumba
1636 m
1542 m
D400
Commercial
Baba Dogo Rd
Kariandundu Slum
Dandora Estate
Korokocho Slum
Mugai Kenyatta Rd
Councillor Opundo Rd
Outer Ring Rd
Kamunde Rd
Kenya School of Monetary Studies
Saika Estate
Kangundo Rd
C98
C59
Huruma Estate
Koma Rock Rd
Kayole Spine Rd
Moi Forces
Umoja Slum
Komarock Estate
Kayole Estate
Mutarakwa Rd
Nairobi Nanyuki
Paradise Rd
Muchiri Stadium
N
S
E
W
Legend
KASARANI
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

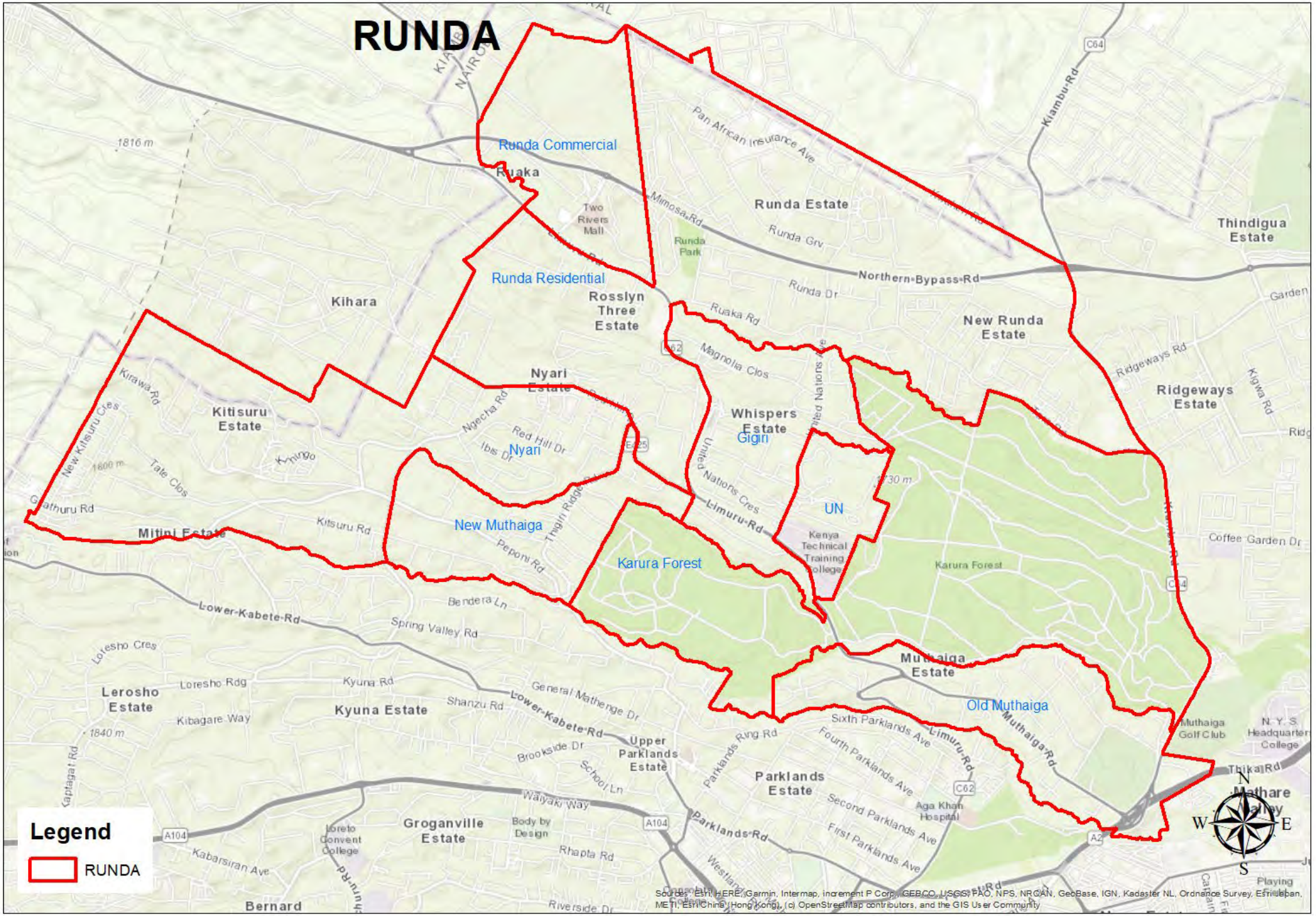

WOODLEY - KILIMANI
Kangemi Slum
Mountain View Estate
Bernard Estate
Riverside Drive
Westlands Estate
Lavington
Lavington Estate
Kileleshwa Estate
Kileleshwa
Dennis Pritt Upper
Dennis Pritt Lower
Aboretum
University of Nairobi
Hurlingham
Kawangware
Thompsons Estate
Riruta Satellite
Kilimani
Milimani Estate
CORE
Upper Hill
Dagoreti Corner
Jamhuri Estate
Woodley Estate
Ngumo Estate
Sunview Estate
Kenyatta Estate
Jamhuri Park
Woodley
Ngong Road Forest
Makina Estate
Karanja Estate
Kibera Line Saba
Golf Course Estate
Madaraka Estate
Olympic Estate
Southlands Estate
Nairobi Dam
Ngei Estate
Otiende Estate
Uhuru Garden Estate
Legend
WOODLEY - KILIMANI
N
S
E
W
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community


LANGATA
Hurlingham
Uhuru Park Estate
Biafra Estate
Eastleigh Section III Estate
Shauri Moyo Estate
Upper Hill
Railway Yard
Makongeni Maisha
Doonholm 2 Estate
Milimani Estate
Sun View Estate
Nyayo National Stadium
Kenyatta Estate
Ngumo Estate
Jamhuri Estate
Woodley Estate
Makina Estate
Industrial Area
Madaraka Estate
Nairobi Gate Estate
LANGATA CORE
Golf Course Estate
Karanja Estate
Kibera Line Saba
Olympic Estate
Kariba Estate
Golden Gate Estate (Nairobi South)
Riara Bank Estate
Hazina Estate
Nairobi South C Estate
Plains View Estate
Southlands Estate
Nairobi Dam
Five Star Estate
Bellevue Estate
South B
Halal Estate
Joakim Balozi Estate
Ngei Estate
Otiende Estate
Langata Neighbourhoods
Mbugani Estate
Highway Estate
N
S
E
W
Legend
LANGATA
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community


MAKADARA
Urban Renewal Area
Main Industrial Area
Industrial Area
Legend
MAKADARA
City Park
Desai Estate
Railway Quarters
Civil Servants Quarters
Park Road Estate
Ngara Estate
Ziwani Estate
California Estate
NAIROBI
Central Business District
Bondeni/Gorofan Estate
Biafra Estate
Eastleigh Section III Estate
Kima Estate
Shauri Moyo Estate
Makongeni Maisha
Doonholm 2 Estate
Doonholm Estate
Railway Yard
Nyayo National Stadium
Nairobi West Estate
Kariba Estate
Golden Gate Estate (Nairobi South)
Plains View Estate
Hazina Estate
Mukuru Kwa Njenga
Kariobangi South
Pioneer Estate
Buruburu Phase I
Buruburu Phase II
Buruburu Phase IV
Buruburu Phase V
Umoja Estate
Umoja Estate Phase II
Umoja Inner Core Estate
Tena Estate
Green Field Estate
New Doonholm Estate
Mara Sava Estat
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

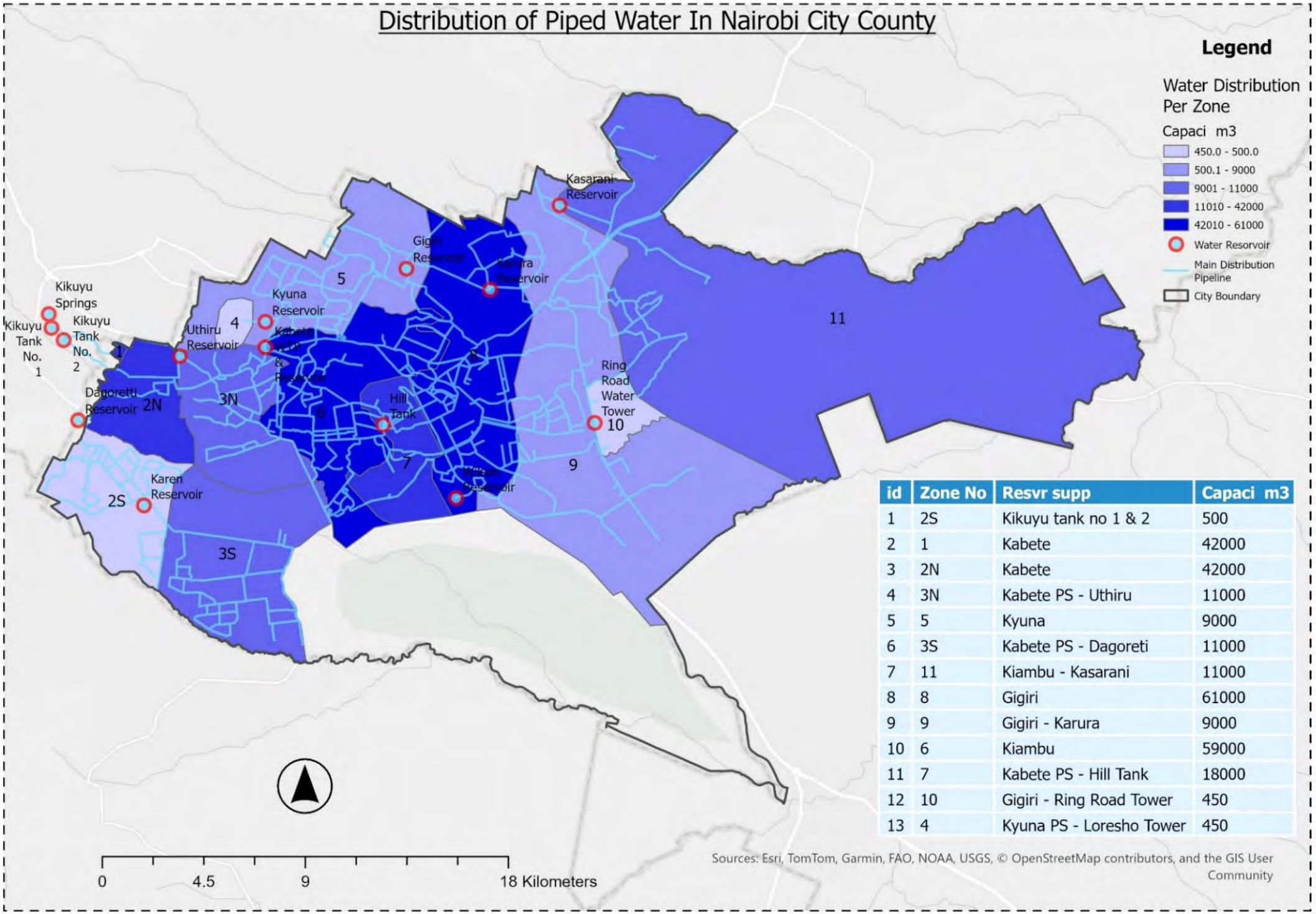

ROYSAMBU
Kiambu
Kiambu District Hospital
Kingiti Stadium
Caanan Rd
Dubai Ave
Northern Bypass Rd
Membley Rd
Kenya Clay Work
Kiwanja
Kenyatta University
Kahawa West
Kamae Kiwanja Rd
Kahawa Station Rd
Kiamumbi
Githurai 44
Choice Meats
NAIROBI
CENTRAL KIAMBU
Nairobi Nanyuki
Kahawa Sukari Ave
Njathaini
Githurai 44
Kiambu Rd
C64
Windsor Golf Hotel & Country Club
Marurui Estate
Marurui Government
Mirema
Roysambu
Zimmerman Estate
Zimmerman
Githurai 45 Estate
Thindigua Estate
Marurui
Kwaheri Rd
Northern Bypass Rd
Runda Dr
Garden Estate Rd
USIU
Roysambu Core
Thome
Garden Estate
2nd Thome Ave
Clayworks Estate
Kasarani Rd
D400
New Runda Estate
Ridgeways
Ridgeways Estate
Kigwa Rd
Garden Estate
Thome Estate
Safari Park
Moi International Sports Centre
KISE
Kasarani Estate
Ngumba Estate
Tara Rd
United Nations Ave
1730 m
1636 m
Mukima Dr
Along Thika Road
Ruaraka Stadium
Kenya Technical Training College
Karura Forest
Coffee Garden Dr
Balozi Estate
Kenya Pipeline Estate
Muthaiga North
Commercial
Baba Dogo Rd
Kariandundu Slum
Dandora Estate
1542 m
Paradise Rd
Muthaiga Estate
Mathare North Estate
Korokocho Slum
Kenya School of Monetary Studies
Muthaiga Golf Club
N.Y.S. Headquarters College
Kamunde Rd
Mugai Kenyatta Rd
Councillor Opundo Rd
Saika Estate
Kangundo Rd
C98
Huruma Estate
Koma Rock Rd
Mathare Valley
Aga Khan Hospital
Legend
ROYSAMBU
N
W
E
S
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community


RUAI
Ruai Industrial
Ruai Residential
Ruai Commercial
Mihango
Githunguri
Utawala
Kamulu
Saika Estate
Kangundo-Rd
Legend
RUAI
N
S
E
W
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community


RUNDA
Runda Commercial
Ruaka
Runda Residential
Runda Estate
Runda Park
Runda Grv
Runda Dr
Two Rivers Mall
Mimosa Rd
Northern Bypass Rd
Thindigua Estate
Kihara
Rosslyn Three Estate
Ruaka Rd
New Runda Estate
Nyari Estate
Nyari
Kitisuru Estate
Whispers Estate
Giginl
Ridgeways Estate
Ridgeways Rd
Kigwa Rd
Magnola Clos
United Nations Ave
United Nations Cres
Limuru Rd
UN
Kenya Technical Training College
Karura Forest
Coffee Garden Dr
Kirawa Rd
New Kitisuru Cres
Tale Clos
Kitisuru Rd
Ngecha Rd
Red Hill Dr
Ibis Dr
Thigiri Ridge
New Muthaiga
Peponi Rd
Mitini Estate
Lower Kabete Rd
Bendera Ln
Spring Valley Rd
Loresho Cres
Loresho Rdg
Lerosho Estate
Kyuna Rd
Kyuna Estate
Kibagare Way
General Matheng'e Dr
Shanzu Rd
Brookside Dr
Upper Parklands Estate
School Ln
Parklands Ring Rd
Parklands Estate
Sixth Parklands Ave
Fourth Parklands Ave
Second Parklands Ave
First Parklands Ave
Aga Khan Hospital
Muthaiga Estate
Old Muthaiga
Muthaiga Golf Club
N. Y. S. Headquarter College
Thika Rd
Mathare Valley
Waiyaki Way
Parklands Rd
Groganville Estate
Loreto Convent College
Body by Design
Rhapta Rd
Kabarsiran Ave
Bernard
Riverside Dr
Playing
A104
C62
C64
A2
1816 m
1600 m
1840 m
1730 m
N
S
E
W
Legend
RUNDA
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community


WESTLANDS
Legend
WESTLANDS
Kitisuru
Loresho
Kyuna
Kibagare
Upper Springvalley
Lower Springvalley
Westlands CBD
Parklands
Muthangari
Rhapta
Kangemi Slum
Mitini Estate
Loresho Estate
Kyuna Estate
Groganville Estate
Bernard Estate
Parklands Estate
Muthaiga Estate
Desai Estate
Mountain View Estate
Kawangware
Thompsons Estate
Riruta Satellite
Milimani Estate
Central Business District
NAIROBI
Railway Yard
Kihara
Nyari Estate
Rosslyn Three Estate
Runda Estate
New Runda Estate
Whispers Estate
Uthiru
Kitisuru Estate
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Distribution of Piped Water In Nairobi City County



id	Zone No	Resvr supp	Capaci m3
1	2S	Kikuyu tank no 1 & 2	500
2	1	Kabete	42000
3	2N	Kabete	42000
4	3N	Kabete PS - Uthiru	11000
5	5	Kyuna	9000
6	3S	Kabete PS - Dagoreti	11000
7	11	Kiambu - Kasarani	11000
8	8	Gigiri	61000
9	9	Gigiri - Karura	9000
10	6	Kiambu	59000
11	7	Kabete PS - Hill Tank	18000
12	10	Gigiri - Ring Road Tower	450
13	4	Kyuna PS - Loresho Tower	450

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community