NAIROBI CITY COUNTY DEVELOPMENT PLANS AND POLICIES

SHOPPING CENTRE ASSOCIATION OF KENYA CONFERENCE

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- Article 186 & Fourth Schedule: Part 2 (1): Functions & powers of county governments


- Article 209 (4): Powers to impose charges for services

- Public Finance & Management Act, 2012 sec. 104: Responsibility & powers of County to mobilize revenue for annual budget provisions

- The Physical Planning Act Cap. 286 & Building Code (adoptive building by-laws)
URBAN PLANNING ORGANIZATION

For efficient & effective management of the urban development process, Urban planning sector is organised into;

1) **Policy & Plan Preparation**
   Urban Research & policy formulation

2) **Approvals**
   - Development approval – change of users, Subdivisions
   - Building plans approval

3) **Post approval (planning Compliance & Enforcement)**
   - Surveillance & Monitoring (all construction activities)
   - Inspections (only approved construction sites)
   - Enforcement (arrests for contravention & charging in court. Also includes demolitions)
1973: NAIROBI METROPOLITAN GROWTH STRATEGY

- Decentralization & dev. of alternative service centers.
- Spatial framework for infrastructure dev, social welfare services, facility dev & urban land supply for dev.
- Required huge capital for investment; No framework to bring in private sector resources.

1979 LAND USE RATIONALIZATION

- Greatly influenced dev. of the city & contributed to the current city structure.
- Densification of land uses, but infrastructure & amenities not improved to service the increased density.

2013: NAIROBI INTEGRATED URBAN DEVELOPMENT MASTERPLAN

- Key development area & projects to inject efficiency for sustainable development.
- Dispersing socio-economic activities – to narrow disparity.
RESULTANT CHALLENGES

- Inefficient urban structure
- Mismatch between rate of urban growth & infrastructure development
- Institutional capacities - financing arrangements, human capacity
- External factors influencing urban development – interests rates, fiscal policies,
- Lack of urban character – influenced by urban design.
- Inadequate coordination between relevant organizations.
The plan has marked a milestone in planning & urban development; underscored the role planning plays in guiding urban development.

- Plan is founded on seven key development principles;
  - Integration,
  - Inclusivity,
  - Social sustainability,
  - Environmental sustainability,
  - Compact
  - Mixed use development
  - Self regulation.
**Proposed as the first step for the implementation of the plan by 2018:**

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Opportunity in CBD Revitalization

Revitalization of the Urban core

- Viaduct-Flyover in CBD to link Railway city
- Nairobi Loop line – Light Rail around the urban core (Feasibility ongoing)

- Development of New Public termini in Railway city.
- Revitalization of commuter train operation (Ongoing KRC, World bank)
- Renewal of Water supply, Sewerage, Drainage & other infrastructural facilities
Opportunities in Railway city Redevelopment:

- Optimization of prime & serviced urban land.
- Redevelopment of the areas provides an opportunity for development of quality infrastructure;
  - Business parks
  - Commercial activities,
  - Hotels, shopping arcades, parking facilities
  - Roads, Telecommunication, power infrastructure & drainage
  - Recreational facilities
Eastlands Urban Renewal

- Transformation & redevelopment of old institutional housing estates - new housing stocks, commercial, offices,
- Upgrade of infrastructure, water & sewerage services
Sub - Centre development

- Decentralization of Commercial, Retail & other investments that generate employment.
- Reordering of the current inefficient urban structure
Urban Transport Development.

- Mombasa - Waiyaki Highway upgrading – super highway of 6 lanes with service roads
- Ngong road widening – 4 lanes & service roads to connect Southern By-pass.
- Plans underway to dual the By-passes
- Modernization of commuter rail upgrade it as transport mode for CBD
- Development of a common duct for urban services
- Infrastructure Development at Embakasi SGR station & its surroundings
- Dualling of Outering road – opening up the eastern part
- Construction of Northern Part of Circumferential Road C-2 - LRT
Nairobi Loop Line & Sub-centers (NIUPLAN)
Proposed 5 corridors for Mass Rapid Transport Plans

Juja, Ngong, jogoo, Thika & Mombasa roads
Aims to promote urban development through urban facilities development

**Water Supply**

- Currently water supply in the county is 540,000 CM/day against a demand of 670,000 CM/per day & expected to grow to 1.2 Million CM/day by 2030.

- Opportunity in sustainable supplies to bridge shortfall and use efficiency

- Rain water harvesting – creating an opportunity to capture, treat and direct it for domestic usage

- Existing distribution is old & requires renewal

- Growing settlements without water supply.
Storm Water Drainage & sewerage

- Currently storm water drainage focuses on localized drainage networks.

- Opportunity in preparation & implementation of storm water Drainage plan

- Only less than 40% of city’s population is served/connected to the existing sewerage network.

- Opportunity to invest in expansion of the sewerage network & embrace alternative eco-friendly waste disposal systems.

- Investment in localized sewerage treatment facilities.

- Opportunity for waste water recycling & energy co-generation
Current county power demand about 1240MW expected to rise to 6000MW by 2030.

This will account for 42% of the National demand which will be 14,275MW

Opportunity for renewable energy, green building technologies and promotion of resource efficiency.
PROCEDURE & PROCESS REQUIREMENTS FOR DEVELOPMENT APPROVALS.

- Development applications require to meet Building By-Laws
- Documents required during submission of a development proposal;
  - Ownership documents – Title, lease, any other authoritative document in law
  - Authenticated Survey plan
  - Evidence of up to date rates payment
  - Architectural Drawings – Registered Architect
  - Structural drawings and details – Registered Structural Engineer
Evidence of change of use/amalgamation where policy requires proposal to conform to zonal regulations

Indemnity forms duly signed by architect, engineer & developer

Payment of statutory county fees & charges.
Requirements:

- Supervision by a registered structural engineer & Architect
- Periodic statutory inspection by NCC technical officers
- Where failure to notify the NCC for the inspection & the Ncc officer notices negligence or failure or refusal by developers to comply with by-laws, notices are given to the developer to pull down such works that contravenes approvals or stop works until amendments are made
- Upon satisfactory completion of building works, developer notifies NCCG for final inspection for certificate prior to occupation permission.
Upon final inspection & confirmation of compliance with approvals & building by-laws standards, the following documents are submitted:

- Application form signed by developer
- Statistical form signed by developer/contractor
- Current land rates payment
- Completion certificate, Architects practising certificate & letter certifying project supervision
- Engineer’s current practising certificate & letter certifying project supervision
- Plumbers certificate to certify satisfactory plumbing works
- Copies of approved building & structural drawings
Current development approvals & other licences are spelled out in the County Finance Act 2014 -2015.

Please visit www.nairobi.go.ke
Sets framework for formulations of city’s Integrated Detailed Area plans - inform preparation of specific district action plans and zonal regulations within the masterplan framework.

Translates socio-economic & environmental aspects of the plan into spatial form & land use activities which are eventually packaged as physical investment initiatives by the private sector.

Manages and regulates physical investments initiatives.
INTEGRATED AREA PLANS

- Plans will set policies, proposals & detailed development guidelines for specific areas in the city inline with the Masterplan.
- The city plans to prepare detailed Area plans covering the entire city in consultation with the local communities and relevant stakeholders.
- Key plans in determination of planning applications.
Enacted a Development Regularization Act 2015 - provide a window to developers to regularise developments constructed without approvals.

Physical Address system

The aim of this project is to come up with a system that uniquely and clearly identify properties in Nairobi County in relation to the existing streets, this also will enhance e-Commerce.

The system is a tool for planning and managing County services for it allows the establishment of a monitoring system to be put in place to assist with urban planning and programming of investments.
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Physical Address system

- Identification & location of properties by assigning an address using a system of maps & signage that give the numbers or names of streets and buildings
- Improved delivery of urban services such as emergency, fire, health,
- Makes location of urban facilities easier.
- It enables utility companies to manage their networks more effectively.
High cost of serviced land impacting on cost of construction.

High cost of borrowing for construction purposes.

Out-dated policies & regulations

Inadequate infrastructure & services to support urban development

Low levels of compliance

Environmental degradation

Multiple public institutional players in construction industry which has created confusion & costs on investment rather than efficiency & effectiveness,
CONCERNS

- Vehicle movement & traffic management within shopping malls precincts
- Parking within shopping malls – privatised, charging clients supporting growth of the enterprises
- Conversion of parking lots inside malls compounds to periodic markets – privatising public spaces
- Conversion of public spaces, escape routes & corridors of circulation within the malls into small retail stores – eroding the aesthetics & interfering with free flow of pedestrians & enjoyment of movement
- Security concerns within malls – resultant traffic snarl ups
- Concentration of malls in western part of the city – High population growth & middle income group moving to eastern part of city – Kasarani Ruai, Embakazi – availability of affordable land.
CONCERNS
Nairobi City County Community & Neighbourhood Association

Engagement Bill 2015 – provides for a structured engagement & gives recognition to stakeholders participation in service delivery.

- Continuous consultations
- Social facilities development/ improvement
- Environmental improvement
- Investment in Infrastructure- roads, street lights, sewer & water supply
- Commitment of public & private resources to implement the NIUPLAN
- Information sharing – public & private sectors
Nairobi, the city of choice to invest, live and work in