

NAIROBI CITY COUNTY DEVELOPMENT PLANS AND POLICIES



SHOPPING CENTRE ASSOCIATION OF
KENYA CONFERENCE



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LEGAL REFERENCE

- Article 186 & Fourth Schedule: Part 2 (1): Functions & powers of county governments
- County Governments Act, 2012: Part XI; articles 102 – 115
County Planning & its actualization.
- 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)



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**

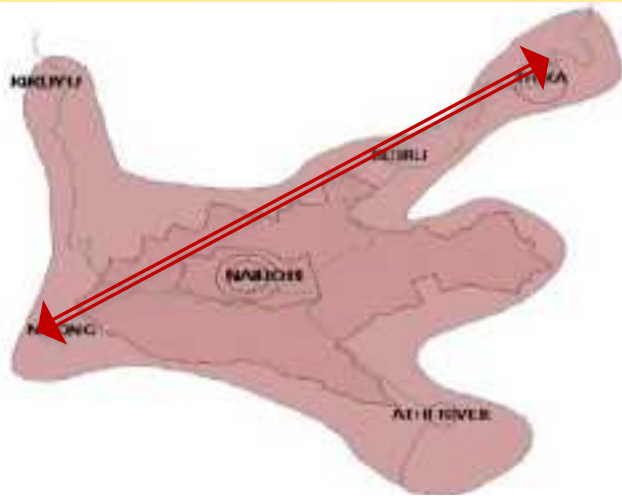
- Development approval – change of users, Subdivisions
- Building plans approval

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)



NAIROBI URBAN PLANNING LEGACY



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.

PRIORITY PROJECTS PROPOSED IN NIUPLAN:

Proposed as the first step for the implementation of the plan by 2018:

Urban Development Programs

- Revitalization of the CBD
- Sub –centre development
- Development of the Railway city
- Urban Renewal in the old County Rental Estates

Urban Transport development Programs

- Commuter Train modernisation
- Link between Urban core & Main Industrial area & Railway city

Infrastructure development program

Water, Power & Telecommunication

Environmental Improvement Program

- Storm Water Drainage & sewerage
- Solid Waste Management
- Air Pollution Control

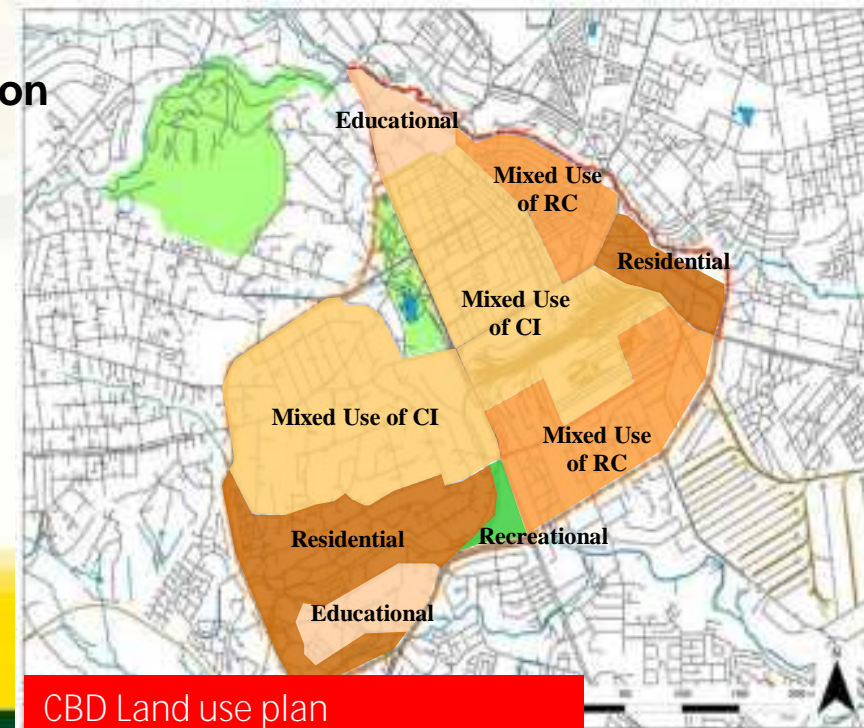
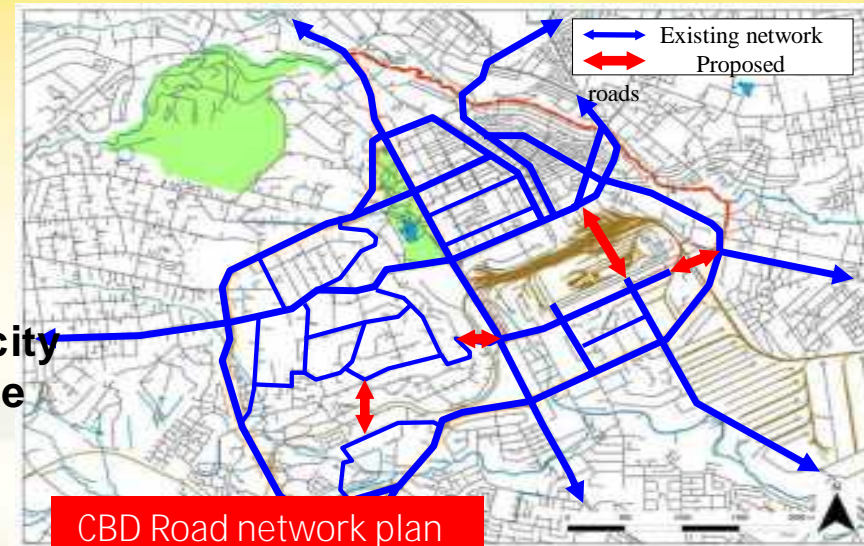
Institutional strengthening program

- GIS, ICT Infrastructure, Human resource development

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

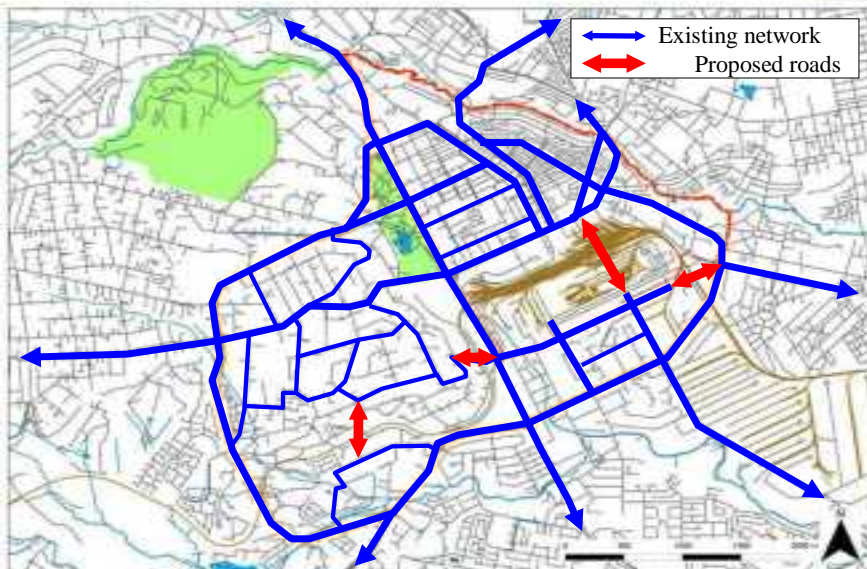


Opportunities in Railway city Redevelopment :



- 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

MASTER LAYOUT PLAN FOR NAIROBI RAILWAY STATION.
Land use plan





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



Legend

- Bus Rapid Transit
- Light Rail Transit
- Metro Rail
- Commuter Rail
- Transit Hub
- Transit Terminal
- Transit Interchange



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





Power

- 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.





- 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.

REQUIREMENTS FOR OCCUPATION CERTIFICATE

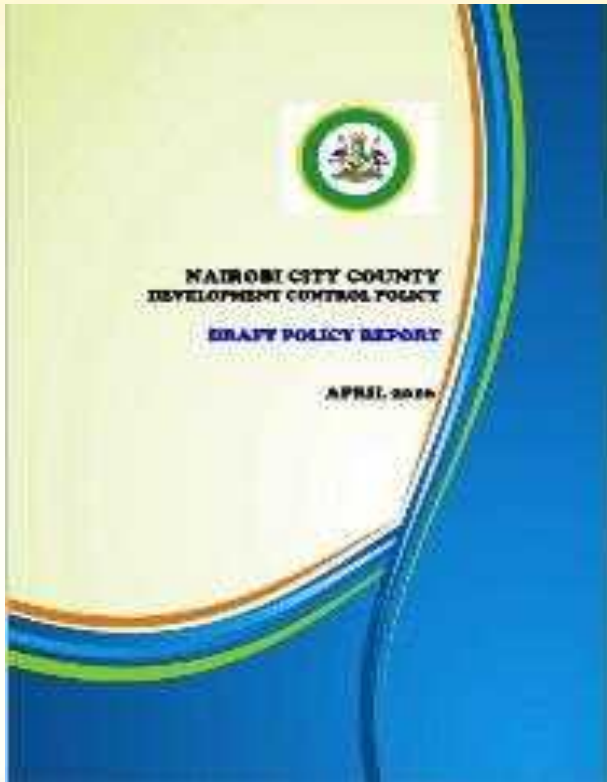
Upon final inspection & confirmation of compliance with approvals & building by-laws standards, the following documents are submitted;

- 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

DEVELOPMENT CONTROL POLICY & GUIDELINES- 2015



- 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.

Cont'd..

- 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.

Cont'd..

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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.

COUNTY OBSERVATIONS

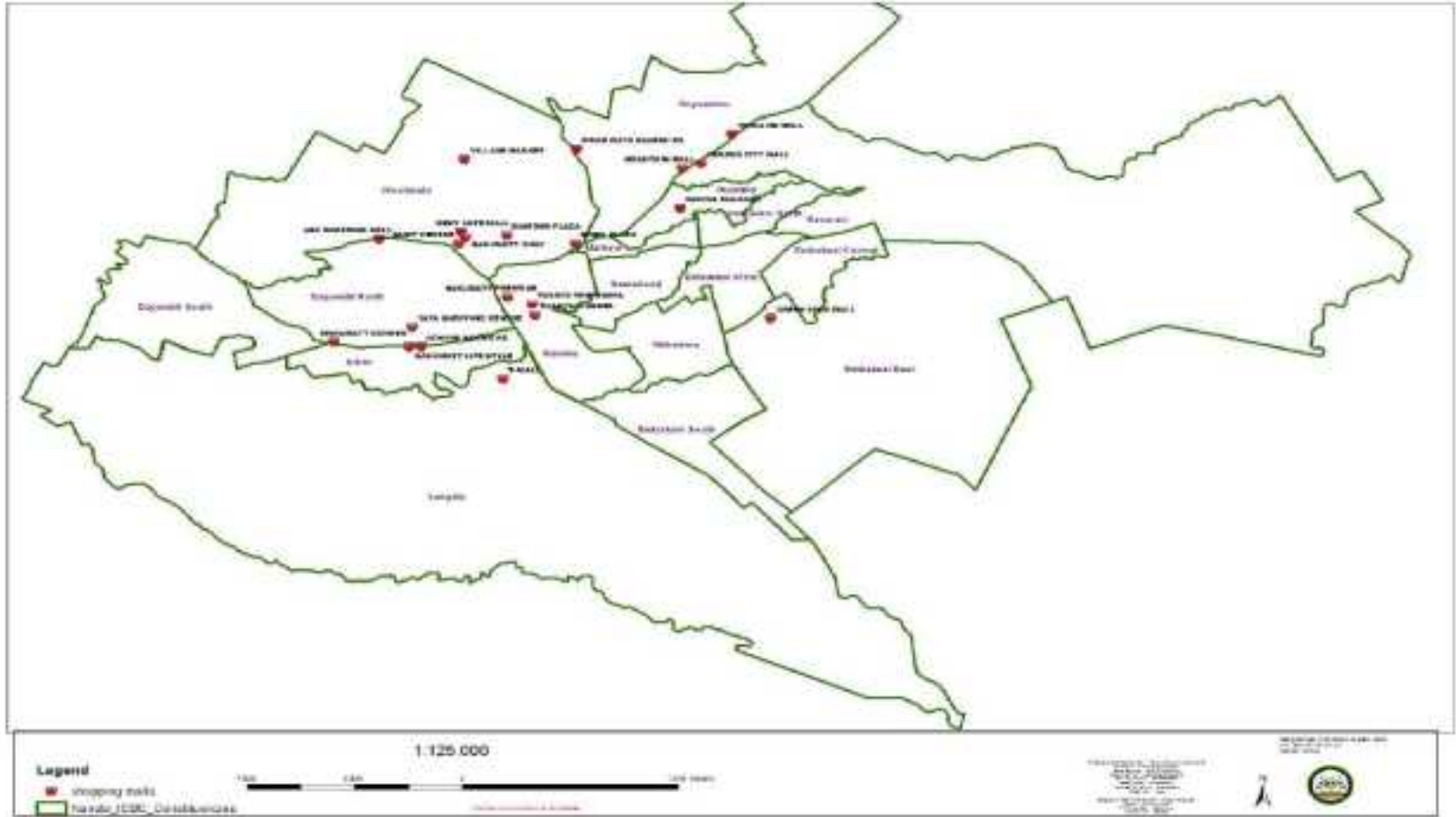
- High cost of serviced land impacting on cost of construction.
- High cost of borrowing for construction purposes.
- Out-dated policies & regulations
- Inadequate infrastructure & services to support urban development
- Low levels of compliance
- Environmental degradation
- Multiple public institutional 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 SHOPPING MALLS



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

