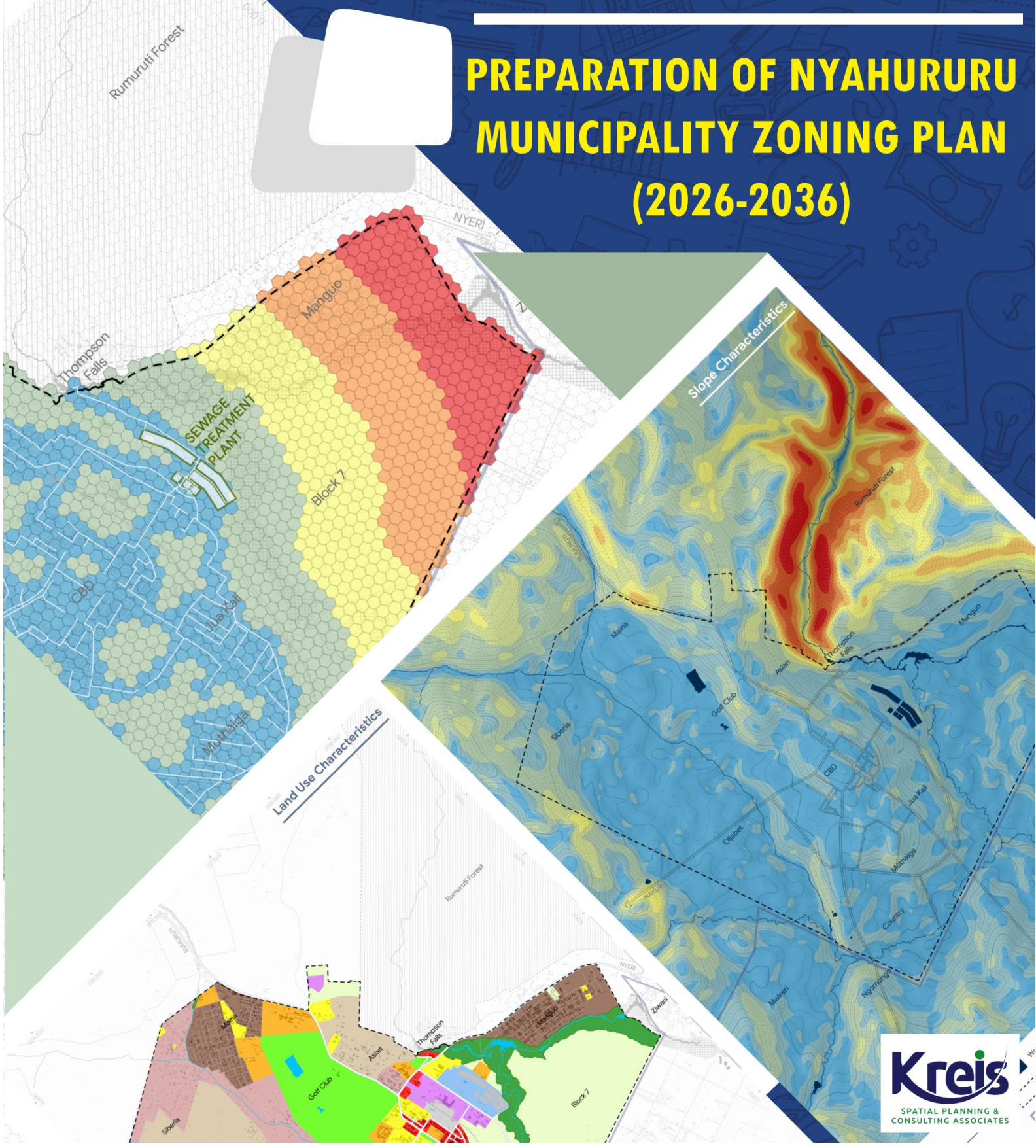




DRAFT PLAN REPORT

PREPARATION OF NYAHURURU MUNICIPALITY ZONING PLAN (2026-2036)



CLIENT:



**County Government of Laikipia,
Department Of Land, Infrastructure, Urban Development.
P.O Box 131-20321
Rumuruti**

CONSULTANT:



**P.O. Box 38849 – 00100,
Nairobi – Kenya.**
Kikinga House Annex, Suite 504, Kiambu
Email: info@kreis.co.ke; kreisconsult@gmail.com
Phone: +254732969512 / +254763222612

Vision: *Delivering Sustainable Communities; Settlements; and Places*
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Document Control:

Item	Description
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ENDORSEMENTS, CERTIFICATIONS & APPROVAL

I Certify that this Plan has been prepared and published as per the requirements of the County Governments Act, 2012; the Urban & Areas Cities Act, 2011; the Physical & Land Use Planning Act, No. 13 of 2019; and other Planning standards and guidelines.

Signed

..... Date

Plnr. Samuel Mburu Gituara, MKIP

Registered & Practicing Physical Planner (RPP0247), Lead Consultant, KREIS Spatial Planning & Consulting Associates Ltd

Certified

..... Date

Mr. Ekwam Nabos

County Executive Committee Member (C.E.C.M.), Infrastructure, Lands & Physical Planning, Housing, Energy and Urban Development, County Government of Laikipia

Recommended

..... Date

His Excellency Hon. Joshua Wakahora Irungu (E.G.H.)

Governor, County Government of Laikipia

Approved

..... Date

Name: **Designation:**

The County Assembly
County Government of Laikipia

Hansard No.

.....

FOREWORD



The Fourth Schedule of the Constitution of Kenya, 2010 assigns county planning and development functions to county governments. The County Governments Act, 2012 further requires county governments to prepare municipal land use plans, building plans and zoning plans to guide development facilitation and development control within municipalities. The Nyahururu Municipality Zoning Plan has therefore been prepared in line with this legal mandate and the broader spatial development direction set out in the Laikipia County

Spatial Plan.

Nyahururu Municipality is one of the key urban centres in Laikipia County and serves as an important administrative, commercial, residential, institutional, agricultural-service, tourism and transport centre. Its strategic location at the Laikipia–Nyandarua–Nakuru interface gives it a strong gateway role, linking Laikipia County with Nyandarua, Nakuru and the wider Rift Valley region. The municipality also serves a wide rural hinterland and supports agricultural trade, dairy production, commerce, public services, tourism and urban livelihoods.

The preparation of the Nyahururu Municipality Zoning Plan is therefore timely. As the municipality continues to grow, it faces increasing pressure from land subdivision, housing demand, commercial expansion, infrastructure constraints, environmental degradation, informal development and climate-related risks. Without a clear development control framework, these pressures may undermine orderly growth, environmental protection, investment certainty and community wellbeing.

This zoning plan provides a framework for managing land use, guiding development intensity, protecting sensitive areas, safeguarding public land, coordinating infrastructure provision and promoting sustainable urban growth. It translates broad county-level planning policy into neighbourhood-specific zoning regulations and development standards that respond to the character and needs of Nyahururu Municipality.

I urge all stakeholders, to support the approval, adoption and implementation of this plan. Its successful implementation will contribute to a more orderly, inclusive, resilient and economically vibrant Nyahururu Municipality.

Signature:

His Excellency Hon. Joshua Wakahora Irungu (E.G.H.)
Governor, County Government of Laikipia



PREFACE

Nyahururu Municipality is a key urban centre in the south-western part of Laikipia County, serving as an administrative, commercial, agricultural-service, education, health and tourism hub. Its strategic location at the Laikipia–Nyandarua–Nakuru interface has strengthened its role as a gateway town and service centre for the wider rural hinterland. The municipality is experiencing steady urban growth reflected in rising housing demand, commercial expansion,

redevelopment of older estates, emergence of higher-density residential development, increasing infrastructure pressure, and conversion of peripheral agricultural and open land into urban uses.

As the department responsible for infrastructure, lands, physical planning, housing, energy and urban development, we recognize the need for a clear and implementable zoning framework to guide this growth. The Plan provides such a framework by setting out zoning standards, development controls and land use management measures that respond to the municipality's spatial structure, infrastructure capacity, environmental sensitivity and neighbourhood character.

The plan has been prepared through technical analysis, GIS mapping, field verification, review of existing planning frameworks, digital surveys and stakeholder engagement. It addresses key issues affecting Nyahururu Municipality, including land use compatibility, housing density, infrastructure provision, transport, water and sewerage services, solid waste management, environmental protection, climate vulnerability and public land protection.

The zoning plan is intended to support orderly development, improve predictability in development control, protect environmentally sensitive areas such as riparian corridors, Manguo Wetland and Thomson's Falls environs, and guide infrastructure-led growth. It also provides a basis for regulating building heights, plot coverage, setbacks, parking, subdivision, mixed-use development and other planning standards across different neighbourhoods.

I am confident that its adoption and implementation will support a well-planned, inclusive, resilient and sustainable Nyahururu Municipality.

Signature:

Mr. Ekwam Nabos

County Executive Committee Member (CECM),

Infrastructure, Lands & Physical Planning, Housing, Energy & Urban Development

ACKNOWLEDGEMENT

The successful preparation of the Nyahururu Municipality Zoning Plan was a collaborative process involving the County Government of Laikipia, Nyahururu Municipality, residents, public institutions, private sector actors, technical agencies and other stakeholders. Their participation, guidance and feedback have been instrumental in ensuring that the plan reflects the development needs and aspirations of the municipality.

I wish to sincerely thank H.E. Hon. Joshua Wakahora Irungu, E.G.H., Governor of Laikipia County, for his leadership and continued support towards planned urban development in the county. I also extend appreciation to the Deputy Governor, the County Executive Committee Member for Infrastructure, Lands and Physical Planning, Housing, Energy and Urban Development, Mr. Ekwam Nabos, and the relevant Chief Officers, County Directors and technical officers for their guidance and support throughout the planning process.

Special appreciation goes to the Nyahururu Municipality leadership, the Municipal Manager, county planners, surveyors, GIS experts, engineers, environmental officers and other technical officers who supported data collection, mapping, stakeholder engagement, review of outputs and validation of proposals. Their technical input greatly enriched the preparation of the zoning plan.

I also acknowledge the contribution of national and county institutions, including the National Land Commission, National Environment Management Authority, Water Resources Authority, Kenya Urban Roads Authority, Kenya Power and Lighting Company, NYAHUWASCO and other infrastructure and service agencies for providing valuable information and technical perspectives relevant to land tenure, environmental management, infrastructure services and development control.

I extend sincere appreciation to KREIS Spatial Planning & Consulting Associates Ltd, led by Planner Samuel Mburu Gituara, for preparing the zoning plan and formulating the development standards and zoning regulations. I also recognize the contribution of the consultant team, including Planner Peter Maina Kaberere, Peninah Auma Oyembo, Maureen Esther Nyambura, Michael Muriuki Kinyua and Solomon Karani, for their technical support in planning, environmental analysis, stakeholder engagement and GIS mapping.

Special thanks are also extended to sub-county and ward administrators, community leaders, NGOs, CBOs, business representatives, public and private institutions, and residents of Nyahururu Municipality for their active participation and valuable input during consultations and surveys. Their views and local knowledge helped shape a zoning framework that responds to the municipality's real development challenges and opportunities.

It is my belief that the implementation of this zoning plan will guide Nyahururu Municipality towards orderly growth, improved service delivery, environmental sustainability and enhanced quality of life for its residents.

Signature:

Plan. Richard Muchoki

**Municipal Manager, Nyahururu Municipality,
County Government of Laikipia**

EXECUTIVE SUMMARY

The **Nyahururu Municipality Zoning Plan (2026–2036)** has been prepared to provide a statutory, spatial and administrative framework for managing land use, facilitating development and regulating urban growth within Nyahururu Municipality. The Plan responds to increasing pressure arising from population growth, housing demand, commercial expansion, land subdivision, redevelopment, infrastructure limitations, environmental degradation and the progressive conversion of peri-urban land to urban uses. It translates the strategic directions of the Laikipia County Spatial Plan into neighbourhood- and area-specific zoning regulations, development standards and permitting procedures that can be applied in day-to-day development control.

Nyahururu Municipality covers approximately 17 square kilometres and occupies a strategic location at the interface of Laikipia, Nyandarua and Nakuru counties. Its position along the Nakuru–Nyahururu–Nyeri, Gilgil–Nyahururu and Nyahururu–Rumuruti transport corridors strengthens its role as an administrative, commercial, agricultural-service, transport and tourism centre. The Municipality serves an extensive rural hinterland and supports agricultural produce aggregation, dairy production, agro-processing, trade, public administration, education, healthcare, hospitality and informal-sector livelihoods. Thomson’s Falls, Manguo Wetland, the railway corridor, the municipal markets and the surrounding agricultural production areas constitute important environmental, economic and spatial assets that require coordinated protection and development.

The Plan is anchored in the Constitution of Kenya, 2010; the County Governments Act, 2012; the Physical and Land Use Planning Act, 2019; the Physical and Land Use Planning Regulations; the Urban Areas and Cities Act, 2011; the Environmental Management and Co-ordination Act; the National Building Code, 2024; and relevant water, environmental and climate-change legislation. It is further aligned with the National Spatial Plan, Kenya Vision 2030, the National Land Use Policy, the National Urban Development Policy, the Laikipia County Spatial Plan, the Laikipia County Integrated Development Plan, the Nyahururu Development Plans of 1978 and 1995, and the approved Maina A and Maina B Local Physical and Land Use Development Plans.

Preparation of the Plan adopted an integrated and participatory methodology combining review of legal and policy frameworks, neighbourhood analysis, GIS-supported spatial assessment, field verification, infrastructure and environmental mapping, stakeholder consultations and digital survey methods. The neighbourhood-based approach enabled the Municipality to be assessed through five functional planning subregions: the **CBD Subregion; Sports Club/Asian Subregion; Manguo/Block 7 Subregion; Siberia/Huruma/Maina/OI Jabet**

Subregion; and Chemichemi/New Muthaiga/Eastward/Locatagon Subregion. This framework allowed zoning proposals to respond to differences in neighbourhood character, land tenure, infrastructure capacity, environmental sensitivity and development pressure.

The baseline assessment establishes that Nyahururu has a diverse urban structure comprising a compact and multifunctional CBD, established low-density residential estates, emerging medium- and high-density neighbourhoods, informal and regularised settlements, institutional precincts, service-industrial areas, tourism and recreational landscapes, environmentally sensitive corridors and undeveloped or peri-urban land. Residential development is the dominant land use, while substantial portions of the Municipality remain under green-field, agricultural, recreational, institutional, wetland and riparian uses. The Municipality therefore retains opportunities to guide future growth before uncoordinated subdivision and development undermine its environmental structure, infrastructure efficiency and neighbourhood character.

Nyahururu's physical environment presents both development opportunities and significant planning constraints. The Municipality lies within a high-altitude, cool and relatively wet landscape, with elevations of approximately 2,120–2,500 metres above sea level and annual rainfall generally ranging between 1,000 and 1,300 millimetres. Most of the central and southern areas comprise flat to moderately sloping land suitable for development, while steeper areas around Thomson's Falls and the north-eastern forest interface require conservation-oriented controls. The approximately 12-kilometre riverine system, Manguo Wetland, Gathara River/Ewaso Narok River corridors, riparian vegetation, Thomson's Falls environs and forest-edge landscapes perform critical drainage, ecological, tourism and climate-resilience functions and must be protected from encroachment and incompatible development.

The Municipality had an adopted planning baseline population of approximately 44,045 persons in 2019. Continued population growth and urbanisation will increase demand for housing, employment areas, schools, healthcare facilities, markets, public open spaces, transport services, water supply, sewerage, drainage and solid-waste management. A youthful population structure further reinforces the need to reserve land for educational facilities, recreation, employment-generating activities and affordable housing. Higher residential and mixed-use densities should consequently be directed to locations with adequate infrastructure, while environmentally sensitive areas and low-capacity residential neighbourhoods should be protected from inappropriate intensification.

Infrastructure analysis identifies significant disparities in service availability. Although Nyahururu benefits from strong regional road connectivity, the internal network includes approximately 27 kilometres of paved roads compared with about 115 kilometres of earth roads. Several

growing neighbourhoods therefore experience poor accessibility, inadequate storm-water drainage and limited emergency access. Water and sewerage networks are concentrated mainly within the CBD and established neighbourhoods, while parts of Siberia, Huruma, Manguo, Block 7, Ol Jabet, Chemichemi and Maina remain inadequately served. The existing municipal dumpsite, located within a former quarry near Asian Estate and environmentally sensitive areas, presents public-health, drainage, visual and environmental concerns and requires controlled management, buffering, rehabilitation and a long-term waste-management solution. The non-operational railway corridor and station should nevertheless remain protected as strategic transport, logistics and urban-regeneration assets.

The planning synthesis identifies uncoordinated densification, subdivision and land fragmentation; infrastructure and service deficits; emerging land-use conflicts; nuisance-generating commercial and entertainment activities; under-serviced and unplanned settlements; pressure on public land; environmental degradation; and climate-related risks as the principal issues requiring regulatory intervention. Stakeholder findings generally support a predominantly residential urban structure, with commercial and business-cum-residential development concentrated within the CBD, designated road frontages and neighbourhood centres. Higher building intensities are preferred within the CBD and selected redevelopment areas, while lower-rise development is favoured within Asian Estate, Sports Club, Chemichemi and other established residential or environmentally sensitive areas. These findings support differentiated, rather than uniform, development standards across the Municipality.

The proposed zoning framework adopts a **hybrid land-use management model** that combines defined primary-use zones with controlled mixed-use development. The principal zones include low-, medium- and high-density residential areas; commercial areas; business-cum-residential and mixed-use corridors; service-industrial areas; educational and public-purpose areas; recreational land; public utilities; transportation corridors; conservation areas; and other specially managed locations. Uses are classified as permitted, compatible, conditional, prohibited or legally established non-conforming uses. This approach provides flexibility to accommodate compatible economic and community activities while maintaining predictability, protecting neighbourhood amenity and preventing harmful land-use conflicts.

Within the CBD Subregion, the Plan supports controlled commercial, civic, institutional, hospitality and mixed-use intensification, alongside improved pedestrian movement, parking, loading, drainage and public transport management. The Sports Club/Asian Subregion is retained primarily as a controlled residential, recreational, conservation and tourism-support area, with special protection for Asian Estate, Thomson's Falls and the golf course landscape. The Manguo/Block 7 Subregion is treated as a growth-and-conservation interface requiring wetland

protection, wildlife-sensitive planning, infrastructure safeguards and controlled residential development. The Siberia/Huruma/Maina/Ol Jabet Subregion is designated for residential consolidation, tenure regularisation and infrastructure upgrading, while the Chemichemi/New Muthaiga/Eastward/Locatagon Subregion is planned as a controlled residential and business-cum-residential transition area in which commercial activity is restricted to designated frontages and river, quarry and disturbed-land interfaces are carefully managed.

The zoning framework is supplemented by overlays addressing CBD intensification, business-cum-residential frontages, residential character protection, infrastructure-linked densification, riparian and wetland protection, flood risk, railway and logistics functions, settlement regularisation, approved local plans, non-conforming uses, quarry and dumpsite rehabilitation, public-purpose land and height transitions. These overlays provide additional controls where environmental sensitivity, public interest, infrastructure limitations or adjoining land-use differences require more detailed development assessment.

The development-control framework translates the zoning proposals into measurable and enforceable standards covering minimum plot sizes, subdivision and amalgamation, plot coverage, building heights, setbacks, building lines, parking, loading, access, environmental buffers, drainage, landscaping and infrastructure requirements. It establishes procedures for change of use, extension of use, densification, lease extension or renewal, building-plan approval, utility installations, outdoor advertising and environmentally sensitive development. Higher-intensity development is expressly linked to demonstrated adequacy of roads, water supply, sewerage, storm-water drainage, solid-waste management, parking, emergency access and fire-fighting capacity.

The permitting framework provides for preliminary application screening, verification against the zoning map and schedules, technical circulation, public notification where required, site inspection, professional assessment, approval or refusal, imposition of measurable conditions, construction-stage inspections and compliance or occupation certification. Applications affecting major roads, public land, strategic infrastructure, riparian areas, wetlands, railway land or neighbourhood character will require consultation with relevant County departments and agencies such as NEMA, WRA, Kenya Railways and NYAHUWASCO. The Plan further recommends progressive transition to a GIS-linked electronic development application and permitting system to improve transparency, records management, revenue collection, application tracking and enforcement.

Climate adaptation and resilience are integrated into the zoning and development-control framework. Flooding is identified as the most immediate climate-related threat, particularly

within low-lying, poorly drained and wetland-interface neighbourhoods. Approximately 15 kilometres of roads are identified for priority drainage interventions. The Plan proposes protection of drainage corridors, riparian reserves, wetlands and flood-retention areas; upgrading and maintenance of storm-water systems; rehabilitation of quarry and dumpsite areas; rainwater harvesting; greater use of pervious surfaces; low-impact development; climate-responsive building design; and improved early-warning and emergency-response arrangements. Manguo Wetland is recognised as both a conservation area and natural climate-resilience infrastructure requiring demarcation, restoration, pollution control and community-supported management.

Urban greening is promoted through the progressive application of the **3–30–300 principle**, including increased neighbourhood tree cover, protection of existing trees, greening of roads and public institutions, and accessible public open spaces. New public buildings, major commercial developments, institutions, high-density residential developments and developments within environmentally sensitive locations should progressively incorporate rainwater harvesting, passive ventilation and lighting, energy efficiency, on-site storm-water management, tree planting and approved landscape plans.

Implementation will require coordinated action by the County Government of Laikipia, Nyahururu Municipal Board, Municipal Manager, County and municipal technical departments, national agencies, utility providers, landowners, developers and community organisations. Priority institutional measures include strengthening municipal planning, architecture, engineering, GIS, public health, environmental management, inspection, enforcement, housing, community services and municipal finance functions. The official zoning map should be maintained through a parcel-linked GIS database incorporating development applications, approvals, refusals, inspection records, enforcement notices, public land information and approved variations.

The monitoring and evaluation framework provides for monthly technical updates, quarterly implementation reports and an annual public-facing zoning implementation report. Monitoring will cover development applications, approvals and refusals, infrastructure-linked conditions, inspections, enforcement, public land protection, environmental safeguards, climate-resilience measures, revenue performance and stakeholder complaints. A mid-term review should be undertaken around 2030/2031 and an end-term review around 2035/2036 to assess the continued relevance of zoning boundaries, density standards, infrastructure priorities, environmental safeguards and Special Planning Areas.

The principal implementation priorities are the formal adoption and publication of the Plan; establishment of a GIS-linked development-control register; audit and protection of public land; upgrading of roads, drainage, sewerage and water services in growth areas; protection and restoration of Manguo Wetland, Thomson’s Falls and the riverine corridors; regularisation and servicing of under-planned settlements; protection of the railway corridor; rehabilitation of quarry and dumpsite areas; strengthening of inspection and enforcement; and sustained public sensitisation. Effective implementation will depend not only on the zoning map, but also on consistent application of the regulations, transparent decision-making, measurable approval conditions, adequate institutional capacity and regular reporting.

Once adopted, operationalised and consistently enforced, the Nyahururu Municipality Zoning Plan will provide a practical basis for accommodating urban growth, coordinating infrastructure investment, protecting residential neighbourhoods, securing public and environmental assets, supporting local economic development and enhancing investment certainty. It will guide the Municipality towards a more compact, inclusive, productive, environmentally sustainable and climate-resilient urban future.

Signature:

Mr. John M. Gichuki

**Chief Officer – Lands, Housing, Energy & Urban Development,
County Government of Laikipia**

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LIST OF ACRONYMS

Acronym	Meaning
BCR	Business-Cum-Residential
BTS	Base Transceiver Station
CBD	Central Business District
CBO	Community-Based Organization
CECM	County Executive Committee Member
CGL	County Government of Laikipia
CIDP	County Integrated Development Plan
CSP	County Spatial Plan
EIA	Environmental Impact Assessment
EMCA	Environmental Management and Co-ordination Act
EPRA	Energy and Petroleum Regulatory Authority
ESIA	Environmental and Social Impact Assessment
GIS	Geographic Information System
Ha	Hectare
HDR	High Density Residential
ICT	Information and Communication Technology
IDeP	Integrated Development Plan
KCC	Kenya Co-operative Creameries
KeNHA	Kenya National Highways Authority
KeRRA	Kenya Rural Roads Authority
KFS	Kenya Forest Service
KMTC	Kenya Medical Training College
KPLC	Kenya Power and Lighting Company
KURA	Kenya Urban Roads Authority
KWS	Kenya Wildlife Service
LDR	Low Density Residential
LPLUDP	Local Physical and Land Use Development Plan
M&E	Monitoring and Evaluation
MDR	Medium Density Residential
NCA	National Construction Authority
NEMA	National Environment Management Authority
NLC	National Land Commission
NMT	Non-Motorized Transport
NOFBI	National Optic Fibre Backbone Infrastructure
NYAHUWASCO	Nyahururu Water and Sanitation Company
PLUPA	Physical and Land Use Planning Act
PSV	Public Service Vehicle
SPA	Special Planning Area
UACA	Urban Areas and Cities Act
WRA	Water Resources Authority

CHAPTER ONE: INTRODUCTION

1.1 Background Information

Urban areas in Kenya continue to experience growth, expansion, and changing land use patterns, often accompanied by increasing pressure on infrastructure, housing, public utilities, social services, and the environment. Where such growth is not adequately guided, it may result in incompatible land uses, haphazard development, informal settlements, urban sprawl, and environmental degradation.

Nyahururu Municipality is one of the key urban centres in Laikipia County and performs important administrative, commercial, residential, institutional, tourism, and service functions within the county and the wider surrounding region. It is also strategically located at the border of Laikipia and Nyandarua Counties, a position that strengthens its role as an inter-county service and growth centre. As the municipality continues to grow, it is increasingly experiencing pressure associated with population increase, land use conversion, subdivision and intensification of development, rising demand for housing and commercial space, strain on infrastructure, and the need to safeguard environmentally sensitive areas, open spaces, and productive agricultural land.

It is against this background that the Nyahururu Municipality Zoning Plan has been prepared. The plan provides a framework for the spatial organization of land uses and the regulation of development within the municipality through defined zoning categories, land use regulations, and development control standards. It also cascades from the broader county planning framework, particularly the Laikipia County Spatial Plan, by translating county-level spatial policy directions into a more detailed municipal land use management framework.

1.2 Terms of Reference

The Terms of Reference for this consultancy form the guiding framework for the preparation of the Nyahururu Municipality Zoning Plan. They outline the project objectives, scope of work, problem statement, justification, expected deliverables, reporting schedule, and other critical parameters relevant to the assignment. These requirements were thoroughly reviewed and internalized at the inception stage and have informed the overall approach, analysis, and preparation of the plan.

1.3 Objectives of the Assignment

The main objective of this consultancy is to develop a zoning plan with supporting zoning standards, regulations, and guidelines for Nyahururu Municipality to guide development control and land use management within the municipality and support the implementation of the larger Laikipia County Spatial Plan.

This general objective is supported by specific objectives which include: -

- i. To conduct a comprehensive analysis of existing land uses, environment, and development patterns;
- ii. To conduct participatory forums to define and validate local development priorities for zoning;
- iii. To develop a GIS-linked zoning plan categorizing land use in alignment with the Laikipia County Spatial Plan;
- iv. To formulate specific, measurable development standards for each designated land use zone;
- v. To link zoning guidelines with plans for efficient and cost-effective infrastructure service provision;
- vi. To ensure integration with higher level plans i.e. Laikipia County Spatial Plan 2021-2031, Laikipia County Integrated Development Plan 2023-2027 and the National Spatial Plan; and
- vii. To prepare all necessary technical and legal documentation for the formal adoption, approval and gazettment of the zoning regulations and standards by the County Executive and Assembly.

1.4 Scope of Assignment

The formulation of zoning standards, regulations, and guidelines for this assignment is limited to the legal boundary of Nyahururu Municipality as established within Laikipia County. Nyahururu covers an approximate area of 17 square kilometres and functions as an important urban centre whose economy is supported by agricultural production, dairy farming, trade, tourism, and other service activities. The zoning plan will guide land use and development control in Nyahururu Municipality over the period 2026–2036.

1.5 Justification

The preparation of a zoning plan for Nyahururu Municipality is necessary to provide a clear and coordinated framework for managing land use and guiding future development within the municipality. As the municipality continues to grow, demand for land, housing, commerce, infrastructure, public utilities, and social services is also increasing, thereby creating the need for a more structured approach to land use management.

In the absence of an up-to-date zoning framework, such growth is likely to result in uncoordinated development, land use incompatibility, infrastructure strain, environmental degradation, and continued conversion of productive agricultural land and open space. The municipality also faces varied neighbourhood conditions, uneven infrastructure coverage, and increasing development pressure, all of which require clear zoning regulations and development standards.

It is therefore necessary to establish a zoning framework that guides the location, intensity, and form of development in a manner that promotes orderly urban growth, environmental sustainability, infrastructure efficiency, and predictable development management. The zoning plan is intended to provide that framework over the plan period while supporting coordinated sectoral development and improved development control within Nyahururu Municipality.

1.6 Methodology and Approach

The preparation of the Nyahururu Municipality Zoning Plan adopted an integrated and participatory methodology combining policy review, neighbourhood analysis, GIS-based spatial analysis, field verification, stakeholder engagement and digital survey methods. The approach was designed to ensure that the zoning framework responds to the municipality's spatial structure, neighbourhood character, infrastructure conditions, environmental sensitivities, economic functions and emerging development pressures.

1.6.1 Methodological Framework

The preparation of the zoning regulations and development standards adopted a multi-layered and participatory methodology comprising the following key components:

- ❖ Inception and review of planning policy framework;
- ❖ Spatial and neighborhood analysis;
- ❖ GIS-based land use and suitability analysis;
- ❖ Community and stakeholder engagement;
- ❖ Digital survey and data collection methods;
- ❖ Preparation of zoning regulations and development standards; and
- ❖ Validation and refinement of proposed zoning controls.

The methodology ensured that zoning proposals were informed by both quantitative spatial analysis and qualitative community perspectives.

1.6.2 Review of Planning Framework and Baseline Information

The assignment commenced with a comprehensive review of existing planning frameworks, statutory instruments, development policies, and spatial planning documents relevant to Nyahururu Municipality. This included:

- ❖ Existing County/Municipal/Town Local Physical & Land Use Development plans;
- ❖ Integrated Development Plans (IDePs);
- ❖ County spatial planning frameworks;
- ❖ Existing land use plans and cadastral information;
- ❖ Environmental and infrastructure reports;
- ❖ Population and socio-economic data; and
- ❖ Relevant national planning and land management legislation.

The review provided the regulatory and policy foundation necessary for the formulation of zoning regulations and development control standards consistent with national and county planning objectives. Baseline spatial data, including parcel maps, transportation networks, public utilities, environmental features, topography, and existing land uses, were compiled and organized within a GIS environment to support subsequent analysis.

1.6.3 Neighborhood Analysis Approach

A neighborhood analysis methodology was applied as the primary planning framework for understanding the urban structure, functionality, and development dynamics within the municipality. The approach recognized neighborhoods as the fundamental planning units through which land use patterns, infrastructure provision, socio-economic activities, and development pressures could be effectively analyzed.

1.6.3.1 Neighborhood Delineation

The municipality was subdivided into identifiable neighborhoods based on:

- ❖ Existing and known neighborhoods and settlement patterns;
- ❖ Road and infrastructure networks;
- ❖ Physical and environmental features;
- ❖ Land use characteristics;
- ❖ Socio-economic interactions; and
- ❖ Administrative and community boundaries.

This neighborhood-based structure enabled localized assessment of development trends, land use compatibility, infrastructure capacity, and service accessibility.

1.6.3.2 Neighborhood Character Assessment

Each neighborhood was assessed to establish its existing and emerging urban character. The assessment considered:

- ❖ Dominant land uses;
- ❖ Residential density patterns;
- ❖ Commercial and industrial activities;
- ❖ Building typologies and urban form;
- ❖ Availability of public amenities and social infrastructure;
- ❖ Mobility and accessibility patterns;
- ❖ Environmental constraints and sensitive areas; and
- ❖ Existing development pressures and growth trends.

The neighborhood analysis enabled identification of homogeneous development areas and areas requiring transition controls, redevelopment strategies, conservation measures or special planning interventions which allowed grouping them into clusters outlined below.

Figure 1: Clustered neighborhoods influenced by geographical location and homogenous land use transitions

No.	Subregion	Key Zones / Areas
1	CBD Subregion	Core CBD, Market Area, Matatu Terminus, Breeze Hotel / Post Office Area, Juakali, KCC / Railway Zone, Railway Station Zone, Starehe, Njau's, Lumumba, Site Phase I, Site Phase II, Old Muthaiga, Moi Estate / Hospital Institutional Area, Prison / Police / Stadium Institutional Belt.
2	Golf Course/Asian Subregion	Asian Estate, Thomson's Falls environs, Nyahururu Sports and Golf Club, Nyahururu Water Treatment, institutional and tourism-support areas
3	Block 7/Manguo Subregion	Manguo Settlement, Manguo Wetland, Block 7, sewer treatment / utility area, public facility reserves and wetland interface areas
4	Chemichemi/Kichinjio, Siberia / Huruma / Maina / Ol Jabet Subregion	Maina A, Maina B, Unplanned Maina, Huruma, Siberia, Ol Jabet and Gathara River / Ewaso Narok River interface areas
5	Chemichemi / New Muthaiga / Eastward / Locatagon Subregion	Chemichemi, John Paul, John Bosco Catholic Area, New Muthaiga, Eastward / Locatagon, Kichinjio / Lewis, Core site, Dairy Delight / Slaughterhouse and Kichinjio quarry sites.

1.6.4 Development Potential and Constraints Analysis

The methodology further evaluated municipal-level development opportunities and constraints through assessment of:

- ❖ Infrastructure availability and capacity;
- ❖ Access to transportation corridors;
- ❖ Environmental sensitivity;
- ❖ Topographical limitations;
- ❖ Public service provision;
- ❖ Informal development patterns; and
- ❖ Land market dynamics.

The outputs informed the determination of suitable land use intensities, permissible activities, and development control measures within each zone.

1.6.5 GIS-Based Spatial Analysis

Geographic Information Systems (GIS) formed a central component of the methodology and provided the analytical platform for spatial data integration, mapping, and zoning formulation.

Spatial Data Integration: Spatial datasets obtained from various institutions and field surveys were integrated within a GIS database. The datasets included:

- i. Existing land use maps;
- ii. Parcel and cadastral information;
- iii. Road and transport networks;
- iv. Environmental and ecological features;
- v. Infrastructure and utility networks;
- vi. Topographical and terrain data;
- vii. Population distribution patterns; and
- viii. Public facilities and service centers.

The GIS platform facilitated spatial referencing, visualization, and harmonization of data from multiple sources.

Development of Land Use Zones: The neighborhood analysis findings were integrated with GIS spatial analysis outputs to formulate proposed land use zones. The zoning framework was designed to:

- ❖ Promote orderly urban growth;
- ❖ Enhance land use compatibility;
- ❖ Support infrastructure efficiency;
- ❖ Protect environmentally sensitive areas;
- ❖ Encourage mixed-use and transit-supportive development where appropriate;
- ❖ Strengthen neighborhood identity and functionality; and
- ❖ Provide a clear basis for development control and permitting.

GIS mapping further enabled accurate delineation of zoning boundaries and preparation of zoning maps for regulatory application.

1.6.6 Community and Stakeholder Engagement

Stakeholder participation formed an integral part of the methodology to ensure inclusivity, local ownership, and responsiveness of the zoning regulations. The engagement process targeted:

- ❖ Residents and neighborhood associations;
- ❖ Business communities;
- ❖ Professional and technical stakeholders;
- ❖ Community-based organizations;
- ❖ Institutional landowners;
- ❖ Infrastructure agencies; and
- ❖ County and municipal departments.

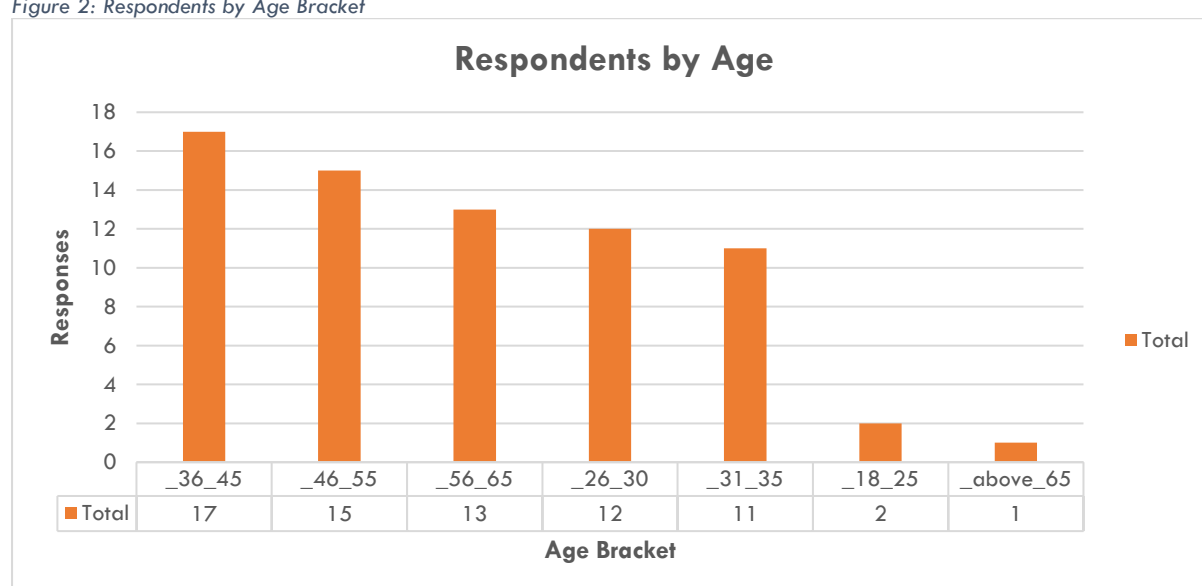
Consultative sessions were undertaken to gather local perspectives on development challenges, land use conflicts, infrastructure needs, environmental concerns, and future growth aspirations. The stakeholder engagement process also facilitated validation of neighborhood characteristics and proposed zoning directions.

1.6.7 Digital Survey and Data Collection Methods

To enhance inclusivity and broaden community participation, the assignment adopted digital survey methods alongside physical consultations, field reconnaissance and GIS-based spatial analysis. A structured digital questionnaire was administered to capture views from Nyahururu residents and stakeholders on land use change, development pressure, infrastructure conditions, environmental concerns, climate risks, neighbourhood character and preferred zoning interventions.

A total of 71 valid responses were analysed. The respondent profile showed near-balanced gender participation, with 37 male and 34 female respondents. The largest respondent age group was 36–45 years, represented by 17 respondents.

Figure 2: Respondents by Age Bracket

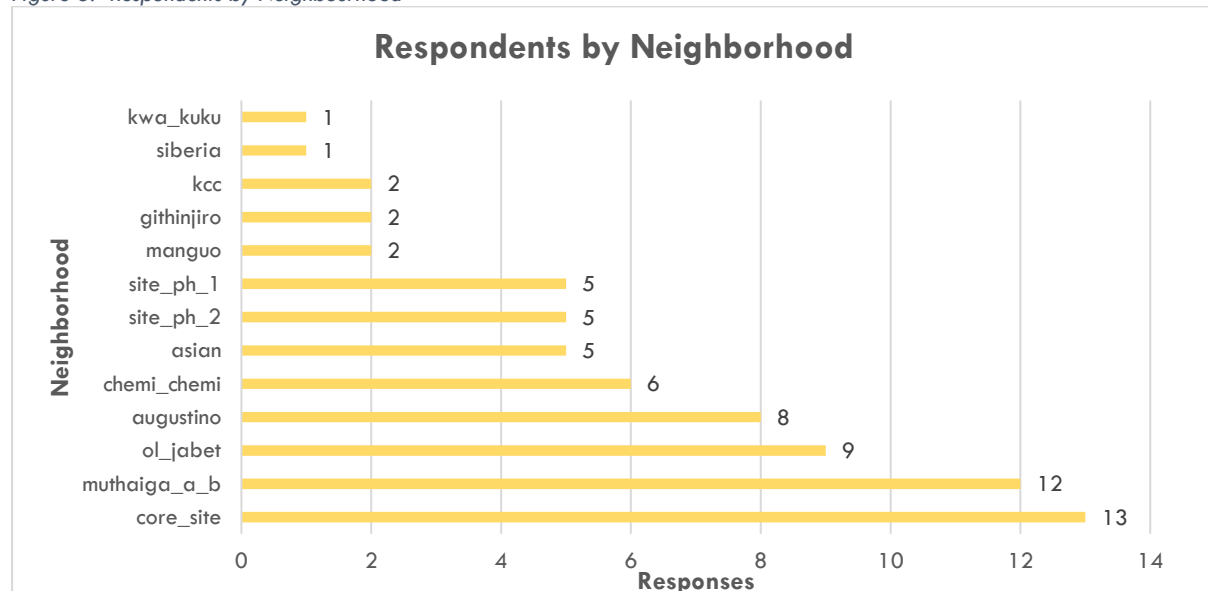


The responses were drawn from different neighbourhoods within the municipality, allowing the survey to capture views from areas with varying settlement patterns, infrastructure conditions and development pressures. The highest number of responses came from Core Site, followed by Muthaiga A/B, Ol Jabet, Augustino and Chemichemi.

The digital survey supported rapid data collection, wider participation and efficient processing of stakeholder feedback. The responses were analysed together with field observations, neighbourhood analysis, stakeholder consultations and GIS-based spatial data. The results informed identification of development pressure areas, infrastructure gaps, environmental

concerns, neighbourhood planning issues and proposed zoning interventions. This is consistent with the adopted methodology framework, which combines neighbourhood analysis, GIS-supported spatial assessment, stakeholder engagement, digital survey methods and validation of proposed zoning controls.

Figure 3: Respondents by Neighbourhood



1.6.8 Preparation of Zoning Regulations and Development Standards

Based on the neighborhood analysis, GIS outputs, stakeholder engagement findings, and planning policy review, zoning regulations and development standards were formulated. The standards addressed:

- ❖ Permitted and conditional land uses;
- ❖ Plot coverage and floor area controls;
- ❖ Building height and density regulations;
- ❖ Setbacks and building lines;
- ❖ Parking and access requirements;
- ❖ Environmental and landscape controls;
- ❖ Mixed-use development provisions;
- ❖ Special planning areas and transition zones; and
- ❖ Development permitting procedures.

The standards were structured to provide clarity, consistency, predictability, and flexibility in development control administration.

1.6.9 Validation and Refinement

Draft zoning proposals and development standards were subjected to technical review and stakeholder validation processes to ensure practicality, regulatory compliance, and

responsiveness to local development dynamics. Feedback obtained during validation sessions informed refinement of zoning boundaries, development standards, and permitting provisions.

The final outputs therefore reflect a balanced integration of technical analysis, planning policy requirements, spatial data evidence, and community input.

The methodological approach adopted for the preparation of zoning regulations, development and permitting standards for Nyahururu Municipality combined neighborhood-based planning analysis, GIS-supported spatial assessment, and participatory stakeholder engagement.

The integration of neighborhood analysis and GIS methodologies enabled the preparation of evidence-based land use zones responsive to existing urban structure, growth trends, infrastructure capacity, and environmental considerations. Additionally, the application of digital survey methods enhanced inclusivity, expanded community reach, and strengthened stakeholder participation throughout the planning process.

The resulting zoning framework and development standards therefore provide a comprehensive basis for sustainable urban development management, effective permitting administration, and orderly spatial growth within the municipality.

1.7 Reporting Framework and Expected Output

The preparation of zoning standards, guidelines and regulation will be carried out in phases within the stipulated timeline. It will have different forms of outputs including reports and GIS spatial outputs. These outputs will, in particular include the following; -

- ❖ Desired planning policies and regulations;
- ❖ Standards of access roads;
- ❖ Plot coverages;
- ❖ Building heights and plot ratios;
- ❖ Building densities;
- ❖ Building setbacks;
- ❖ Digital topographic maps; and
- ❖ Cadastral information and an inventory of all physical and social infrastructure within the planning area.

CHAPTER TWO: LEGAL, POLICY AND INSTITUTIONAL FRAMEWORK

The preparation of the Nyahururu Municipality Zoning Plan is anchored in a framework of national laws, policies, county planning instruments, and institutional mandates. These collectively provide the legal basis, policy direction, planning context, and administrative structure necessary for the preparation, adoption, implementation, and enforcement of the zoning standards, regulations, and guidelines.

2.1 Legal Framework

The legal framework provides the statutory basis for land use planning, development control, environmental management, climate responsiveness, building regulation, and municipal governance:

Table 1: Legal Framework

No.	Legal Instrument	Description	Relevant Provision	Relevance to the Assignment
1	Constitution of Kenya, 2010	The supreme law of Kenya, providing for a devolved system of governance.	Article 60(1) requires land to be used and managed in an equitable, efficient, productive, and sustainable manner. Article 66(1) provides for regulation of land use and property in the interests of defence, public safety, public order, public morality, public health, and land use planning. Part 2(8) of the Fourth Schedule assigns county planning and development functions to county governments.	The preparation of these zoning standards, regulations, and guidelines for Nyahururu Municipality is an exercise of the County Government's planning function.
2	County Governments Act, 2012	Operationalizes county governments by outlining their powers and functions.	Section 111(1) requires county governments to prepare city or municipal land use plans and city or municipal building and zoning plans. Section 111(2) provides that these plans shall be instruments for development facilitation and development control within the respective city or municipality.	Supports the preparation of zoning regulations and standards as instruments for guiding and facilitating development within Nyahururu Municipality.
3	Physical and Land Use Planning Act, 2019	Provides for the planning, use, regulation, and development of land.	Section 55(g) outlines the objectives of development control in ensuring orderly and planned development. Section 56(a) empowers county governments to prohibit or control the use and development of land and buildings in the interests of proper and	Provides the principal statutory foundation for zoning and development control in Nyahururu Municipality.

No.	Legal Instrument	Description	Relevant Provision	Relevance to the Assignment
			orderly development. Section 56(b) gives county governments power to consider and approve development applications and grant development permission. Section 56(e) mandates county governments to formulate by-laws to regulate zoning with respect to the use and density of development.	
4	Physical and Land Use Planning (Development Permission and Control) Regulations, 2021	Provides procedural and technical guidance for development permission and control.	The Regulations guide applications relating to development permission, subdivision, amalgamation, extension of use, and change of use, and provide the framework for development control administration.	The zoning plan and its standards must align with these Regulations as they directly support development permission and control.
5	Urban Areas and Cities Act, 2011 (Amended 2019)	Provides for the classification, governance, and management of urban areas and cities.	Part V, Section 38 provides for the preparation of integrated development plans for cities and urban areas as instruments for development control. The First Schedule to the Amendment Act lists planning and development control as essential functions for classification of a municipality.	Establishes the governance and development control context within which the zoning plan will operate.
6	Environmental Management and Co-ordination Act, 1999	Establishes the legal and institutional framework for environmental management.	Provides for environmental protection, pollution control, and environmental standards, including protection of aquatic ecosystems.	Relevant to environmental protection, especially in relation to rivers, wetlands, sewerage, wastewater, and solid waste management issues affecting Nyahururu Municipality.
7	EMCA (Wetlands, River Banks, Lake Shores and Sea Shore Management) Regulations, 2009 and the Water Resources Regulations, 2021	Provides standards and controls for the protection of riparian corridors, wetlands, and environmentally sensitive land.	Supports environmental protection, pollution control, and management of fragile ecosystems and water bodies.	Relevant because Nyahururu contains river systems, wetland-edge areas, sewer treatment ponds, and environmentally sensitive zones such as Manguo and associated riverine corridors.

No.	Legal Instrument	Description	Relevant Provision	Relevance to the Assignment
8	Laikipia County Climate Change Act, 2021	Provides the county framework for climate change governance, adaptation, mitigation, and climate-resilient development.	Establishes county climate governance structures and supports integration of climate action into county planning and development.	Relevant because the zoning plan must respond to climate vulnerability, environmental sensitivity, and resilience concerns within Nyahururu Municipality.
9	Nyahururu Municipal Charter	Provides the legal basis for the governance, management, powers, objects, and functions of Nyahururu Municipality.	Establishes the municipality and includes the development and enforcement of municipal plans and development controls among municipal functions.	Provides the municipal governance framework within which the zoning plan will be implemented.
10	National Building Code, 2024 (Legal Notice No. 47 of 2024)	Provides the current national building control framework for building design, construction standards, safety, accessibility, and compliance.	Provides standards relating to building control, form, safety, health, and construction requirements applicable to development.	Relevant because the zoning standards for Nyahururu Municipality will address building height, plot coverage, setbacks, density, and development form.

2.2 Policy Framework

The policy framework provides the broader development vision and policy direction within which the zoning plan is prepared.

Table 2: Policy Framework

No.	Policy Document	Description	Relevant Provision	Relevance to the Assignment
1	Kenya Vision 2030	Kenya's long-term development blueprint aimed at transforming the country into a newly industrializing middle-income country.	The Economic Pillar seeks to enhance competitiveness in sectors such as agriculture, tourism, trade, and infrastructure.	Nyahururu Municipality serves as a service, trade, agricultural support, and tourism centre, and the zoning plan should support development consistent with Vision 2030.
2	National Land Use Policy, 2017	Seeks to ensure that land and land-based resources are used in an environmentally and socially responsible manner.	Provides for proper management of land resources, sustainable land use planning, and environmental conservation.	Supports sustainable land use management and environmental protection within the municipality.

No.	Policy Document	Description	Relevant Provision	Relevance to the Assignment
3	National Urban Development Policy, 2016	Provides a framework through which urban areas and cities contribute to the realization of Kenya Vision 2030.	Emphasizes strengthened urban governance and management, development planning, urban investment, and provision of social and physical infrastructure.	Supports planned urban growth and improved development management in Nyahururu Municipality.
4	2030 Agenda for Sustainable Development	Provides global goals and targets to guide sustainable development.	Goal 11 promotes inclusive, safe, resilient, and sustainable cities and human settlements, including participatory planning.	Supports sustainable urbanization and improved land use management in Nyahururu Municipality.
5	New Urban Agenda	Provides guidance for achieving sustainable urban development through better planning, governance, and management of urban areas.	Advocates well-planned, inclusive, and environmentally sustainable human settlements.	Supports the preparation of a well-structured zoning framework for Nyahururu Municipality.

2.3 County and Local Planning Framework

The county and local planning framework provides the spatial and development planning context within which the zoning plan is prepared.

Table 3: County and Local Planning Framework

No.	Planning Instrument	Description	Relevant Provision	Relevance to the Assignment
1	Laikipia County Spatial Plan (CSP)	Provides the county's overarching spatial framework for settlement structure, infrastructure coordination, environmental management, and land use planning.	Sets strategic spatial direction for urban development, environmental conservation, transport, public utilities, and lower-level planning within Laikipia County.	The Nyahururu Municipality Zoning Plan cascades from the CSP and translates its broader policy directions into a detailed municipal land use and development control framework.
2	Laikipia County Integrated Development Plan (CIDP)	Provides the county's medium-term development priorities, programmes, and investment framework.	Outlines county priorities in infrastructure, land, urban development, environment, and public service delivery.	The zoning plan for Nyahururu Municipality should align with the county's broader development priorities and sector programmes as outlined in the CIDP.

No.	Planning Instrument	Description	Relevant Provision	Relevance to the Assignment
3	Nyahururu Development Plan, 1978	Earlier development plan for Nyahururu Town.	Provided the original planning basis for land use organization and development control.	Important as the historical planning framework for Nyahururu and for understanding the town's original spatial structure.
4	Nyahururu Development Plan, 1995	Later development plan prepared for Nyahururu Town.	Provided an updated land use structure and development framework for the town.	Important in understanding the municipality's later spatial structure and planning direction.
5	Maina A and Maina B Local Physical and Land Use Development Plans	Approved local physical and land use development plans for the Maina settlement area within Nyahururu Municipality.	Provide settlement-level land use structure, roads, public purpose land, mixed use areas, and regularization measures for Maina A and Maina B.	Important local planning instruments that should inform the zoning approach for Maina so that the zoning framework aligns with already approved settlement planning measures.

2.4 Institutional Framework and Mandates

The preparation and implementation of zoning standards, regulations, and guidelines for Nyahururu Municipality involves both national and county-level institutions, as well as utility agencies and local administrative structures. These institutions provide the legal, technical, administrative, regulatory, and participatory support necessary for effective plan preparation, validation, approval, and implementation.

Table 4: Institutional Framework and Mandates

Institution	Role/Function
County Government of Laikipia	Provides the legal, technical, administrative, and institutional basis for the preparation and implementation of the zoning plan.
Nyahururu Municipality	Under its Municipal Charter, Nyahururu Municipality is mandated with, among other functions, the development and enforcement of municipal plans and development control.
County Executive Committee Member in charge of Lands / Infrastructure / Urban Development	Provides policy direction, reviews outputs, participates in validation, and supports the approval process.
County Assembly	Participates in sensitization, validation, review, and eventual approval processes related to the zoning regulations and standards.
Chief Officer in charge of Lands / Infrastructure / Urban Development	Provides planning history and technical guidance, supports stakeholder engagement, reviews project outputs, and participates in decision-making and validation.

Institution	Role/Function
County Directors, Physical Planners, Surveyors, and Technical Officers	Provide technical planning information, review outputs, support mapping and validation, and contribute to plan preparation and implementation.
State Department for Housing and Urban Development	Oversees matters relating to urban housing, urban planning, and urban development. Development and enforcement of planning and zoning regulations fall under its urban and metropolitan development functions.
National Land Commission (NLC)	Provides oversight on land-related matters, including public land and planning processes, and reviews planning outputs and provides guidance where necessary.
Kenya Urban Roads Authority (KURA)	Provides information on urban road classes, road reserves, and related transport infrastructure relevant to the zoning plan.
National Environment Management Authority (NEMA)	Provides information on environmental challenges and opportunities, supports environmental decision-making, and reviews outputs on environmental matters.
Kenya Power and Lighting Company (KPLC)	Provides information on electricity supply and infrastructure relevant to planning and zoning.
Water Resources Authority (WRA)	Provides information on water-resource management, riparian protection, and catchment conservation.
NYAHUWASCO and other utility/service agencies	Provide information on water supply, sewerage, service coverage, utility corridors, and infrastructure constraints relevant to the zoning framework and development standards.
Area Chiefs / National Government Administration Officers	Assist in dissemination of information, mobilization of local communities, provision of local administrative support, and facilitation of stakeholder participation.

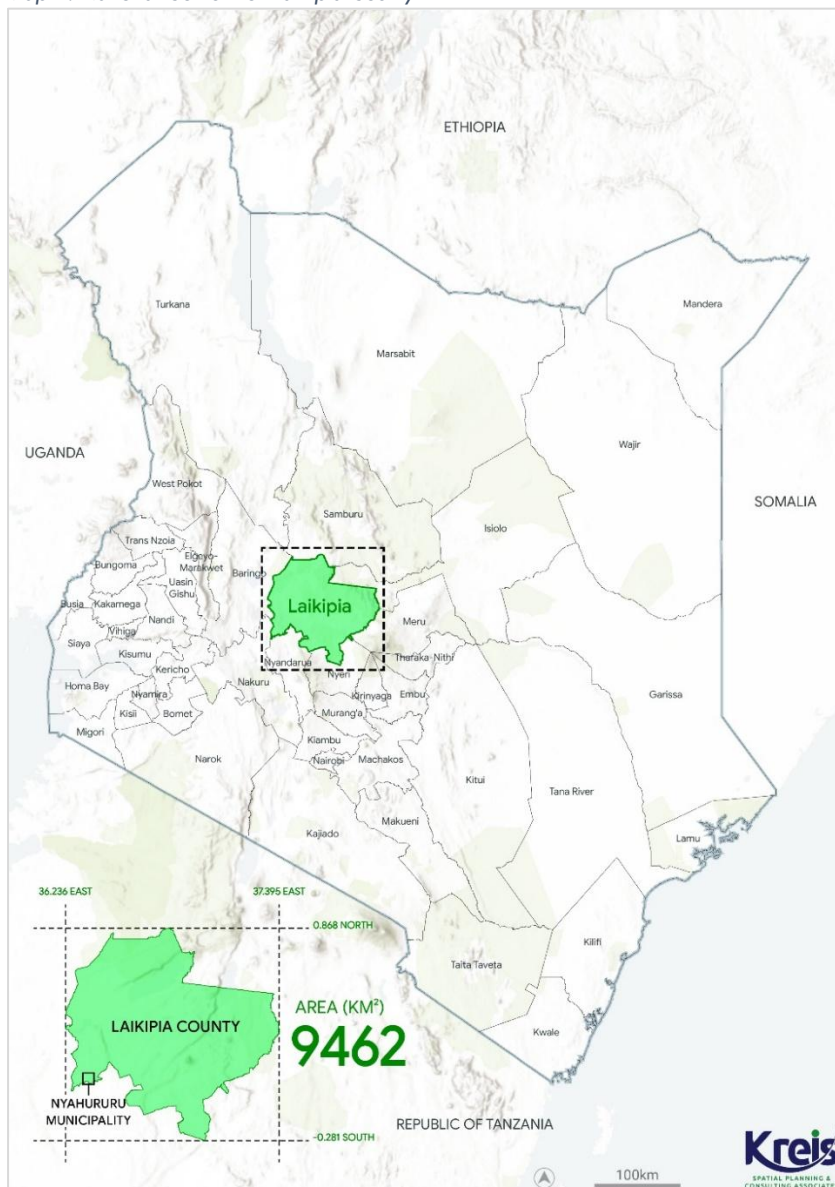
CHAPTER THREE: BASELINE INFORMATION OF PLANNING AREAS

This chapter presents the baseline information of the planning areas within Nyahururu Municipality. It provides an analysis of the municipality's spatial structure, physical and environmental conditions, population and settlement patterns, land use characteristics, infrastructure and services, neighbourhood character, and key development issues that inform the zoning framework and development control standards.

3.1 Location and Context

Laikipia County lies between latitudes $0^{\circ}18'S$ and $0^{\circ}51'N$ and longitudes $37^{\circ}11'E$ and $37^{\circ}24'E$. The County covers an area of approximately 9,462 km². Nyahururu Municipality is one of the municipalities established within Laikipia County and forms an important urban centre in the south-western part of the County.

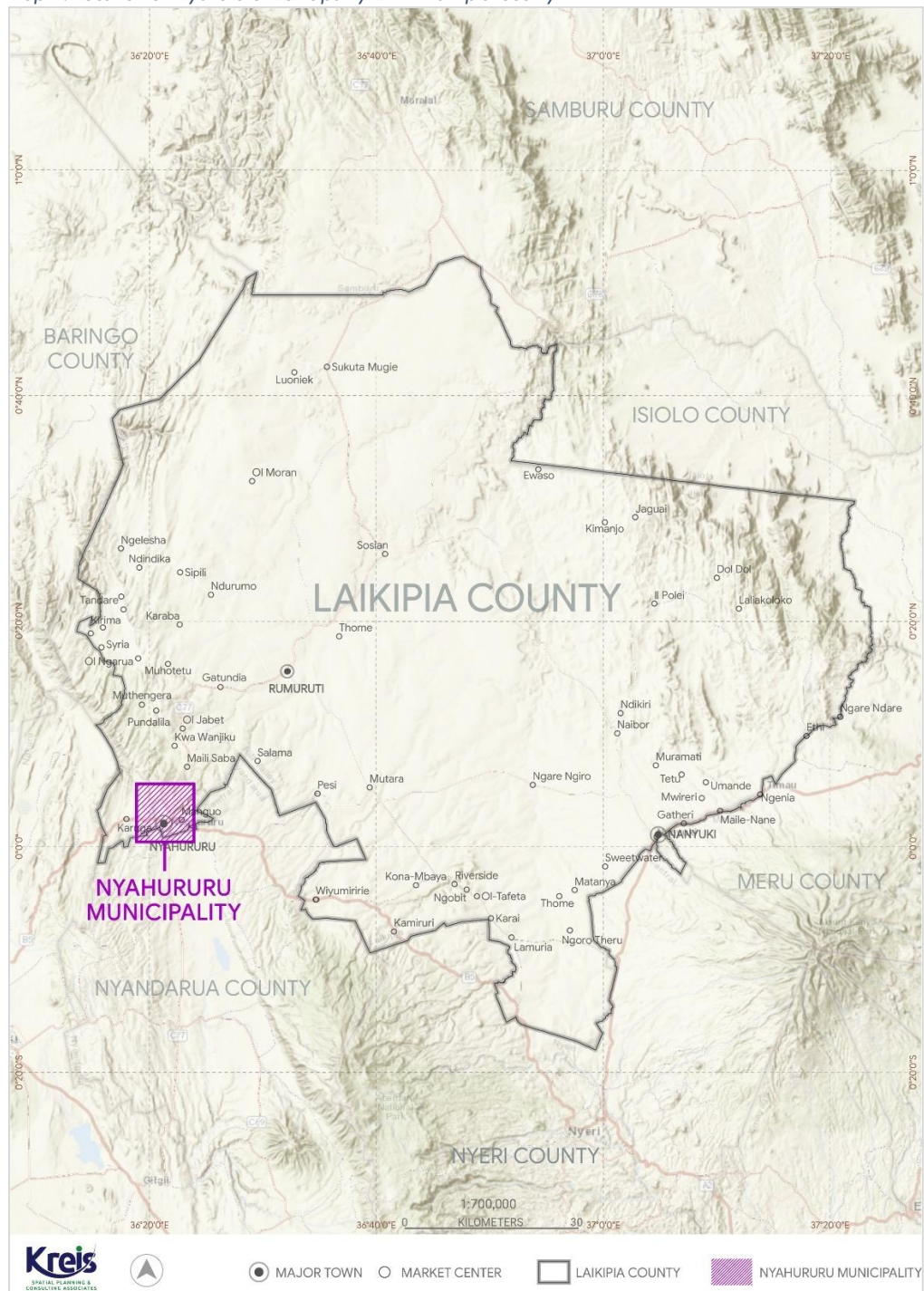
Map 1: National Context of Laikipia County



Source: KREIS, 2026 (modified from IEBC boundaries data, 2013)

Laikipia County borders Samburu County to the north, Isiolo County to the north-east, Meru County to the south-east, Nyeri County to the south, Nyandarua County and Nakuru County to the south-west, and Baringo County to the west. The County lies along the Equator and is framed by major physical features that influence its regional setting and development character. It is bounded to the east by the lower slopes of Mt. Kenya, to the south-west by the Aberdare Ranges, and to the west by the Rift Valley Escarpment.

Map 2: Location of Nyahururu Municipality within Laikipia County



Source: KREIS, 2026 (modified from IEBC boundaries data, 2013)

Nyahururu Municipality is located in the south-western part of Laikipia County, close to the Laikipia–Nyandarua–Nakuru interface. Its location gives it a strategic gateway role, linking Laikipia County to Nyandarua County, Nakuru County and the wider Rift Valley region. The Municipality also serves as a major service centre for the surrounding agricultural hinterland, rural settlements and emerging peri-urban areas.

Map 3: Nyahururu Municipality in its local boundary context



Source: KREIS, 2026 (modified from SRTM & USGS; CGL, 2025)

Nyahururu Municipality covers an area of approximately 17 km². Although relatively compact in size, the Municipality continues to experience significant urban growth pressures arising from commercial expansion, housing demand, institutional development, transport activity, tourism and its role as a service centre for the wider south-western part of Laikipia County.

Administrative Context: Administratively, Laikipia County comprises five sub-counties, namely Laikipia East, Laikipia North, Laikipia West, Laikipia Central and Nyahururu. Nyahururu Municipality falls within Nyahururu Sub-County and is located within Igwamiti Ward. It serves as the sub-county headquarters for Nyahururu Sub-County. This administrative role reinforces its function as a centre for public administration, service delivery, commerce, transport and urban development within the south-western part of Laikipia County.

3.2 Physical Environment

The physical environment defines the natural landscape conditions that influence land use suitability, infrastructure planning and development control within Nyahururu Municipality. It comprises topography, altitude, climate, geology, soils, vegetation cover, riverine systems and other natural resources that collectively shape the municipality's settlement pattern and growth potential.

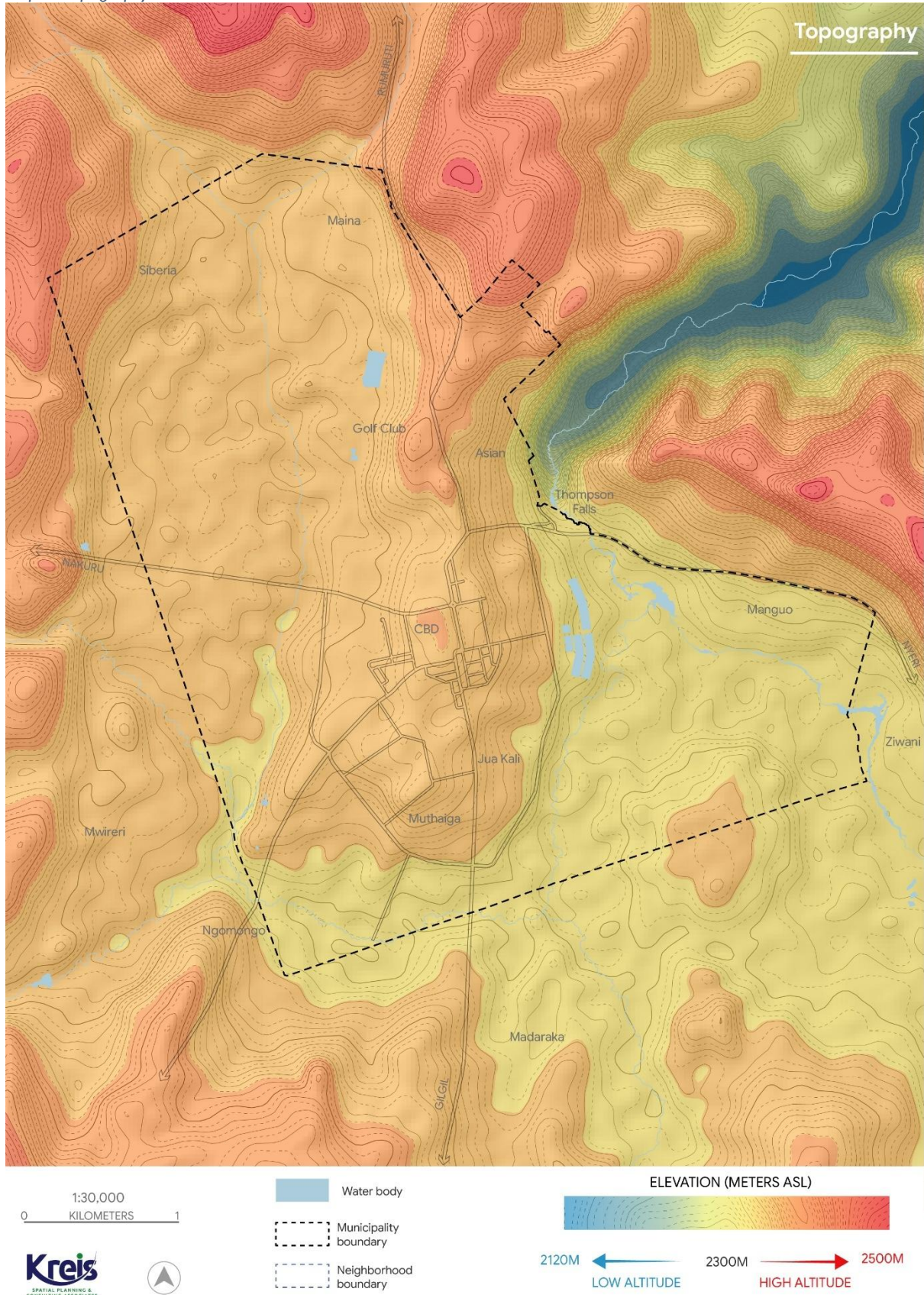
In Nyahururu, the physical environment is strongly influenced by its high-altitude setting, cool and wet climatic conditions, gently to moderately sloping terrain, riverine corridors, wetlands, vegetation cover and the presence of Thomson's Falls. These features provide both development opportunities and environmental constraints, making them important considerations in the preparation of the zoning plan.

3.2.1 Topography & Altitude

Nyahururu Municipality is located within a high-altitude landscape, with elevations ranging approximately from 2,120 metres to 2,500 metres above sea level. The topography rises generally towards the north and north-east, particularly towards the Rumuruti Forest and the wider Aberdare-influenced landscape. The lower and relatively moderate terrain occurs around the central urban area, including the CBD, Jua Kali, Muthaiga, Chemichemi, Ol Jabet, Ngomongo, Mang'uo and parts of Maina.

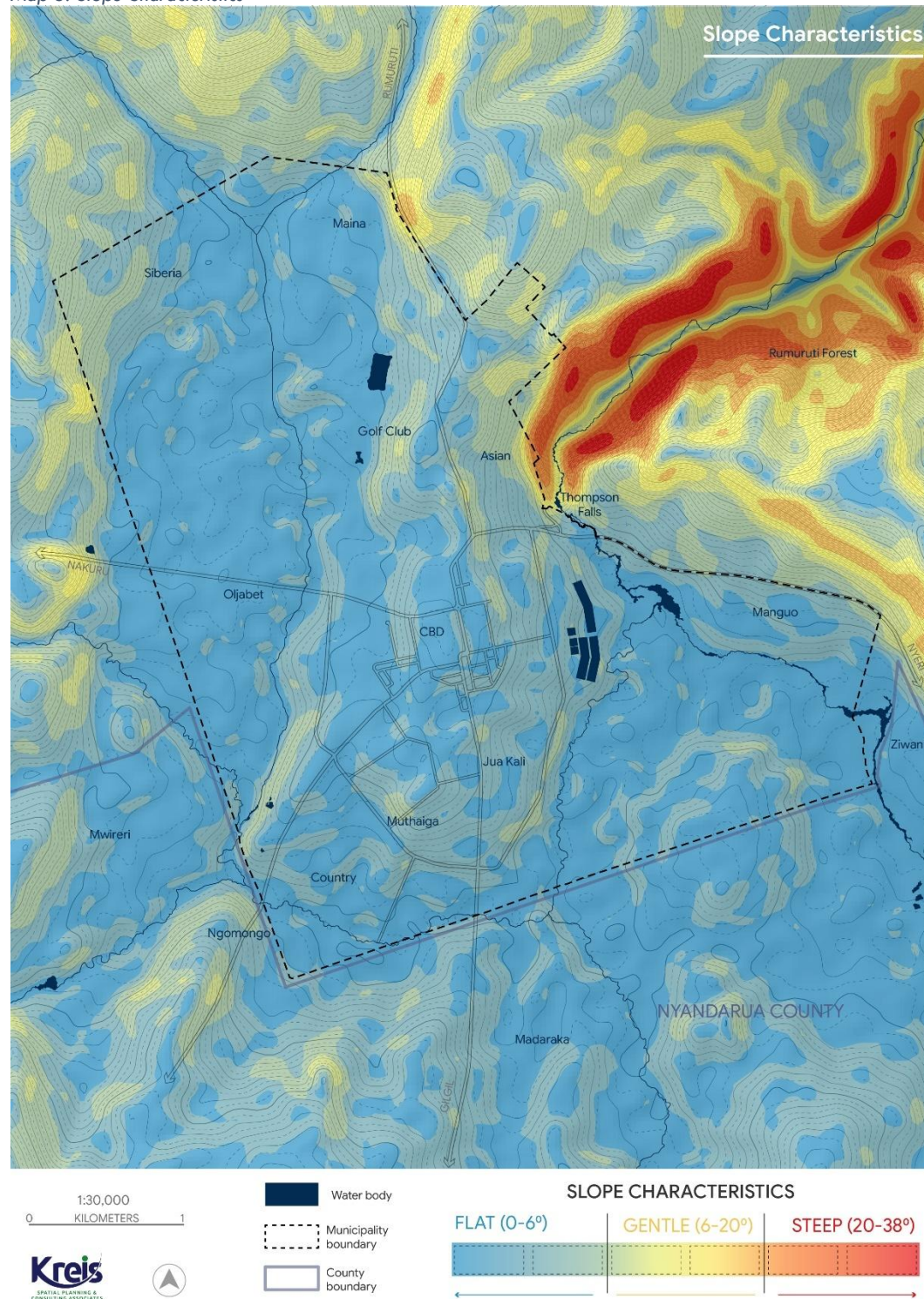
The slope analysis shows that a large part of the municipality falls within flat to gently sloping terrain. These areas, generally within the 0–6° and 6–20° slope categories, are more suitable for urban development where supported by infrastructure and proper drainage. This explains the concentration of existing urban development within the central, western, southern and south-eastern parts of the municipality.

Map 4: Topography



The steepest terrain is concentrated mainly along the north-eastern edge of the municipality, around the Thomson's Falls–Rumuruti Forest interface and associated river valleys. These areas fall partly within steep slope categories of approximately 20–38°. The steep slopes are environmentally sensitive and unsuitable for intensive development. They are prone to erosion, slope instability, storm water concentration and ecological disturbance.

Map 5: Slope Characteristics



Source: KREIS, 2026 (modified from SRTM & USGS; CGL, 2025)

3.2.2 Climate

Nyahururu lies within the cooler and wetter highland zone of Laikipia County. The municipality and its surrounding hinterland are influenced by relief rainfall associated with altitude and proximity to the Aberdare ranges. The wider Nyahururu–Ngarua–Marmanet area receives relatively high rainfall compared to the northern and central parts of Laikipia County, with annual rainfall generally ranging between 1,000 mm and 1,300 mm.

The relatively cool climate, with average temperatures commonly within the range of 14°C to 16°C in the Nyahururu–Ngarua area, supports agricultural productivity in the surrounding rural hinterland. This has contributed to Nyahururu's role as a market, trade, transport and service centre for agricultural produce, dairy farming and related rural-based economic activities.

High rainfall increases the importance of storm water drainage, protection of natural drainage channels, road maintenance, erosion control and careful siting of development. Inadequate drainage, blocked channels, encroachment into riparian areas and hard surfacing without proper storm water management may increase localized flooding and infrastructure damage.

3.2.3 Geology and Soils

The geology of the Nyahururu area is generally associated with volcanic rocks and deposits, including lava sheets of phonolitic composition. These geological conditions have influenced the formation of clay-loam soils in and around the municipality. The soils are generally fertile, with relatively good agricultural potential in the wider hinterland.

The clay-loam soils around Nyahururu have relatively high water-holding capacity and support crop production, pasture development and dairy-related agricultural activities. This partly explains the strong relationship between the municipality and its surrounding agricultural economy. However, the same soil characteristics require careful consideration in urban development, especially in areas with poor drainage, high rainfall, steep slopes or inadequate storm water infrastructure.

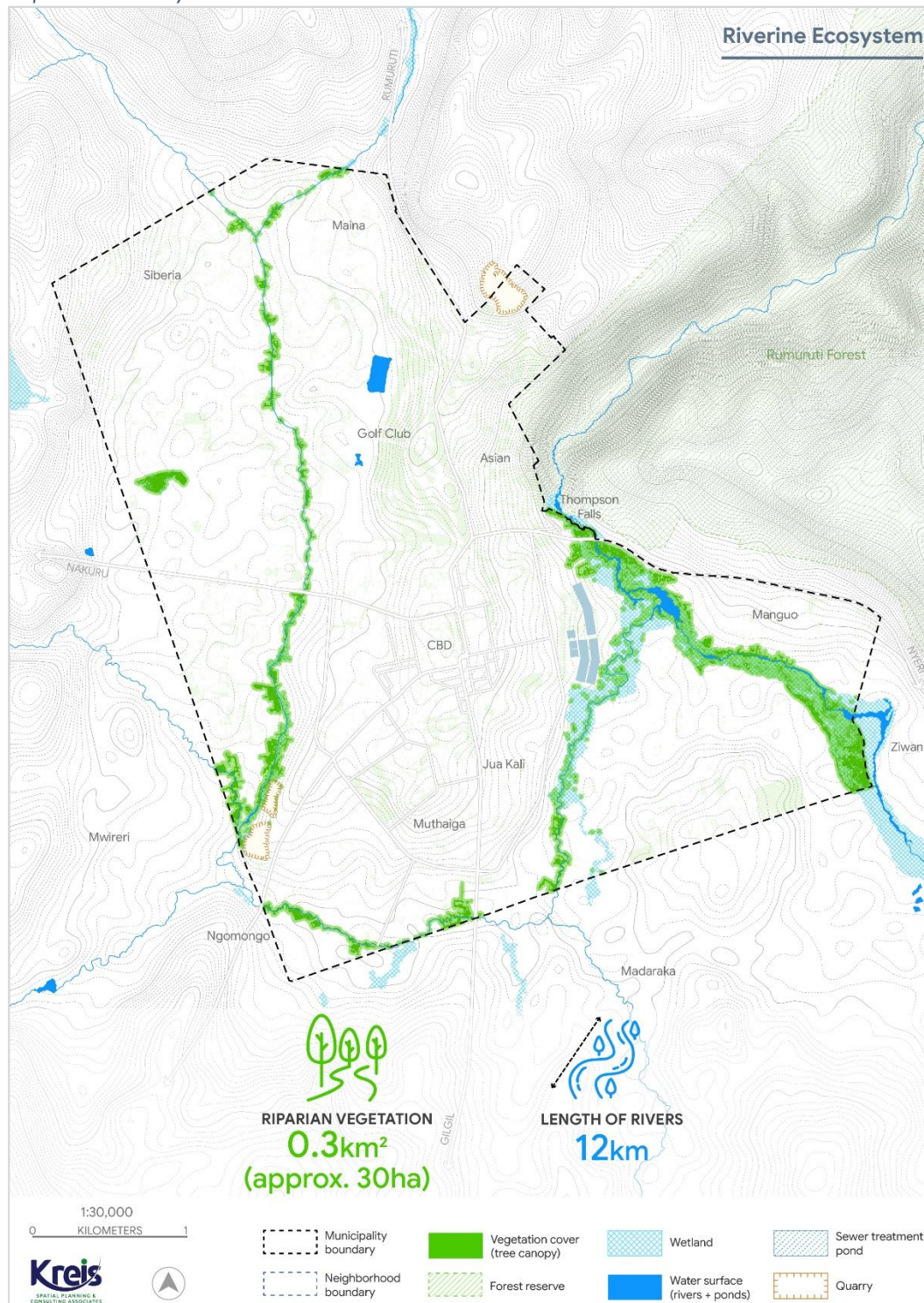
3.2.4 Riverine Ecosystem and Drainage Structure

Nyahururu Municipality has a significant riverine ecosystem that forms one of its most important environmental assets. The river system extends for approximately 12 km within and around the municipality, with riparian vegetation covering about 30 hectares. The main riverine corridors are evident around Thomson's Falls, Mang'uo, Ziwani, the eastern and south-eastern drainage areas, and along the western drainage system near Ol Jabet, Chemichemi and Ngomongo.

However, the riverine ecosystem is under increasing pressure from urban expansion, informal settlement, cultivation, vegetation clearance, waste disposal, storm water discharge and encroachment into riparian areas. The maps show that riverine vegetation is fragmented in some

sections, particularly where the urban fabric approaches drainage corridors. These areas require restoration, reservation and strict development control. A round Thomson's Falls and along the Gathara River / Ewaso Narok River corridors, the riverine system should be treated not only as an environmental protection area but also as a tourism, landscape, drainage and public realm asset.

Map 6: Riverine Ecosystem

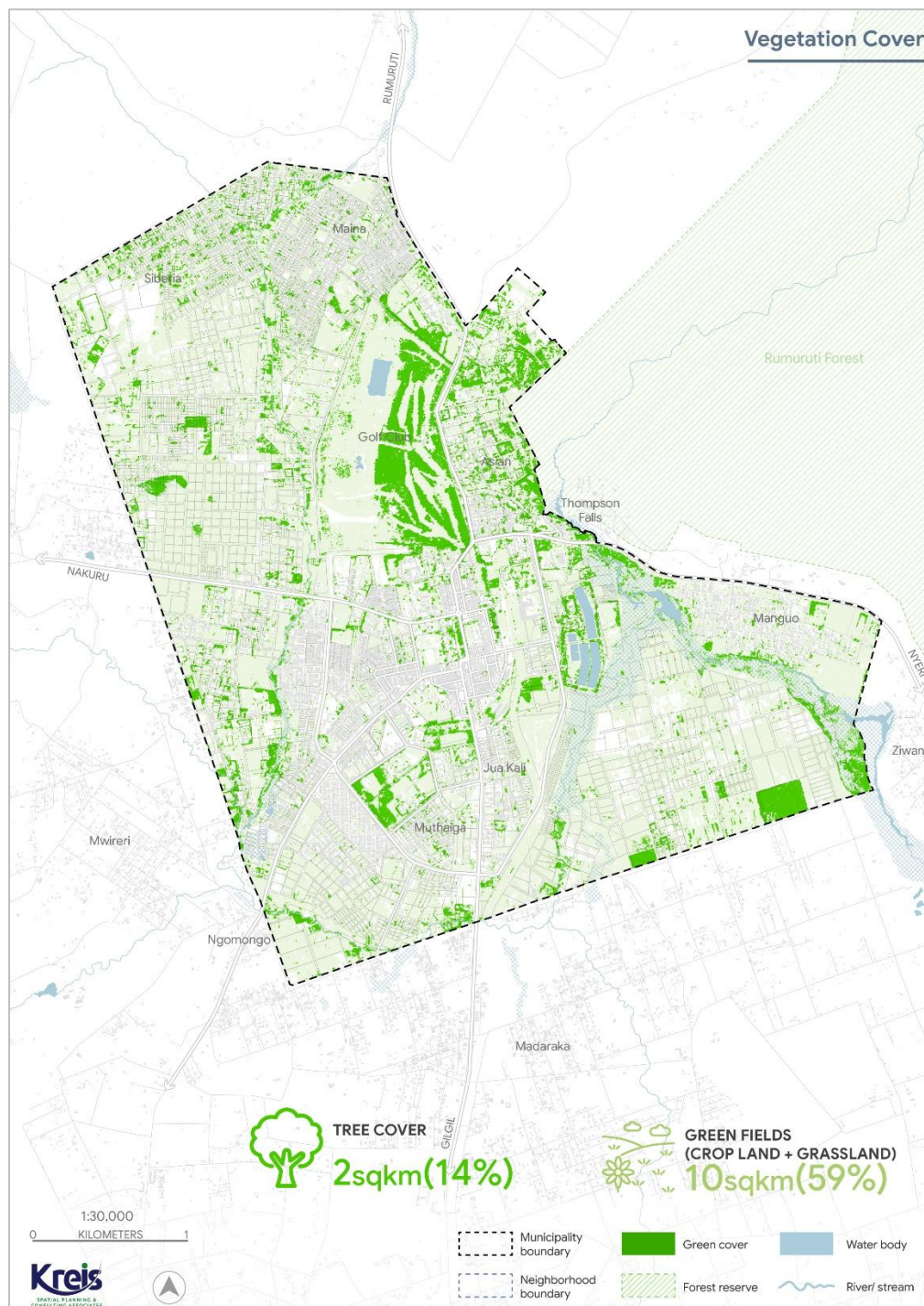


KREIS, 2026, modified from SRTM and USGS; CGL, 2025

3.2.5 Vegetation Cover

Vegetation cover within Nyahururu Municipality is distributed across tree cover, green fields, grasslands, riparian vegetation and forest-edge landscapes. The vegetation cover map indicates approximately 2 km² of tree cover, representing about 14% of the municipal area, and approximately 10 km² of green fields, cropland and grassland, representing about 59% of the municipal area.

Map 7: Vegetation Cover



KREIS, 2026, modified from SRTM and USGS; CGL, 2025

Tree cover is concentrated around the Golf Club area, Thomson's Falls, Asian Estate, public and institutional land, riparian corridors and scattered residential neighbourhoods. These areas contribute to urban amenity, biodiversity, slope protection, microclimate regulation and scenic value. Green fields, cropland and grasslands are more extensive in the less intensively developed parts of the municipality. Their presence shows that Nyahururu still retains a semi-urban and peri-urban character in several areas. This presents an opportunity to guide future growth before uncoordinated densification undermines the municipality's environmental structure.

The north-eastern edge of the municipality is influenced by the Rumuruti Forest landscape. Although the forest reserve lies along the municipal edge, its proximity creates an important ecological transition zone. This area should be protected through conservation-oriented zoning and control of incompatible land uses.

3.2.6 Natural Resource Base

Nyahururu Municipality has a rich natural resource base comprising Thomson's Falls, riverine ecosystems, wetlands, water bodies, vegetation cover, green fields, grasslands, tree cover and the forest-edge landscape associated with Rumuruti Forest. These resources contribute to the municipality's ecological balance, scenic character, tourism value, drainage function and overall urban livability.

Also known as Nyahururu Falls, Thomson's Falls is the most prominent natural and tourism asset within the municipality. It is closely associated with the identity, history and image of Nyahururu town. The falls form part of a wider riverine and scenic landscape that includes steep slopes, riparian vegetation, viewpoints and tourism-supportive activities. The Laikipia County Spatial Plan identifies rehabilitation of Thomson's Falls stairway and signage as part of tourism site improvement initiatives in Laikipia West.

Wetlands and water bodies are also evident in parts of the municipality, including areas around Mang'uo, Ziwani, the eastern and south-eastern drainage systems. These areas provide natural water retention, drainage, ecological habitat and flood moderation functions. The Nyahururu climate risk assessment identifies restoration efforts to curb pollution on Manguo Wetland as one of the local adaptation responses, confirming its importance as a critical wetland within the municipality.

Wildlife information specific to Nyahururu Municipality is limited. However, Manguo Wetland, which forms part of the wider Lake Ol' Bolossat ecosystem, is an important hippopotamus habitat and breeding area, with Manguo Hippo Point also serving as a natural and tourism resource. Locally, hippos are reported to move between Manguo Wetland and the Nyahururu Sports

Club grazing area, crossing through parts of Asian Estate, resulting in human-wildlife conflict, including reported deaths and incidents in Manguo and Block 7 areas. The zoning plan should therefore safeguard a wildlife corridor between Manguo Wetland and the Sports Club area, protect adjoining riparian and wetland habitats, provide adequate buffers, and apply land use controls that reduce human-wildlife conflict while supporting conservation and tourism.

Plate 1: Manguo Wetland



Source: Field work, 2026

3.3 Population and Demography

The 2019 Kenya Population and Housing Census reported Laikipia County's population at 518,560 persons, comprising 259,440 males, 259,102 females and 18 intersex persons. The average household size stood at approximately three persons. Within this county context, Nyahururu Municipality forms one of the main urban population centres and plays an important role in accommodating residential, commercial, institutional and service functions for the wider south-western part of Laikipia County.

3.3.1 Population Size

Nyahururu Municipality is administratively located within Igwamiti Ward in Nyahururu Sub-County. According to the 2019 census, Igwamiti Ward had a total population of 76,575 persons

and covered an area of approximately 269.6 km². However, the ward extends beyond the municipal boundary and therefore does not provide an accurate representation of the population within Nyahururu Municipality.

For planning purposes, the Nyahururu urban centre population has been adopted together with the population of Manguo area, giving a cumulative baseline population of 44,045 persons. This population forms the basis for assessing future housing demand, land requirements, infrastructure needs, social facilities and development intensity within the municipality.

Table 5: Population Context for Nyahururu Municipality

Area	Total Population, 2019	Land Area
Igwamiti Ward	76,575	269.6 km ²
Nyahururu Urban Centre	44,045	17 km ²

3.3.2 Population Structure

According to the 2024 Laikipia County Statistical Abstract, Nyahururu Sub-County had near-balanced sex structure, with a slightly higher female population. At county level, the Statistical Abstract shows a youthful population structure, with high populations in the 0–4, 5–9, 10–14 and 15–19 age cohorts. This implies continued demand for education facilities, youth services, recreation spaces, employment opportunities, affordable housing and accessible public amenities within urban centres such as Nyahururu.

The labour force data further shows that Nyahururu Sub-County had a significant working population, alongside persons seeking work and those outside the labour force. This has implications for zoning, particularly in reserving land for employment-generating uses, neighbourhood commercial centres, markets, social infrastructure and inclusive public facilities.

3.3.3 Population Projections

The annual average population growth rate for Laikipia County is estimated at 2.64%, based on the population growth trend between the 2009 and 2019 census periods. This growth rate has been adopted for projecting the population of Nyahururu Municipality. Using the population projection formula $N_t = P e^{rt}$. Where N_t is the expected population at a future date (time); P is the base year population; e is a natural logarithm base of 2.71828; r is the rate of increase (2.64) divided by 100 and t represents the time period (normally at 5-year interval). The population projections for the two municipalities are estimated as follows:

Table 6: Population projections

Year	Projected Population	Increase from 2019	Percentage Increase
2019	44,045	-	-
2025	51,550	7,505	17.0%
2031	94,507	50,462	114.6%
2036	137,468	93,423	212.1%

The projections indicate that the population of Nyahururu Municipality is expected to increase from 44,045 persons in 2019 to approximately 137,468 persons by 2036. This growth will increase demand for housing, commercial space, social amenities, transport facilities, water supply, sewerage, drainage, solid waste management and public open spaces.

3.3.4 Population Density

Nyahururu Municipality covers approximately 17 km². Based on the 2019 urban centre population of 44,045 persons, the municipality had an estimated population density of about 2,591 persons per km². This density is expected to increase progressively over the plan period as the population grows.

Table 7: Population densities based on urban centre population statistics

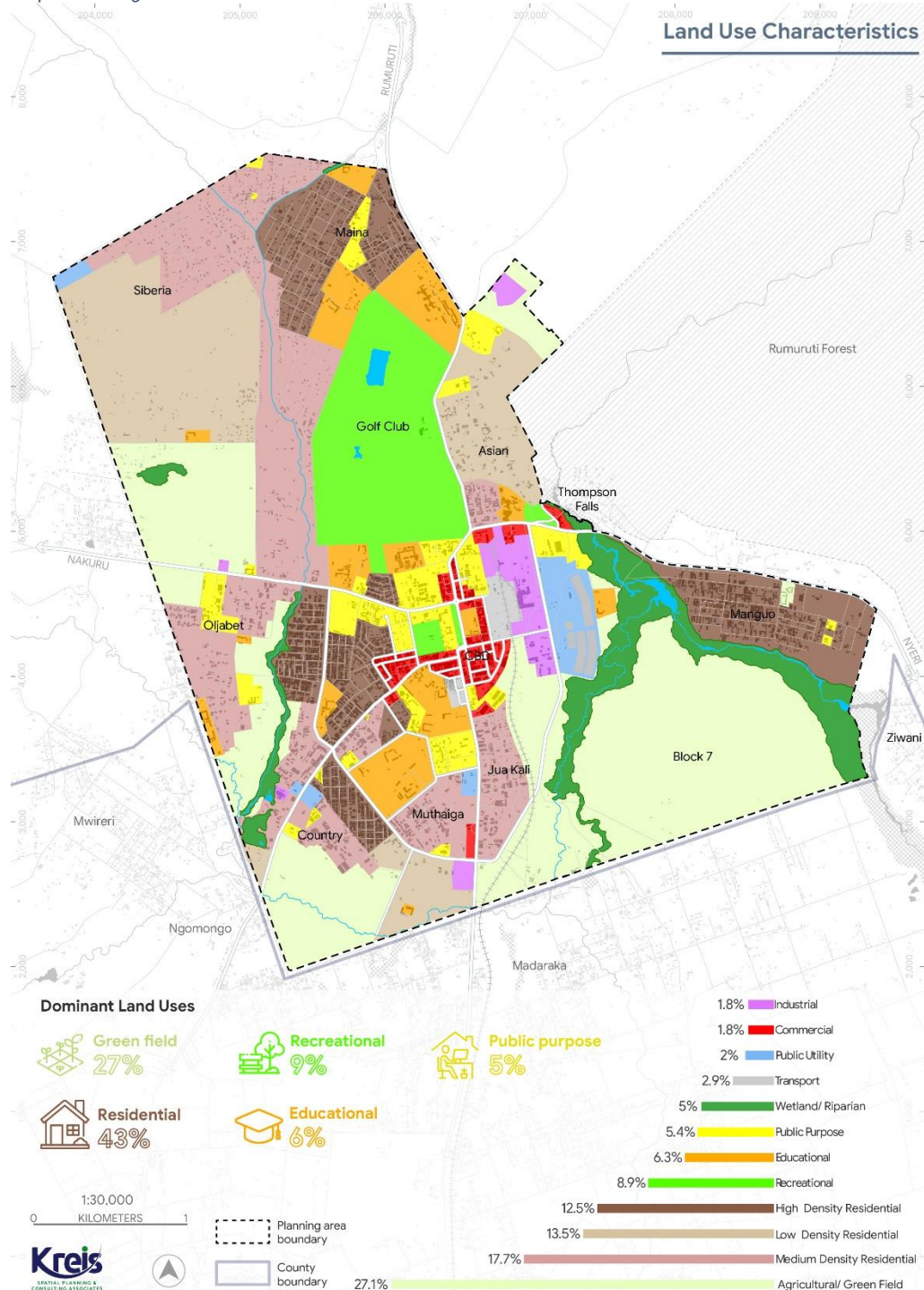
Year	Projected Population	Municipal Area	Density
2019	44,045	17 km ²	2,591 persons/km ²
2026	51,550	17 km ²	3,032 persons/km ²
2031	94,507	17 km ²	5,559 persons/km ²
2036	137,468	17 km ²	8,086 persons/km ²

The increasing population density confirms Nyahururu's role as a growing urban settlement. It also points to the need for clear zoning regulations, infrastructure upgrading and effective development control. Higher densities should be directed to areas with adequate infrastructure and accessibility, while environmentally sensitive areas, riparian corridors, wetlands and low-capacity residential neighbourhoods should be protected from inappropriate development.

3.4 Existing Land Use Structure

Nyahururu Municipality's land use structure is shaped by its role as a residential, commercial, agricultural-service, institutional, recreational and transit town. The land use characteristics map shows that residential use is the dominant land use, accounting for approximately 43% of the planning area, followed by green field and agricultural use at 27%. Recreational land accounts for about 9%, educational use 6%, public purpose 5%, wetland and riparian areas 5%, transport 2.9%, public utility 2%, commercial use 1.8% and industrial use 1.8%.

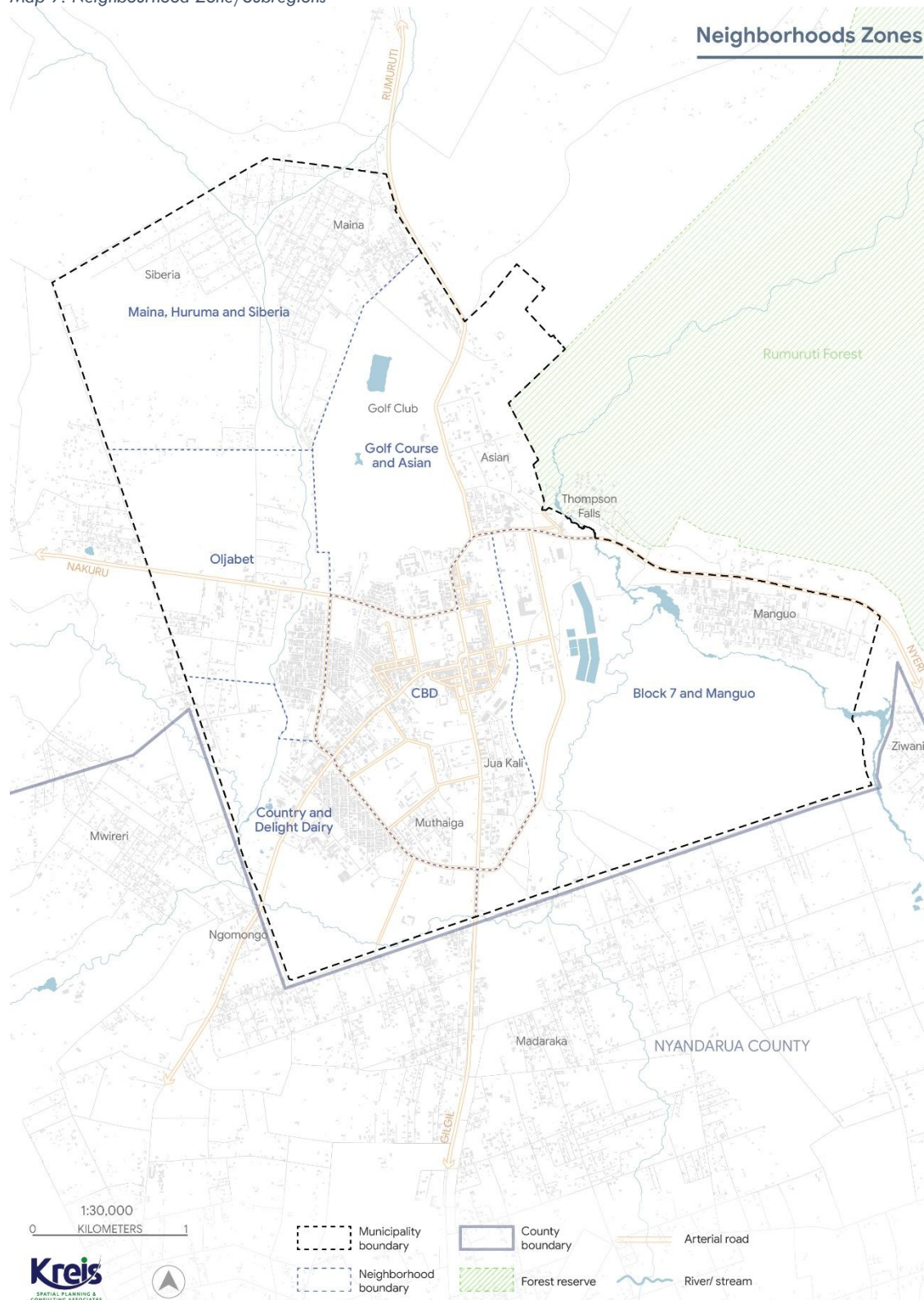
Map 8: Existing Land Use Characteristics



This distribution shows that Nyahururu is not only defined by its CBD and commercial role, but also by extensive residential neighbourhoods, recreational assets, public institutions and environmentally sensitive areas. The relatively high share of green field and agricultural land indicates that parts of the municipality still retain a peri-urban character and are under pressure for future conversion. At the same time, the wetland and riparian areas, recreational land, public purpose land and utility spaces require protection through appropriate zoning controls.

The neighbourhood zones map organizes the municipality into five broad planning subregions, namely the CBD Subregion; Sports Club / Asian Subregion; Manguo / Block 7 Subregion; Siberia / Huruma / Maina / Ol Jabet Subregion; and Chemichemi / New Muthaiga / Eastward / Locatagon Subregion.

Map 9: Neighbourhood Zone/Subregions



These subregions provide the spatial framework for analyzing existing land use patterns, neighbourhood character, infrastructure conditions, development pressure and future zoning proposals.

This neighbourhood-based structure allows the zoning plan to move beyond general land use categories and respond to the specific character of each part of the municipality. The CBD forms the main commercial and service core; Golf Course and Asian contain major recreational, tourism and low-density residential areas; Block 7 and Manguo are influenced by wetlands, open land and residential growth; Country Delight contains transitional residential, educational and green-field areas; Ol Jabet is shaped by corridor-based residential expansion; and Maina, Huruma and Siberia represent settlement consolidation and peripheral residential growth.

3.4.1 CBD Subregion

The CBD Subregion forms the main urban core of Nyahururu Municipality and contains the municipality's highest concentration of commercial, administrative, institutional, transport, service, and dense inner residential functions. It accommodates the market, matatu terminus, core commercial blocks, the DEB and Post Office central area, civic and administrative precincts, railway-related and service-industrial corridors, inner residential neighbourhoods, and hospital and education-linked institutional areas. This is the most functionally intense part of the municipality and serves as the principal centre of trade, governance, public services, and urban movement.

Table 8: CBD Subregion

Zone	Main Character	Key Features / Issues
Market Zone	The market zone forms the geographical and functional commercial heart of the municipality. It is characterized by high-rise and medium-rise commercial blocks, dense shopfront activity, narrow circulation space, strong pedestrian flows, and extensive informal trading along adjacent streets.	It is mainly served by Ngomongo Road and acts as the town's main retail and exchange node. The area experiences intense pedestrian and vehicular interaction, loading and off-loading pressure, informal trade encroachment, and severe congestion. It requires improved circulation management, organized vending areas, and stronger street and market servicing control.
Matatu Terminus Zone	This is the municipality's main passenger transport interchange zone and has a highly active and transitional character defined by PSV movement, waiting passengers, informal vending, and strong street-level activity.	The terminus is closely tied to the market and central commercial blocks. The dominant issues are congestion, disorganized loading and off-loading, roadside trade spillover, pedestrian-vehicle conflict, and pressure on adjoining road reserves and public space.
Nyahururu DEB / Nyahururu Post Office Zone	This is a core central office, banking, legal, health, and public service precinct within the CBD. Its character is more formal and service-oriented than the market area, but it is still part	The area includes Nyahururu Law Courts, NYAHUWASCO, the Post Office, ABSA Bank, KCB Bank, Pearl Hospital, and other offices and service outlets. It is a key

Zone	Main Character	Key Features / Issues
	of the municipality's central commercial structure.	administrative and service node with strong daily trip generation.
Juakali–KCC Corridor	This is a productive, service-commercial, and transport-linked corridor characterized by garages, workshops, automotive repair yards, storage uses, industrial/service compounds, and active highway-related frontage development.	The corridor includes KCC, National Cereals and Produce Board stores, animal feed manufacturing, keg depot, garages, workshops, and roadside service activities. It is served by the Nyahururu–Gilgil–Nairobi Highway and the bypass, but internal access is weakened by poorly maintained earth roads. Parts of the area are also experiencing residential pressure, including emerging high-rise development, creating compatibility concerns.
Kenya Railway Station Zone	Railway station and railway corridor area within the wider CBD. Although the station is currently not operational, it remains an important spatial element within the central area.	Includes the non-operational railway station and adjoining service, commercial, and productive uses. The area retains strategic significance because of the railway reserve, central location, and relationship with Juakali–KCC activities. Key issues include underutilized transport land, weak integration with adjoining uses, and future corridor management.
Starehe–Njau's Zone	This is an inner urban residential renewal area with a mixed character of old public housing, ongoing affordable housing redevelopment, residential flats, and BCR frontage development.	Starehe contains old public estates due for redevelopment and affordable housing activity. Njau's has residential flats and business-cum-residential development along the Ngomongo Road frontage. Roads are generally tarmacked and in good condition. The area also contains Redeemed Gospel Church, KAG Church, PCEA Church, and ACK. Planning issues include controlled intensification, estate renewal, and compatibility between frontage mixed use and interior residential areas.
Starehe Institutional Zone	This is a major institutional cluster composed of educational and public facilities with relatively large compounds and lower building coverage than the commercial core.	It includes Starehe Primary and Senior School, Ndururi High School, Laikipia High School, Ngare Naro Primary School, and adjoining public offices. It is an important public-use precinct within the central town and requires protection from incompatible conversion, as well as traffic and access management around the school environment.
Old Muthaiga	Old Muthaiga is a planned low-density residential neighbourhood characterized by large compounds, detached houses, perimeter walls, landscaped plots, and relatively orderly internal roads. It has a stable and high-amenity suburban residential character.	Compared with the denser CBD neighbourhoods, it retains a quieter and more formal residential setting. It should be protected from incompatible intensification, uncontrolled subdivision, and intrusive higher-density redevelopment.
Choices Zone	The Choices zone appears to be a transitional built-up urban area within the broader central structure, likely	It is closely related to surrounding CBD activities and therefore subject to central-

Zone	Main Character	Key Features / Issues
	combining residential, commercial, and service influences.	area development pressure. It is not a purely single-use residential area.
Lumumba	Lumumba is a dense inner urban neighbourhood with a compact settlement pattern and strong dependence on the wider CBD. It contains mixed residential and service functions and includes a section of old public houses.	The area forms part of the central residential belt supporting the CBD. It is under pressure from adjacent commercial and public service functions and requires careful renewal, housing improvement, infrastructure support, and management of mixed-use spillover.
Site Phase I	Site Phase I is a dense inner residential neighbourhood with compact housing and strong linkage to the wider central area. It functions as part of the consolidated central residential structure.	It is influenced by central urban pressure, mixed-use spillover, and continuing densification. Infrastructure and access improvement remain important.
Moi Estate – Nyahururu Hospital Zone	This is a mixed residential and institutional zone combining urban residential plots and compounds with major health, education, religious, and service institutions. It functions as an important CBD extension.	It covers Moi Estate, Nyahururu County Referral Hospital, churches, Nyandarua Boarding, KMTCC, Nyahururu Boys High School, St Martin Catholic Church and Dispensary, and highway-fronting commercial development (Breeze Hotel Zone). The main issues are traffic generation, parking, frontage control, and compatibility between residential and institutional uses.
Nyahururu Prison / Police Station / Stadium Institutional Zone	This is the municipality's core civic and institutional belt, characterized by major public compounds, security facilities, stadium grounds, and administrative functions.	It includes the prison, police station, stadium, and adjoining public offices. The area should be safeguarded for public use and integrated carefully with surrounding commercial and residential zones through good access, security, and land use coordination.

The CBD Subregion is the most spatially complex part of the municipality. It combines the commercial intensity of the market core, the transport role of the matatu terminus, the office, banking, legal, health, and public service concentration of the DEB and Post Office central area, the productive and logistics-oriented functions of the Juakali–KCC and railway corridor, the institutional concentration of schools, hospital, police, prison, and stadium uses, and the dense inner residential neighbourhoods that support and depend on the wider town centre. This mix makes the subregion highly strategic, but also prone to congestion, land use conflict, infrastructure pressure, and competition for space.

3.4.2 Golf Course – Asian Subregion

The Golf Course – Asian Subregion includes the established low-density residential neighbourhood of Asian Estate, the Thomson Falls tourism and landscape area, and the Nyahururu Sports Club / Golf Course landscape. This subregion is distinguished by its strong residential character, scenic quality, open space, and tourism value.

Zone	Main Character	Key Features / Issues
Asian Estate / Thomson Falls Zone	This is one of Nyahururu's more established planned residential areas and is characterized by bungalows, maisonettes, private compounds, mature landscaping, and a low-rise suburban form. The Thomson Falls side adds a strong tourism, recreation, and scenic landscape component.	The area lies along the Rumuruti–Nyahururu Road. Some low-rise flats and townhouse-type developments are emerging, but the prevailing and preferred character remains low-density residential. The area is also under pressure from an ongoing high-rise affordable housing proposal, which has raised concern over compatibility with the existing neighbourhood character. Together with the Thomson Falls tourism and hospitality uses, this creates a strong need for clear zoning control over density, height, and land use compatibility.
Golf Course / Nyahururu Sports Club Zone	This is a major recreational and open-space landscape characterized by extensive green space, golf and sports facilities, and low-intensity built development.	It includes the Nyahururu Sports and Golf Club and the adjoining Ndurumo High School side. It is accessed from the Rumuruti–Nyahururu Road and functions as an important recreational and environmental structuring element. It should be protected from fragmentation and incompatible encroachment.

3.4.3 Block 7 – Manguo Subregion

The Subregion covers the eastern wetland-influenced edge of the municipality and includes Manguo Settlement and Block 7. This subregion is shaped by the interaction between residential settlement, wetland ecology, wildlife conflict, and utility infrastructure. It is an area of evident urban growth, but one that remains significantly constrained by environmental factors.

Zone	Main Character	Key Features / Issues
Manguo Settlement	Manguo is a partly regularized residential settlement under the Mutito Ngoru Block registration scheme, with generally regular survey structure but evidence that some originally larger parcels have been informally subdivided and developed. Its built form reflects a mix of formal survey basis and incremental settlement growth.	It comprises freehold plots averaging 0.045Ha and lies along the Nyeri–Nyahururu Road near the Manguo swamp. The area is environmentally sensitive because of its relation to the swamp and wider lake ecosystem. Major issues include sanitation, settlement suitability, ecological sensitivity, and incremental informal transformation of the plot structure.
Block 7	Block 7 is a subdivided and allocated area with a relatively regular plot pattern but low actual settlement uptake. It is characterized by large amounts of open land, scattered fencing, grazing activity, and only limited built occupation, giving it a semi-rural and transitional character.	Low uptake is influenced by hippo-human conflict associated with the swamp/lake ecosystem. The zone also contains the sewer treatment ponds and Talithakum Children's Home. It is therefore constrained by both wildlife and utility factors, and requires controlled development and environmental safeguards.

This subregion is one of the municipality's clearest examples of a residential growth area under ecological constraint. Manguo Settlement has a formal cadastral base and relatively orderly subdivision pattern, but ongoing informal transformation of plots and incremental development are altering its character. Block 7, although similarly subdivided and allocated, remains only

partly occupied because of wildlife and environmental constraints. The presence of the sewer treatment ponds further reinforces the infrastructural and ecological sensitivity of the area. Planning in this subregion will need to balance residential growth with wetland protection, hazard management, utility safeguarding, and control of inappropriate encroachment.

3.4.4 Chemichemi / New Muthaiga / Eastward / Locatagon Subregion.

The Country Delight Subregion covers the south-western transitional belt of the municipality organized around the Country Delight Dairy area and adjoining neighbourhoods influenced by the river corridor. It includes areas where residential growth, frontage commercial activity, service functions, disturbed land, and environmental constraints intersect. It is one of the municipality's most dynamic transition zones.

Zone	Main Character	Key Features / Issues
Kichinjio	Mixed service, industrial, and transitional residential zone combining productive uses, service activities, and emerging residential pressure in an area affected by past quarrying and the river corridor.	Served by Ngomongo Road and includes the Country Delight Dairy Factory, slaughterhouse activities, and quarry areas being reclaimed for residential use. Key issues include land suitability, compatibility of uses, drainage, and river-edge management.
New Muthaiga	Transitional mixed-use neighbourhood with an active commercial frontage along the Nyahururu–Gilgil Road and a predominantly residential interior.	Contains detached houses, residential compounds, flats, and roadside commercial structures. Includes St Monica Catholic Church and World Hope Academy Primary School. The southern edge along the Ewaso Narok River remains lightly settled because of flooding. Main issue is managing frontage commercial pressure while retaining the desired residential interior character.
Eastward / Locatagon	Low- to medium-density residential zone characterized by detached houses, perimeter-walled compounds, and a relatively quiet suburban setting, with extensive unsettled river-margin land.	Served by Ngomongo Road and includes Eastward Gardens Hotel, the old cemetery, and churches. A significant section along the Ewaso Narok River remains unsettled because of flooding and marshy conditions, making flood-sensitive planning and riparian control essential.
Core Site	Core Site is a compact inner residential zone with dense housing, limited open space, and close functional relationship with the CBD and Ewaso Narok River	It forms part of the highly built-up residential fabric of the central town. Pressure for further densification and need for improved servicing are major concerns.
Site Phase II	Site Phase II is a relatively compact and more regular residential neighbourhood, with a more estate-like structure than many of the unplanned settlements. The photos show perimeter-walled compounds, modest detached and semi-detached housing, and some local shops.	It is served by Ngomongo Road and influenced by the Ewaso Narok corridor. The area contains localized small-scale commerce but remains predominantly residential. Key issues include drainage, riparian management, internal road improvement, and controlled intensification.
Chemi Chemi	Predominantly residential neighbourhood with maisonettes and bungalows in the interior, while flats and BCR developments are emerging	Served by the Nakuru–Nyahururu Road and internal gravel roads. Key institutions include the Catholic Diocese of Nyahururu Secretariat, John Paul Academy, PCEA Chemichemi, and

Zone	Main Character	Key Features / Issues
	along the highway frontage. It also has an environmentally sensitive river-edge section.	Spring Christian School. The area is not connected to electricity, and part of it fronts the river, requiring stronger servicing and riparian management. The area is not sewered

3.4.5 Siberia / Huruma / Maina / Ol Jabet Subregion

The Maina – Huruma – Siberia Subregion represents one of the municipality’s principal settlement consolidation, regularization, and under-serviced residential belts. It includes the planned sections of Maina, adjoining unplanned settlements, and the weakly serviced Siberia area. While the whole subregion is predominantly residential, there are important internal differences in tenure, planning structure, and infrastructure provision.

Zone	Main Character	Key Features / Issues
Maina A	Planned residential section with a relatively regular layout and clearer subdivision structure than the adjoining unplanned areas.	Forms part of the more structured portion of Maina and is expected to benefit from continued formalization and titling.
Maina B	Planned residential section with a more orderly settlement structure and clearer plot arrangement.	Like Maina A, it provides a stronger base for controlled residential development and tenure regularization.
Huruma	Unplanned residential continuation of Maina, sharing a similar low- to medium-density settlement role but with more irregular layout and weaker planning order.	Requires upgrading of structure, services, and development control to bring it closer to the planned Maina sections.
Unplanned Maina	Less structured part of Maina, with weaker subdivision order and more incremental residential development.	Functions as a transition between the planned Maina sections and adjoining unplanned neighbourhoods and requires regularization and better infrastructure support.
Siberia	Under-serviced and partly dispersed settlement with largely untitled land, a relatively open development pattern, and significant undeveloped land.	Has no tarmacked roads, no sewer, and contains the cemetery, Mairakani, and reserved public land for a primary school, secondary school, and market. It is a future growth area but currently has weak infrastructure and requires protection of reserved public land.
Oljabet	Frontage-led growth zone in which the most visible development occurs along the Nakuru–Nyahururu Road and the edges, while much of the interior remains lightly settled because of floodplain conditions.	The frontage is gradually taking shape with business and residential development and includes Ol Jabet Hospital, fuel station uses, and other highway-related activities. The main issue is accommodating corridor growth while controlling development in flood-prone interior areas. The zone is not sewered.

3.5 Housing & Urban Form

Nyahururu Municipality has a mixed housing and urban form. Housing ranges from dense inner-town neighbourhoods, old public housing estates, planned low-density estates, flats and apartments, row houses, business-cum-residential developments, informal settlements and emerging peripheral residential areas. The housing pattern is influenced by proximity to the

CBD, access to roads and services, land tenure, infrastructure availability, environmental constraints and increasing demand for rental and affordable housing.

3.5.1 Housing Typologies

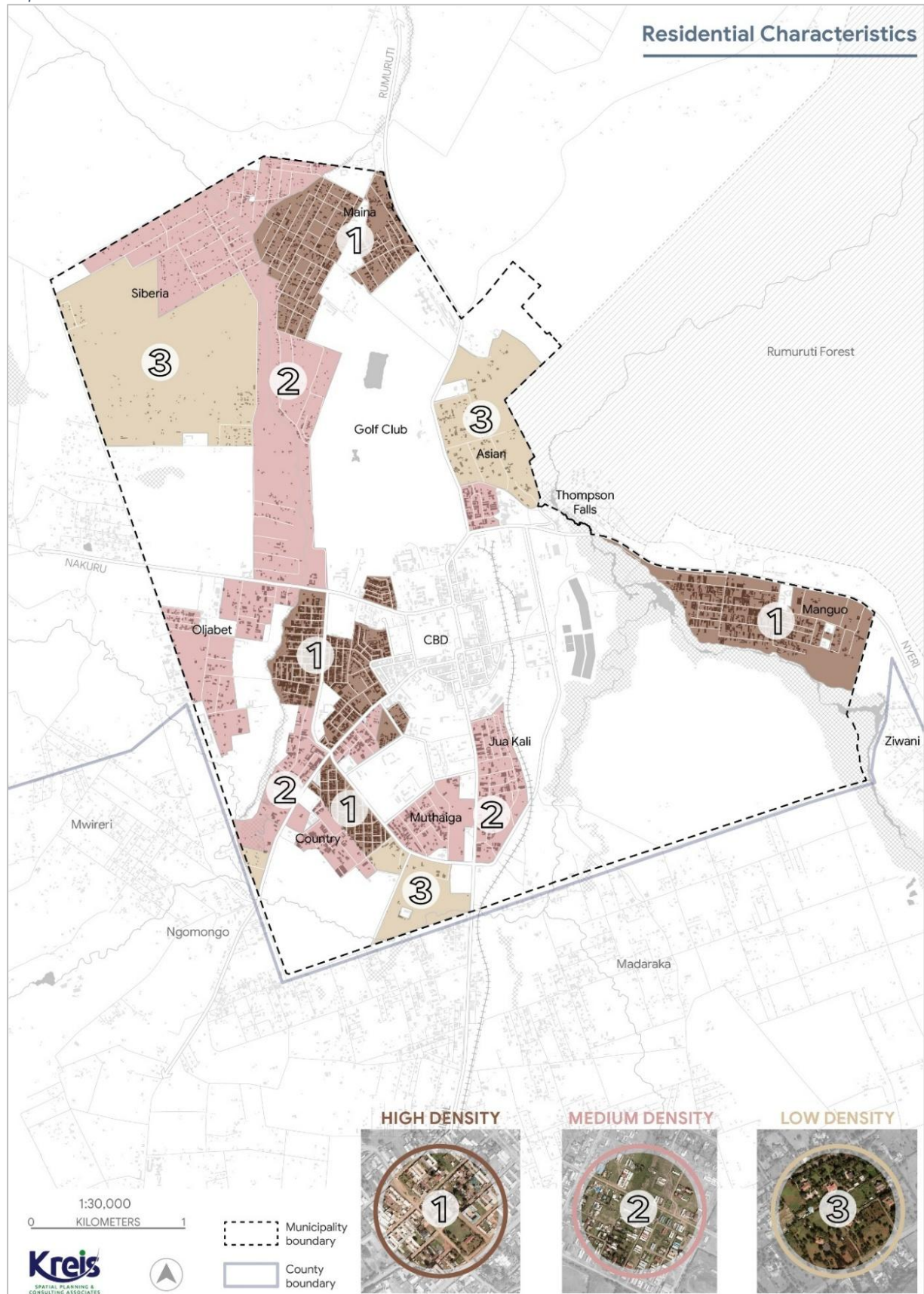
The main housing typologies in Nyahururu Municipality include bungalows, maisonettes, detached houses, semi-detached houses, flats, apartments, business-cum-residential buildings, old public housing and informal housing.

Table 9: Housing Typologies in Nyahururu Municipality

Housing Typology	Main Areas	Character / Trend
Old public housing	Lumumba, Starehe	Older public estates requiring renewal and upgrading.
Bungalows and maisonettes	Asian Estate, Old Muthaiga, Chemichemi, Eastward / Locatagon	Planned low- to medium-density residential areas.
Detached and semi-detached houses	Site Phase II, Maina A, Maina B, Manguo, New Muthaiga, Ol Jabet	Predominantly residential areas with varying levels of planning and servicing.
Flats and apartments	CBD edge, Njau's, New Muthaiga, Site Phase I, Site Phase II, Moi Estate environs	Increasing due to rental demand and densification pressure.
Business-cum-residential development	CBD, Ngomongo Road, Nakuru–Nyahururu Road, Nyahururu–Gilgil Road	Emerging along commercial and transport corridors.
Informal housing	Huruma, Maina, Siberia	Linked to weak infrastructure, limited titling and incremental development.
Affordable Housing	Starehe, Asian Estate proposal	Emerging vertical housing trend requiring density and compatibility control.

The established areas such as Asian Estate and Old Muthaiga retain a low-density planned residential character, while inner areas such as Lumumba, Core Site, Site Phase I, Site Phase II and Starehe are more compact and are experiencing pressure for flats, apartments and redevelopment. The Maina–Huruma–Siberia belt presents a more varied housing form, with planned areas in Maina A and Maina B and more informal conditions in Huruma and Siberia.

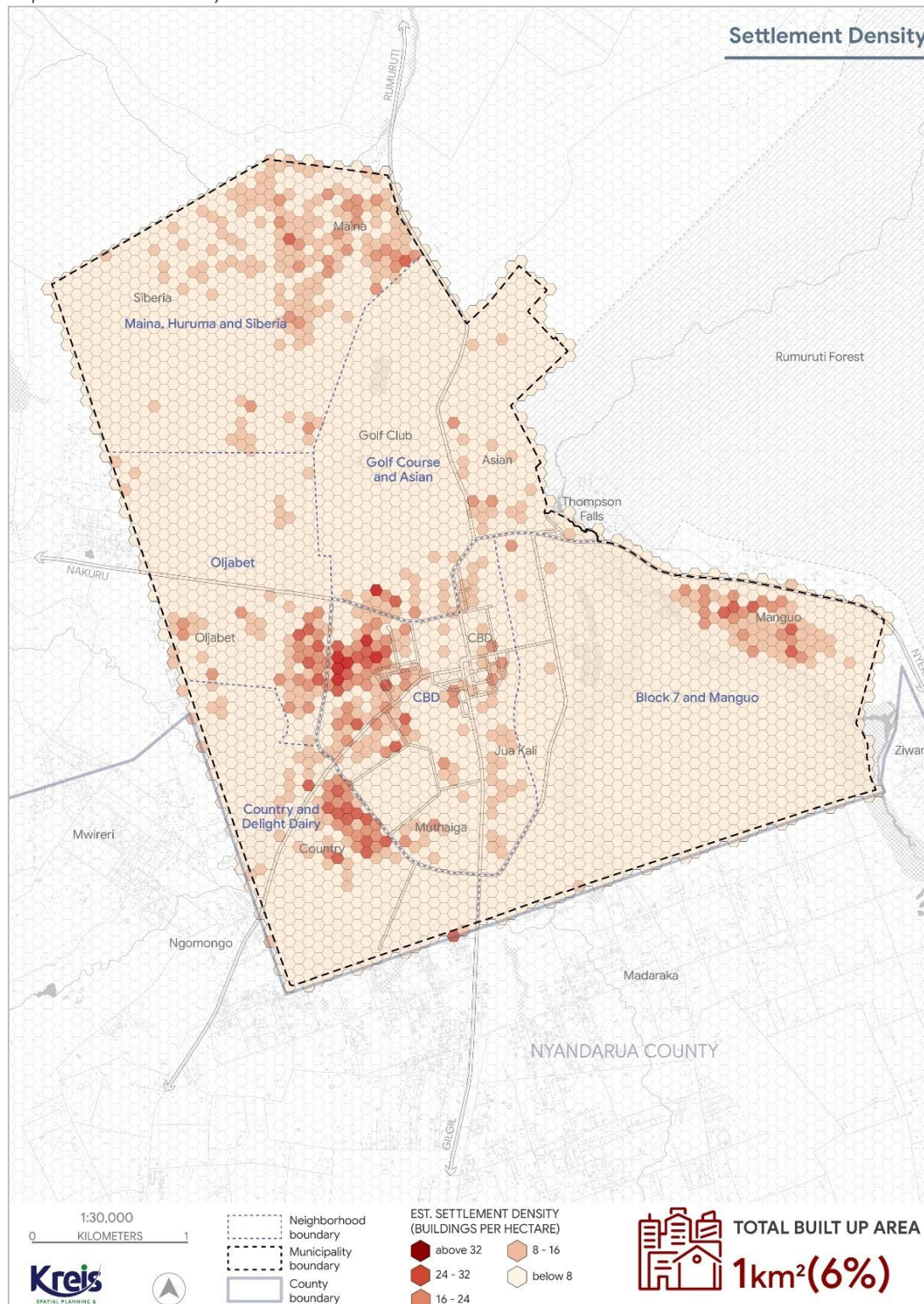
Map 10: Residential Characteristics



3.5.2 Density Patterns

The settlement density map indicates that the total built-up area within Nyahururu Municipality is approximately 1 km², representing about 6% of the municipal area. This shows that although the municipality is growing, a large part of the planning area remains open, underdeveloped, institutional, environmentally constrained or peri-urban in character.

Map 11: Settlement Density



The highest settlement densities are concentrated around the CBD, Starehe, co-site, site phase I and II, sections of Maina and Manguo.

Table 10: Settlement Density Pattern

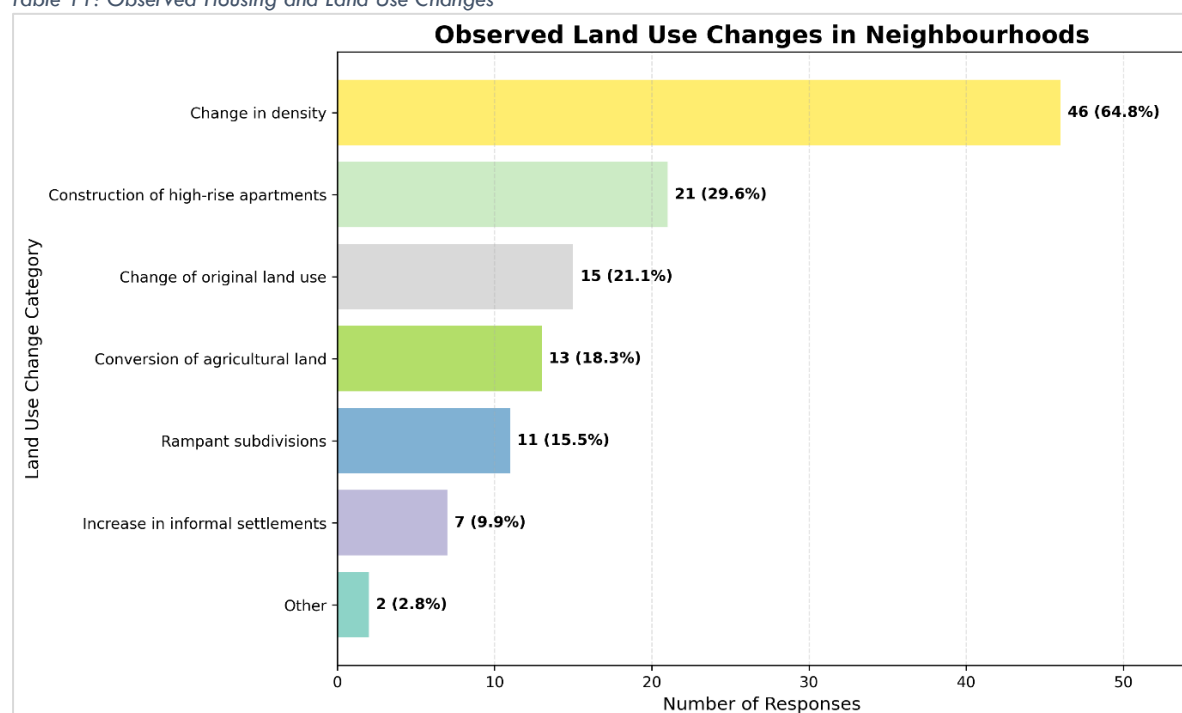
Density Pattern	Main Areas	Planning Interpretation
High density	CBD, Core Site, Site Phase I, Site Phase II, Manguo, Maina A	Compact areas under pressure for densification.
Medium density	Maina B, Muthaiga, Asian Estate, Chemichemi	Transitional areas requiring infrastructure support.
Low density	Siberia, Block 7, Ol Jabet, Golf Course environs, river-edge areas	Sparse settlement, weak servicing or environmental constraints.
Institutional / open space	Golf Course, Sports Club, public land, riverine and wetland areas	Areas requiring protection from inappropriate densification.

3.5.3 Urban Sprawl versus Compact Development

Nyahururu is experiencing both compact development and outward residential expansion. Compact development is visible around the CBD, Starehe, Lumumba, Site Phase I, Site Phase II, Muthaiga and transport corridors, where flats, apartments and business-cum-residential buildings are emerging. Outward expansion is occurring in Block 7, Ol Jabet, Chemichemi, Maina, Siberia, New Muthaiga, Eastward / Locatagon and Country Delight. In these areas, growth is taking the form of subdivision, incremental housing, conversion of open land and informal settlement expansion.

The digital questionnaire findings confirm this trend. Out of 71 valid responses, 56 respondents reported observing land use changes. The most common change was increase in development density, reported by 46 respondents.

Table 11: Observed Housing and Land Use Changes



These findings show that Nyahururu is gradually shifting from a predominantly low-rise town structure towards a more compact and mixed urban form. However, densification is uneven and in some areas is occurring ahead of adequate roads, sewerage, drainage, water supply and public facilities.

3.6 Land Tenure & Ownership Patterns

Land tenure and ownership patterns influence how land is developed, subdivided, transferred and regulated. In Nyahururu Municipality, tenure conditions vary across neighbourhoods and have direct implications on zoning, infrastructure provision, development control, regularization and protection of public land.

The land tenure map indicates that private land is the dominant ownership category within the planning area, accounting for approximately 87%, while public land accounts for about 13%. The map also shows that plot sizes vary across the municipality, with larger plots in low-density residential and public purpose areas, and smaller plots in medium- and high-density residential and commercial areas.

3.6.1 Land Fragmentation Index

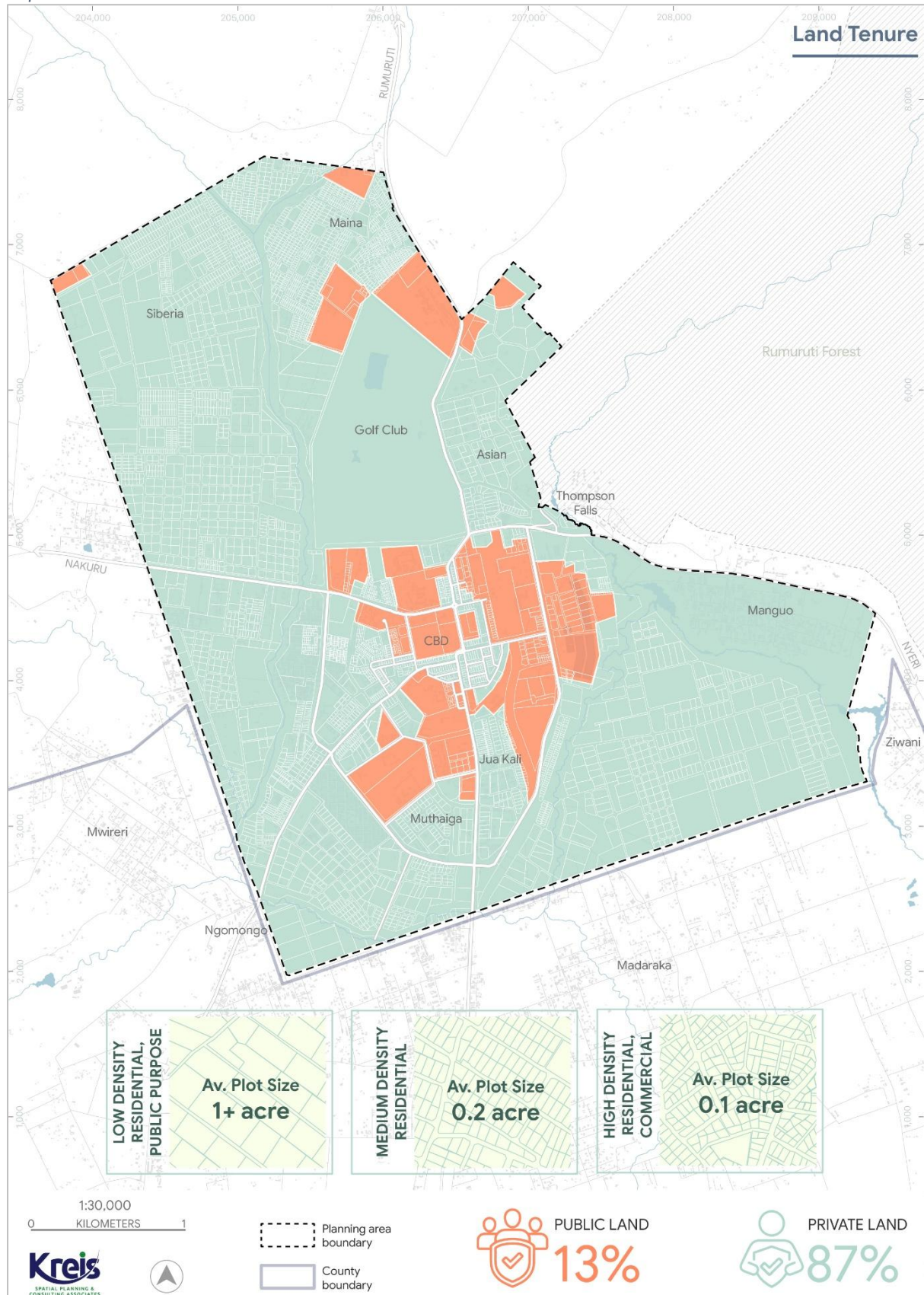
Land fragmentation is evident in parts of Nyahururu Municipality, especially in areas experiencing residential demand, subdivision and urban conversion. The plot sizes vary by land use character and density.

Table 12: Indicative Plot Size Pattern

Area Character	Average Plot Size	Planning Interpretation
Low-density residential / public purpose areas	1+ acre	Larger plots, institutional land, public purpose land, open land and lower intensity development.
Medium-density residential areas	0.2 acre	Transitional residential areas experiencing subdivision and gradual densification.
High-density residential / commercial areas	0.1 acre	Compact areas with smaller plots, higher development pressure and stronger need for infrastructure control.

Fragmentation pressure is more visible in Manguo, Ol Jabet, Chemichemi, Maina, New Muthaiga and other peripheral or transition areas where residential demand is rising. In Manguo, freehold agricultural land is increasingly exposed to residential subdivision and urban conversion. In partially surveyed areas, subdivision and settlement growth require regularization, access planning and infrastructure upgrading.

Map 12: Land Tenure



3.6.2 Land Tenure systems

Nyahururu Municipality comprises leasehold land, freehold land, public land, institutional land and partially surveyed settlement areas. The tenure pattern generally reflects the town's historical development, formal planning areas, settlement regularization processes and expansion of residential neighbourhoods.

Table 13: Land Tenure and Ownership Patterns

Tenure	Main Areas	Development Implications
Leasehold land	CBD, Muthaiga, Asian Estate and other formally surveyed planned areas	These areas are surveyed and owners generally hold leases.
Freehold land	Manguo	Freehold land is mainly designated for agricultural use but is increasingly experiencing pressure for residential subdivision and urban conversion.
Partially surveyed / allotment areas	Siberia, Huruma, Ol Jabet, Chemichemi and Maina	These areas are partially surveyed and many occupants hold allotment letters from the Commissioner of Lands. They require continued regularization, confirmation of boundaries, infrastructure upgrading and development control.
Public land/ Institutional land	Stadium, prison, police station, public offices, schools, hospital, cemetery, road reserves and utility land	Should be protected for public purpose, infrastructure, open space and future service provision.
Utility and infrastructure land	Sewer treatment plant, railway corridor, water infrastructure, road reserves and drainage corridors	Should be safeguarded from encroachment and reserved for infrastructure operations and future expansion.

3.7 Nyahururu Municipality Economy

Nyahururu Municipality functions as an important economic and service centre within the south-western part of Laikipia County. Its economy is supported by agriculture, trade and commerce, transport services, tourism, financial services, agro-processing, public administration and a growing informal sector. The municipality serves a wide hinterland extending into Laikipia West, Nyandarua and parts of Nakuru, making it an important rural-urban linkage node for agricultural produce, services and regional trade. The economic role of Nyahururu is reinforced by its strategic location along the Nyeri–Nakuru and Gilgil–Nyahururu–Rumuruti corridors.

3.7.1 Key Economic Drivers

The main economic drivers of Nyahururu Municipality include agriculture-linked trade, agro-processing, commerce, transport, tourism, public services and the informal sector. The municipality is agro-centric because it serves as a collection, storage, processing and distribution point for produce from Laikipia West, Nyandarua and nearby rural areas.

The surrounding **high-potential agricultural zone** supports crop farming, dairy farming, livestock keeping, fish farming and poultry farming. Key produce linked to the Nyahururu economy includes potatoes, maize, wheat, beans, vegetables, milk and livestock products. These activities support urban-based businesses such as produce aggregation, grain milling, dairy handling, animal feeds, farm input supply, transport, wholesale trade and retail markets.

The County Spatial Plan identifies Nyahururu as a key agricultural town due to its favourable climatic conditions, fertile soils and surrounding smallholder farms. It notes that the town functions as a primary food basket in the county and serves as a primary service node for Laikipia West and neighbouring Nyandarua. **Agro-processing** is also present, with the County Spatial Plan noting that KCC milk processing plants are found in Nyahururu, while grain milling plants support maize flour and animal feeds production in the county.

Trade and commerce form the most visible part of the municipality's economy. The CBD, open-air markets, shops, supermarkets, financial institutions, bus park, matatu terminus and informal trading areas provide goods and services to residents and the surrounding rural population.

Tourism is also a major economic opportunity. Thomson's Falls remains the most prominent tourism asset within the municipality, supported by hospitality facilities, scenic landscapes, the Ewaso Narok River corridor, Manguo Hippo Point and the town's location within the wider Aberdare–Laikipia–Nyandarua tourism circuit. The Lake Ol' Bolossat Management Plan also recognizes Thomson's Falls and Nyahururu hospitality facilities, including Panari and Hippo Point, as part of the wider eco-tourism potential of the lake ecosystem

3.7.2 Trade and Market System

Nyahururu Municipality has an active trade and market system that supports both formal and informal commercial activity. The main trading facilities include the Nyahururu Open-Air Market located next to the stadium and the Nyahururu Mitumba Market located next to the terminus.

The Nyahururu Open-Air Market mainly deals in fresh produce and cereals, serving both wholesale and retail functions. It supports agricultural trade from the surrounding hinterland, particularly Laikipia West and neighbouring Nyandarua, and acts as an important rural-urban exchange point for farmers, traders, transporters and consumers.

The Nyahururu Mitumba Market, located next to the terminus, mainly supports second-hand clothes and shoes trade. Its location near the terminus makes it highly accessible and closely linked to public transport, pedestrian movement and daily retail flows within the CBD.

These markets should be recognized as key commercial and livelihood-supporting facilities. Their planning should provide for loading and off-loading areas, pedestrian circulation, sanitation,

drainage, solid waste management, fire safety, parking and integration with public transport. Controls should also be introduced to manage spill-over trading, congestion and encroachment into road reserves, walkways and drainage channels.

3.7.3 Employment Patterns

Employment in Nyahururu Municipality is generated through both formal and informal activities. Formal employment is mainly linked to public administration, education, health services, financial institutions, hospitality, retail trade, agro-processing, transport services and professional services. The municipality's role as a sub-county headquarters and service centre supports employment in government offices, public institutions, schools, health facilities and municipal services.

A significant share of employment is also indirectly linked to agriculture. Rural production supports town-based jobs in produce collection, storage, milk handling, grain milling, farm input supply, transport, wholesale trade, retail markets, loading and offloading, packaging and food vending. This rural-urban linkage is central to Nyahururu's economy and should be supported through appropriate zoning for markets, aggregation areas, storage facilities, light industrial areas and transport logistics.

3.7.4 Informal Sector Dynamics

The informal sector is a major component of Nyahururu's local economy. It includes hawking, market vending, bodaboda operations, mitumba trade, food vending, jua kali activities, small repair workshops, small retail shops, loading and offloading services, casual construction labour and transport-related activities.

Plate 2: Informal Businesses in the CBD



Source: Field work, 2026

However, informal sector activities also create spatial management challenges where they occur without designated spaces. These include congestion within the CBD, encroachment on pedestrian walkways, competition for road reserves, obstruction of drainage channels, poor waste management, conflict with formal businesses and safety risks around transport terminals. The zoning plan should therefore identify and reserve appropriate spaces for markets, hawking zones, jua kali activities, bodaboda stages and small enterprise areas.

3.7.5 Economic Infrastructure

Nyahururu's economy depends on roads, public transport terminals, parking areas, markets, water supply, sewerage, drainage, electricity, street lighting, solid waste management and public sanitation facilities. These services support trade, agro-processing, tourism, informal businesses, transport operations and daily livelihoods.

The municipality is served by key regional links, including the Nakuru–Nyahururu–Nyeri road and the Gilgil–Nyahururu–Rumuruti corridor. It also has a railway station which is currently an opportunity for municipality. However, local economic activity is constrained by poor road conditions in some neighbourhoods, inadequate drainage, sewerage limitations, solid waste management challenges and poor water distribution.

Digital questionnaire findings also identified impassable roads, inefficient sewer systems, poor solid waste management and poor water distribution as key concerns affecting development and economic activity. The zoning plan should therefore align economic growth areas with infrastructure capacity and prioritize service upgrading in commercial, market, transport, industrial and mixed-use zones.

3.8 Infrastructure Utilities and Services

Development in Nyahururu Municipality is influenced by the availability and quality of physical and social infrastructure. Physical infrastructure includes roads, water supply, drainage, sewerage, solid waste management, energy and telecommunications, while social infrastructure includes schools, health facilities, markets, community facilities and recreational spaces.

These services support the municipality's residential, commercial, institutional, transport, tourism and agricultural-service functions. As Nyahururu continues to grow, infrastructure capacity and service coverage will be critical in determining suitable development densities, land use intensity and priority areas for upgrading.

3.8.1 Transport Infrastructure

Transport infrastructure supports movement within the Municipality and strengthens its connectivity with the wider Laikipia, Nyandarua, Nakuru and Rift Valley region. It comprises the

road network, railway corridor, transport terminals, parking areas, pedestrian routes and other facilities that support mobility, trade, access to services and movement of agricultural produce.

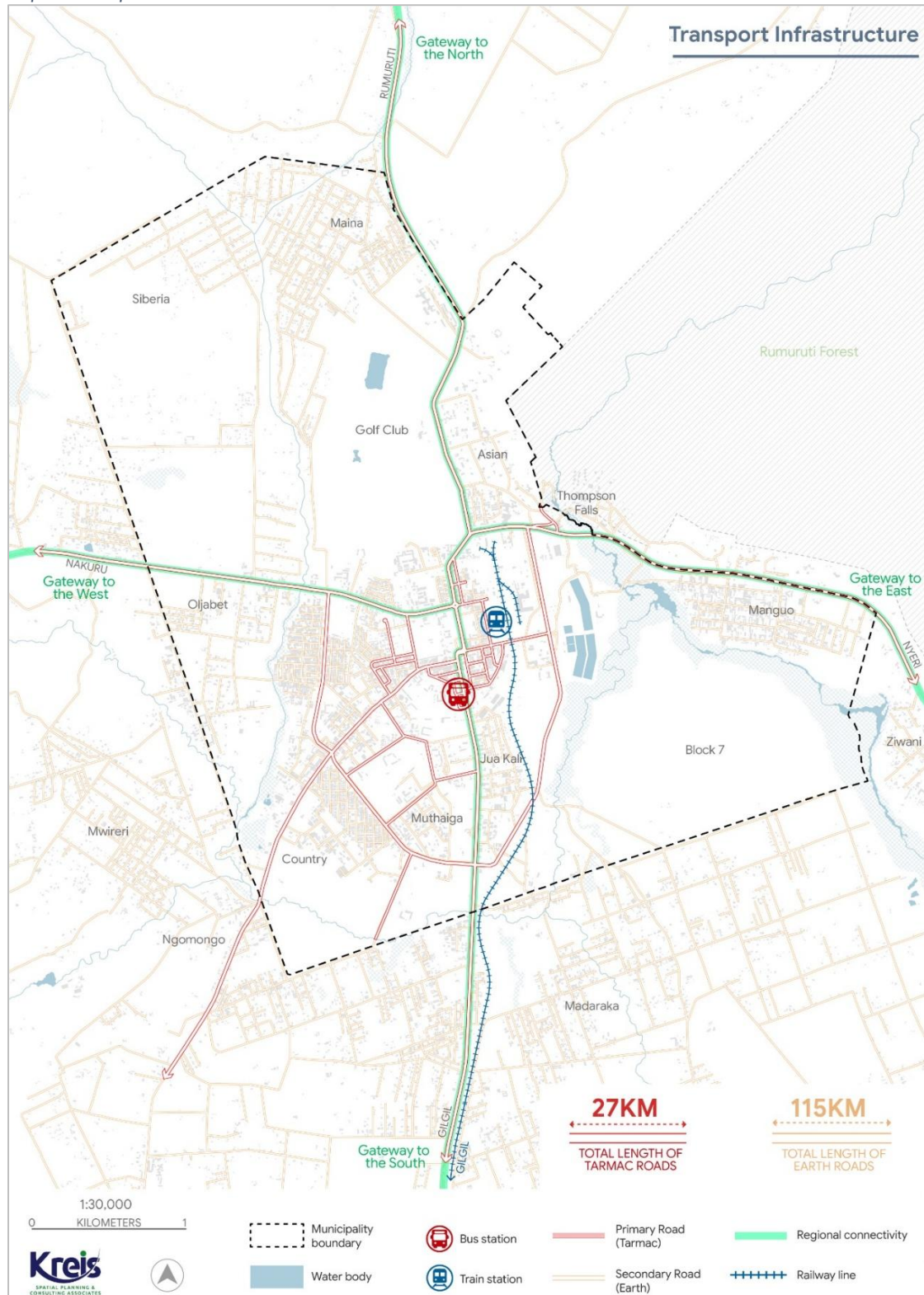
Nyahururu Municipality occupies a strategic transport position as a gateway town. The transport infrastructure map shows that the municipality is connected to the west through the Nakuru corridor, to the east through the Nyeri corridor, to the north through the Rumuruti corridor and to the south through the Gilgil corridor. These connections reinforce Nyahururu's role as a regional service, commercial, agricultural and transit centre.

3.8.1.1 Road Infrastructure

Nyahururu Municipality is served by both regional and local road networks. The key regional roads include the Nakuru–Nyahururu–Nyeri corridor, the Gilgil–Nyahururu corridor and the Nyahururu–Rumuruti corridor. These roads link the municipality to Nakuru, Nyeri, Nyandarua, Gilgil, Rumuruti and the wider Laikipia region.

Within the municipality, the transport infrastructure map indicates approximately 27 km of tarmacked roads and 115 km of earth roads. This shows that while the municipality has important regional and primary road connections, a large proportion of its internal road network remains at earth standard. This affects accessibility, drainage, public transport efficiency, emergency response, movement of goods and overall development potential in several neighbourhoods.

Map 13: Transport Infrastructure



The tarmacked road network is mainly concentrated along the main regional corridors and within the central urban area. These routes support commercial activity, access to the CBD, public institutions, markets, the bus station, railway station, Jua Kali area, Asian Estate, Manguo, Ol Jabet, Muthaiga and other adjoining neighbourhoods.

The earth road network serves many residential and peripheral neighbourhoods, including parts of Siberia, Maina, Ol Jabet, Manguo, Block 7, Country Delight, Ngomongo and other settlement expansion areas. These areas require progressive upgrading, especially where residential growth, subdivision, mixed-use development and public facility needs are increasing.

Plate 3: Earth Road in Site Phase I and II



The main road infrastructure issues include poor road surface conditions in several neighbourhoods, inadequate storm water drainage, limited pedestrian facilities, congestion within the CBD, pressure around the bus station and market, and weak linkage between some residential areas and the main transport corridors. The zoning plan should therefore align development intensity with road capacity, prioritize road upgrading in growth areas, protect road reserves, provide for non-motorized transport, and control encroachment along key corridors.

3.8.1.2 Rail Infrastructure

Nyahururu Municipality is served by a railway corridor and railway station located within the central part of the municipality. Although the railway is currently not operational, it remains an important transport asset and spatial structuring element within the town.

The railway corridor passes through the central area and links Nyahururu to the wider Gilgil–Nyahururu railway system. Its location near the CBD Jua Kali area, commercial zones and service-industrial activities give it strategic importance for future transport, logistics, agro-processing and urban regeneration opportunities.

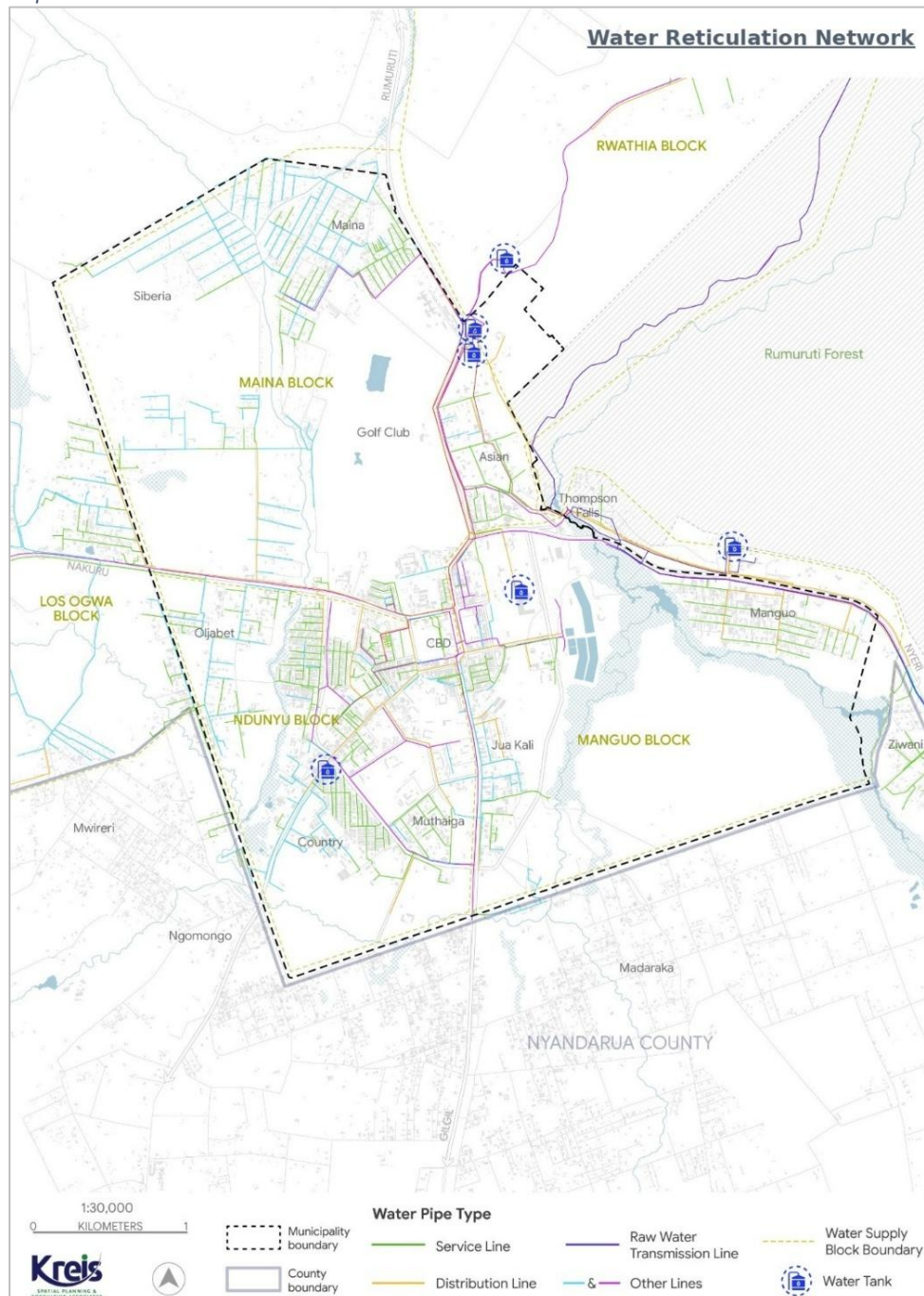
The non-operational status of the railway has limited its current contribution to passenger and freight movement. However, the railway reserve should be protected from encroachment because of its long-term potential to support bulk movement of agricultural produce, dairy products, livestock-related goods, construction materials and other commodities from Nyahururu and its hinterland.

For zoning purposes, the railway corridor and station area should be treated as a strategic transport and logistics reserve. Development around it should allow for future reactivation, intermodal transport integration, service-industrial activity, public transport linkage and controlled redevelopment of underutilized railway-adjacent land.

3.8.2 Water Supply and Reticulation Network

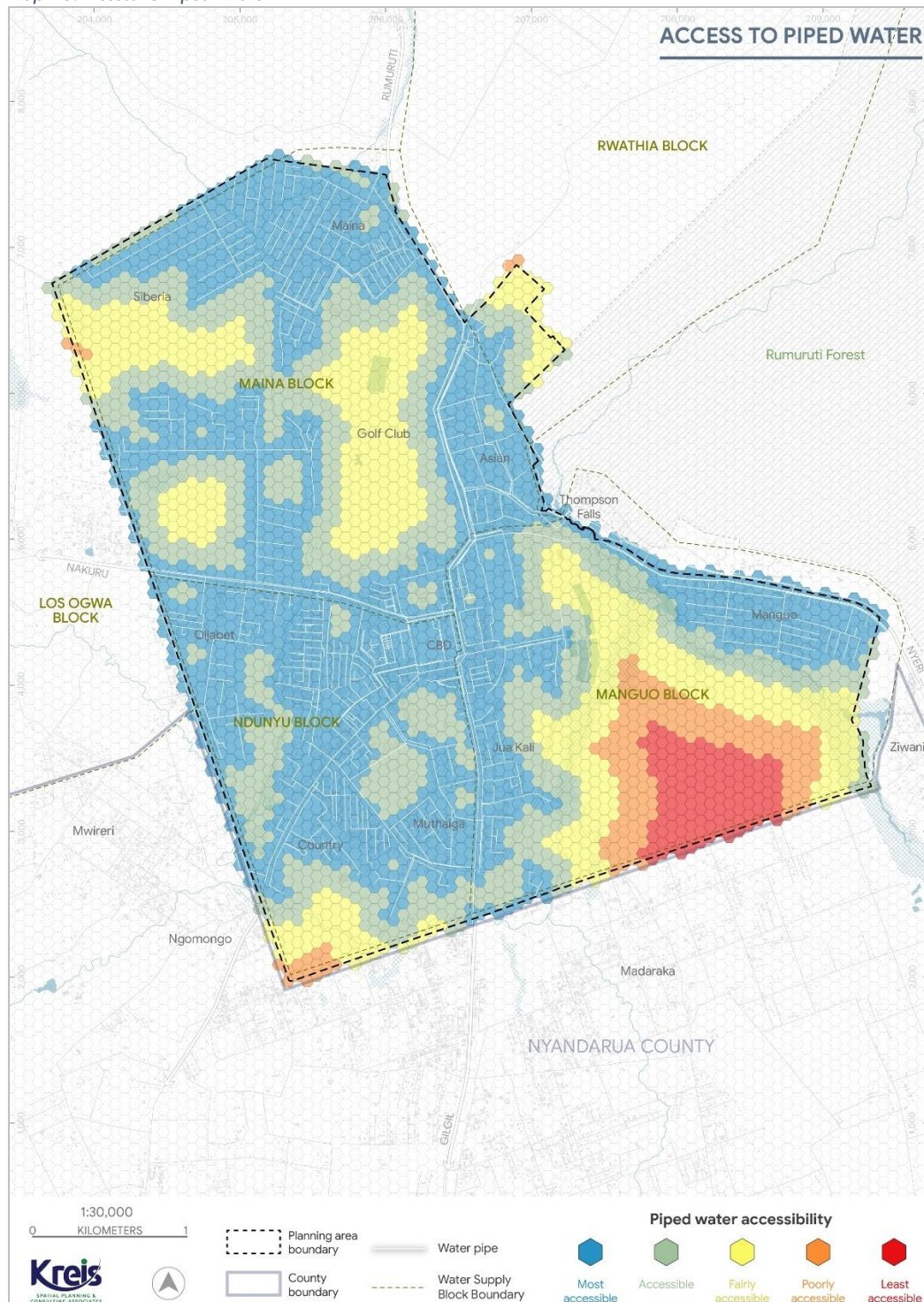
Nyahururu Municipality is served by a piped water supply system managed by the Nyahururu Water and Sanitation Company Limited. The water reticulation network comprises raw water transmission lines, distribution lines, service lines, water tanks and defined supply blocks.

Map 14: Water Reticulation Network



The water supply network is organized around several supply blocks, including Maina Block, Ndunyu Block, Manguo Block, Los Ogwa Block and Rwathia Block. The network covers key built-up areas such as the CBD, Maina, Asian Estate, Muthaiga, Ol Jabet, Manguo, Jua Kali and adjoining residential neighbourhoods. Water distribution towers are located at strategic points within and around the municipality to support storage, pressure regulation and supply distribution.

Map 15: Access to Piped Water



The access to piped water map shows that the most accessible areas are generally concentrated around the CBD, Muthaiga, Jua Kali, Asian Estate, Maina, Ol Jabet, Country Delight and parts of Manguo where the reticulation network is closer to existing settlement areas. These areas are better suited to accommodate controlled densification, subject to confirmation of supply capacity.

However, service coverage is not uniform across the municipality. Some peripheral and emerging residential areas have weaker access to the reticulation network. As population, commercial activity and residential densities increase, water demand will continue to rise. The zoning plan should therefore direct higher-density development to areas with adequate water supply and require water network upgrading in emerging growth areas.

3.8.3 Sewer Reticulation and Sanitation Network

Nyahururu Municipality is served by a sewer reticulation system managed by NYAHUWASCO. The sewer network consists of sewer lines; manholes and a sewage treatment plant located on the eastern side of the central built-up area.

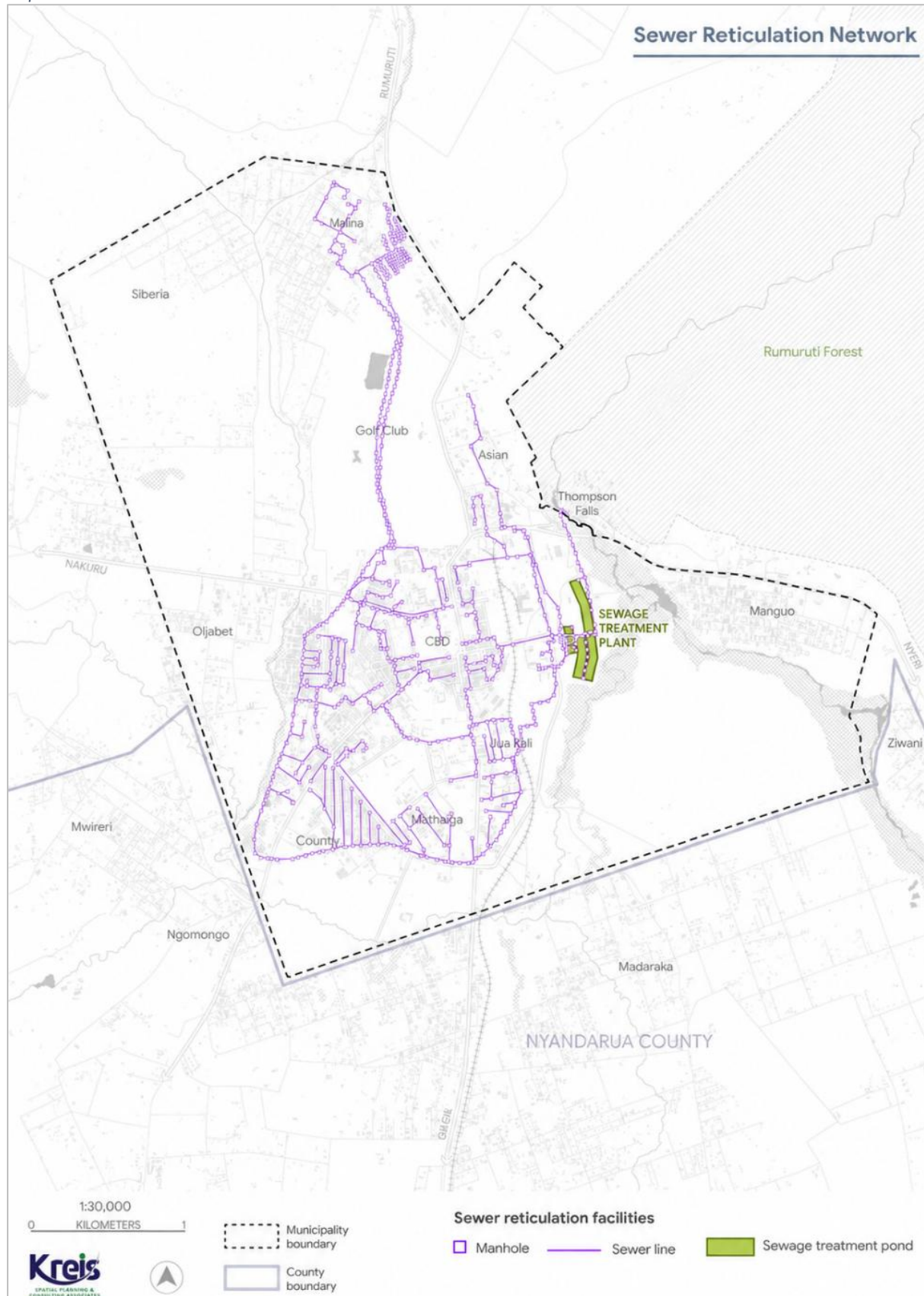
The sewer reticulation map shows that the sewer network is mainly concentrated within the central and southern built-up parts of the municipality. Key sewer areas include the CBD, Muthaiga, Site Phase I, Site Phase II, Core Site, Starehe, Moi Estate, Kichinjio, Jua Kali, sections of Asian Estate and parts of Maina. These areas are therefore more suitable for higher-density residential, commercial and mixed-use development, subject to available sewer capacity.

The sewer network extends northwards towards Maina and also serves parts of the central urban structure before draining towards the sewage treatment plant. However, sewer coverage remains limited in several peripheral and emerging growth areas, including Siberia, outer sections of Ol Jabet, Manguo, Block 7, Huruma, Chemichemi and parts of Maina. These areas should not accommodate intensive development unless sewer extension, approved on-site sanitation systems or other appropriate sanitation solutions are provided.

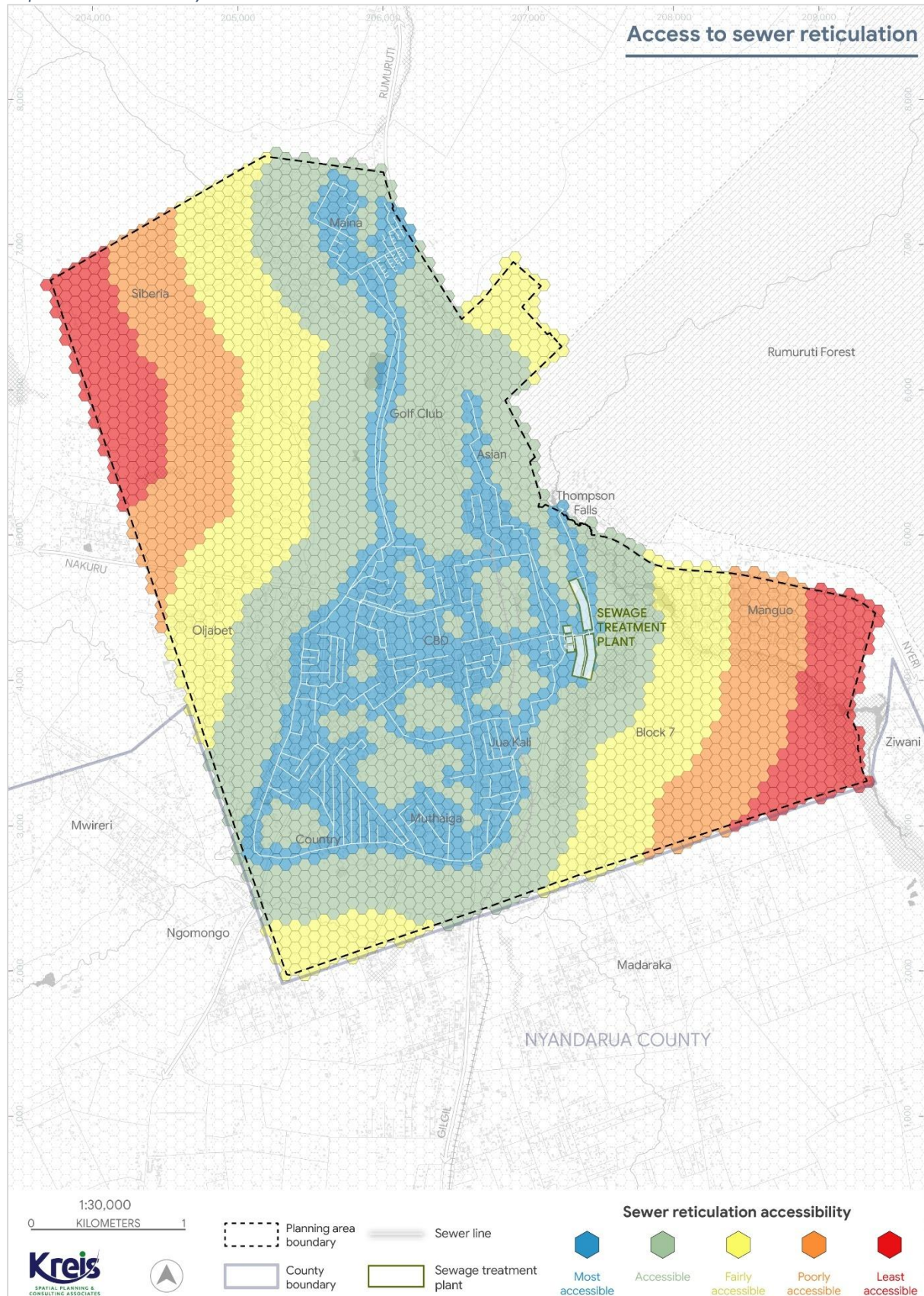
The sewage treatment plant is a key utility facility and should be protected through adequate buffers, controlled adjoining land uses and reservation of land for future expansion. Development around the treatment plant and adjoining wetland and riparian areas should be carefully managed to avoid pollution, encroachment and land use conflict.

The maps are shown overleaf

Map 16: Sewer Reticulation Network



Map 17: Sewer Accessibility



3.8.4 Solid Waste Management

Solid waste management is an important service in Nyahururu Municipality due to waste generation from the CBD, markets, transport nodes, informal trading areas, institutions and residential neighbourhoods. The town's agro-based economy also generates substantial organic waste from fresh produce trading, food vending and market activities.

Nyahururu has an existing dumpsite near Asian Estate. The site is a decommissioned quarry that is currently used for municipal waste disposal. Its location close to Asian Estate, Thomson's Falls environs and adjoining environmentally sensitive areas raises planning concerns relating to public health, visual impact, odour, pollution and land stability.

Plate 4: Existing Municipal Dumpsite



Source: Field Work, April 2026

The dumpsite area also requires careful management because quarry landscapes are generally vulnerable to poor drainage, erosion and slope instability if waste disposal and rehabilitation are not properly controlled. The zoning plan should therefore treat the site as a special environmental management area requiring controlled access, rehabilitation, buffering from residential areas and long-term improvement of waste handling practices.

3.8.5 Energy and Telecommunication Connectivity

Nyahururu Municipality is connected to the national electricity grid supplied by Kenya Power and Lighting Company. Electricity supports residential areas, commerce, institutions, markets, agro-processing, street lighting and general urban services. The municipality is served by the Nyahururu Substation and local distribution infrastructure. Electricity coverage is stronger within

the CBD and established neighbourhoods, but some emerging and peripheral areas remain weakly served. Areas such as Chemichemi and Siberia require improved electricity extension, transformer reinforcement and street lighting to support future growth.

Plate 5: Nyahururu Power Substation



Nyahururu also benefits from digital connectivity through the National Optic Fibre Backbone Infrastructure. Telecommunications and internet connectivity support business, education, health services, security, digital services and municipal administration.

The zoning plan should therefore prioritize energy and telecommunication upgrading in emerging residential areas, markets, institutions, transport nodes and mixed-use corridors, while directing higher intensity development to areas with adequate utility capacity.

3.8.6 Social Infrastructure

Social infrastructure comprises facilities that support access to essential services and enhance community wellbeing. In Nyahururu Municipality, these include education facilities, health facilities, recreational spaces, markets, religious institutions, administrative offices and community facilities.

3.8.6.1 Education Infrastructure

Nyahururu Municipality has a strong education function serving both the local population and the wider surrounding region. The municipality contains primary schools, secondary schools and tertiary institutions distributed across the central area, Maina, Muthaiga, Country, Asian, Ol Jabet and Manguo.

Educational Facilities

1:30,000
KILOMETERS

0 1

Planning area boundary

County boundary

Primary School

Secondary School

Tertiary Institution

Access Routes
1km (15mins walk) to school

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Ndururi High School, Nyahururu Boys High School, Laikipia High School, Ndurumo High School, Nyahururu Elite School, Nyahururu Boarding Primary School, Nyahururu Technical and Vocational College and Kenya Medical Training College.

The accessibility analysis indicates that several central neighbourhoods are within reasonable walking distance of education facilities. However, parts of Siberia, Block 7, Manguo interior and other peripheral settlement areas are less well served. As the municipality grows, these areas will require reservation of land for additional education facilities.

The plan should protect existing school land, control incompatible uses around learning institutions, provide safe access routes, and reserve land for future schools in growing neighbourhoods such as Siberia, Huruma, Ol Jabet and Block 7.

3.8.6.2 Recreational Infrastructure

Recreational infrastructure in Nyahururu Municipality includes sports grounds, open spaces, tourism sites and managed natural environments. Key recreational facilities include Nyahururu Stadium, Nyahururu Sports Club, Thomson's Falls Park, Panari Resort sports facilities, Manguo Hippo Point and Hippo Rocks.

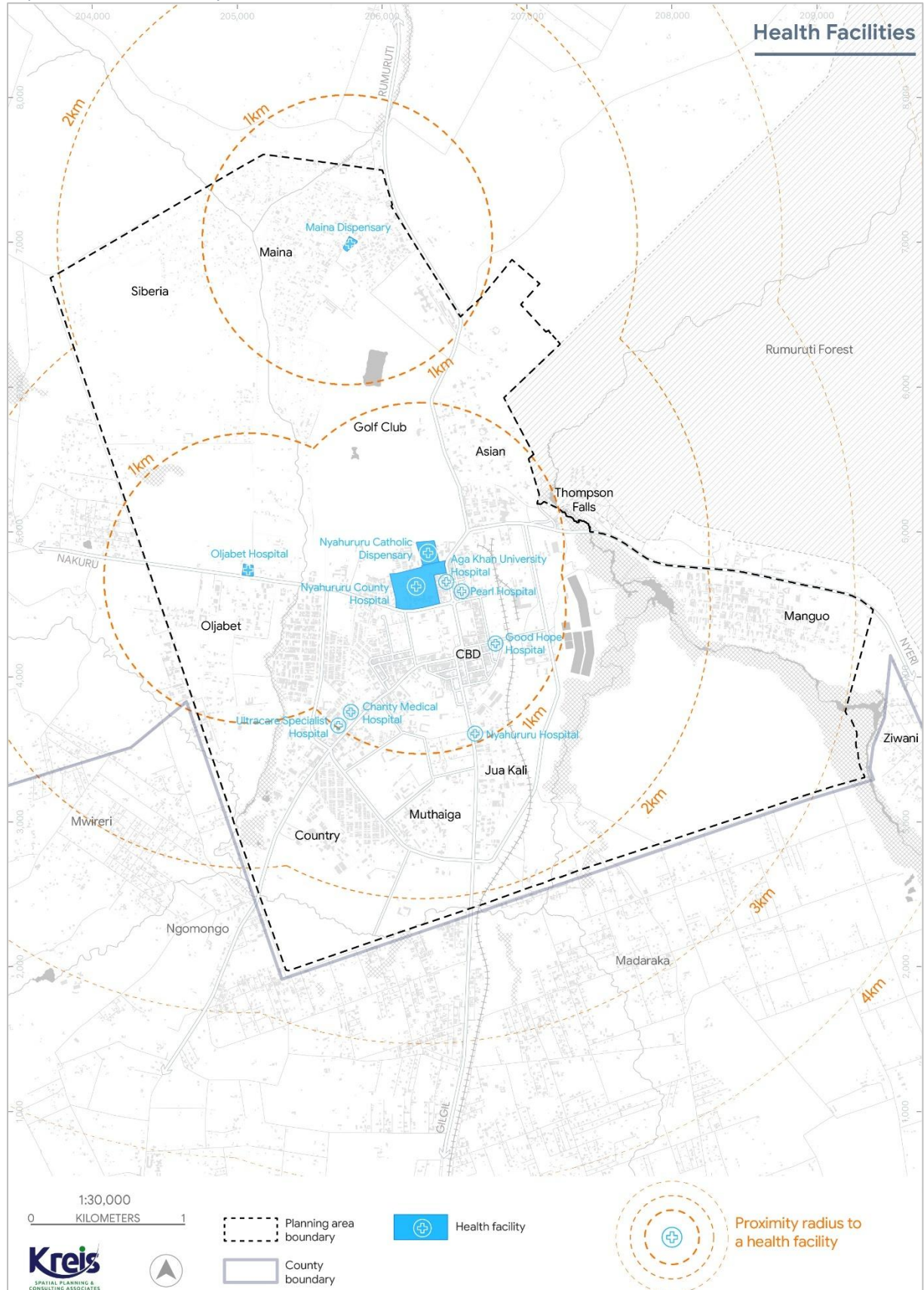
The zoning plan should protect existing recreational land, prevent encroachment on open spaces, strengthen public access to recreational areas, and integrate tourism and conservation controls around Thomson's Falls, Manguo Wetland, Hippo Point and the riverine corridors.

3.8.6.3 Health Infrastructure

Nyahururu functions as an important health service centre for the municipality and surrounding areas. The main public health facility is Nyahururu County Referral Hospital, supported by other facilities including Pearl Hospital, Nyahururu Catholic Dispensary, Good Hope Hospital, Charity Medical Hospital, Nyahururu Hospital, Ultra Care Specialist Hospital, Aga Khan University Hospital facility, Maina Dispensary and Oljabet Hospital.

The health facilities map shows that most health services are concentrated within and around the CBD, Muthaiga, Jua Kali and Ol Jabet areas. This central concentration provides relatively good access for the core urban neighbourhoods but leaves peripheral and emerging growth areas such as Siberia, parts of Maina, Manguo, Block 7 and the southern edge of the municipality with weaker access to nearby health facilities. The zoning plan should protect existing health facility land, allow for controlled expansion of major facilities, manage traffic and parking around hospitals, and reserve land for additional health facilities in underserved and growing neighbourhoods. Priority should be given to peripheral residential growth areas.

Map 19: Health Facilities Analysis



3.9 Climate Change Vulnerability and Risks Assessment

The spatial and demographic expansion of Nyahururu Municipality is taking place within a context of increasing environmental stress and climate-related risks. As the municipality grows, its infrastructure, settlement areas, livelihoods and natural systems are becoming more exposed to climate shocks and chronic environmental pressures. These pressures have direct implications on public health, infrastructure functionality, environmental quality and the long-term spatial sustainability of the municipality.

Nyahururu Municipality is increasingly susceptible to flooding, cold waves, extreme temperatures and localized environmental hazards. These risks are compounded by high-density settlement patterns, inadequate storm water infrastructure, poor solid waste management, encroachment on drainage reserves and the degradation of sensitive ecosystems such as Manguo Swamp. A climate vulnerability and risk assessment is therefore necessary to inform resilient zoning, infrastructure planning, environmental protection and targeted adaptation measures within the municipality.

3.9.1 Climate Risks and Vulnerability

A Climate risk refers to the potential negative impacts resulting from climate change and is determined by the interaction of three key components:

- ❖ **Hazards** – These are climate-related physical events or impacts that may result in loss of life or injury, damage of infrastructure, properties, ecosystem, and the environment.
- ❖ **Exposure** – This is defined as the presence of people and other features such as livelihoods, environmental resources, infrastructure, and social, economic, and cultural assets that could be adversely affected.
- ❖ **Vulnerability** – This is the tendency to be adversely affected encompassing the susceptibility to harm and the capacity to cope and adapt.

In the context of Nyahururu Municipality, climate risk assessment is important because it helps identify areas where development is exposed to climate hazards and where planning interventions should be prioritized. This is particularly relevant in flood-prone neighbourhoods, high-density settlement areas, poorly drained locations and environmentally sensitive zones.

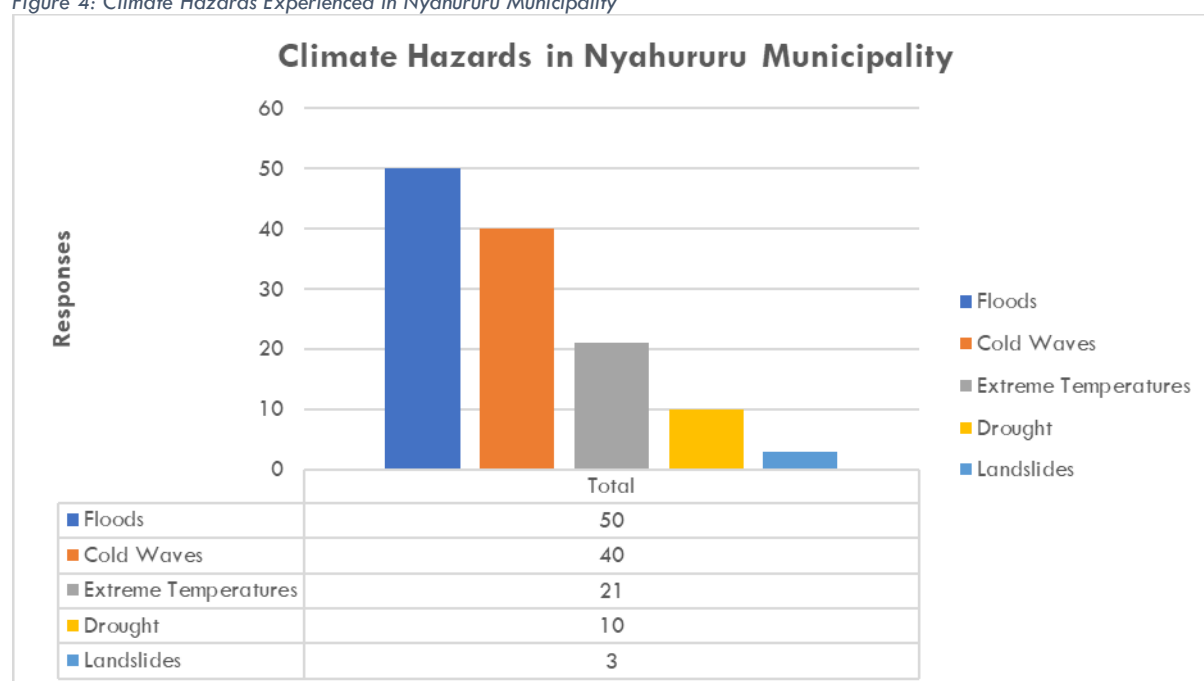
3.9.2 Vulnerability and Risk Assessment in Nyahururu Municipality

Vulnerability and risk assessment within Nyahururu Municipality entailed the assessment of four key components namely hazard, exposure, sensitivity, and adaptive capacity. This assessment included the synthesis of data collected from the local residents and administration alongside secondary data including the Laikipia Climate Change Action Plan.

3.9.2.1 Hazard Analysis

Stakeholder engagement established that Nyahururu Municipality is highly vulnerable to climate-induced hazards, with flooding being the most frequently reported concern. The digital questionnaire further confirmed that residents are exposed to a broader range of hazards, including cold waves, extreme temperatures, prolonged drought and isolated landslide or mudslide risks. The main climate hazards reported in the municipality were:

Figure 4: Climate Hazards Experienced in Nyahururu Municipality



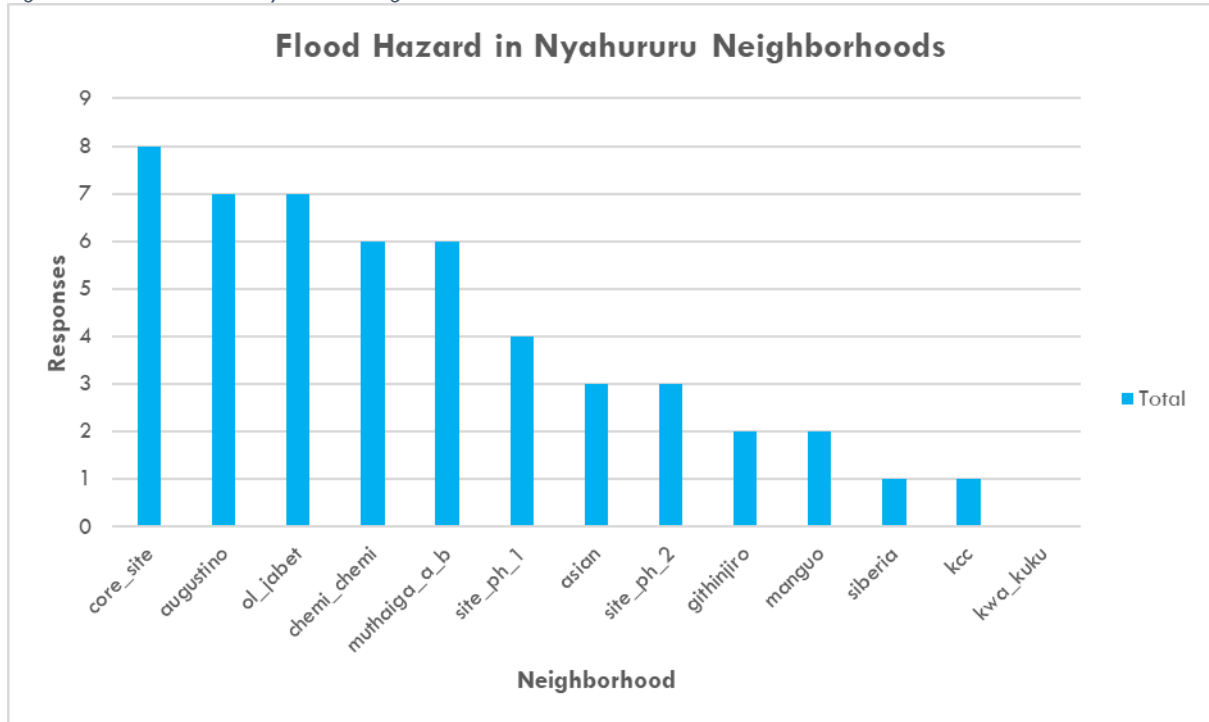
Source: Kreis, 2026

The findings indicate that floods, cold waves and extreme temperatures are the most problematic climate hazards affecting Nyahururu Municipality.

Flood Hazard: Flooding in Nyahururu Municipality is mainly associated with pluvial and flash flooding. Pluvial flooding occurs when intense rainfall exceeds the infiltration capacity of the ground and drainage systems, while flash flooding occurs rapidly following heavy downpour. Within the municipality, this is worsened by increasing impervious surfaces, inadequate storm water drainage, blocked drains and poor solid waste management.

Flood-prone neighbourhoods identified through resident responses include Core Site, Augustino, Ol Jabet, Chemichemi, Muthaiga A/B, Site Phase 1, Asian, Site Phase 2, Githinjiro, Manguo, Siberia, KCC and Kwa Kuku. These areas require priority consideration in zoning, drainage planning, road upgrading and development control.

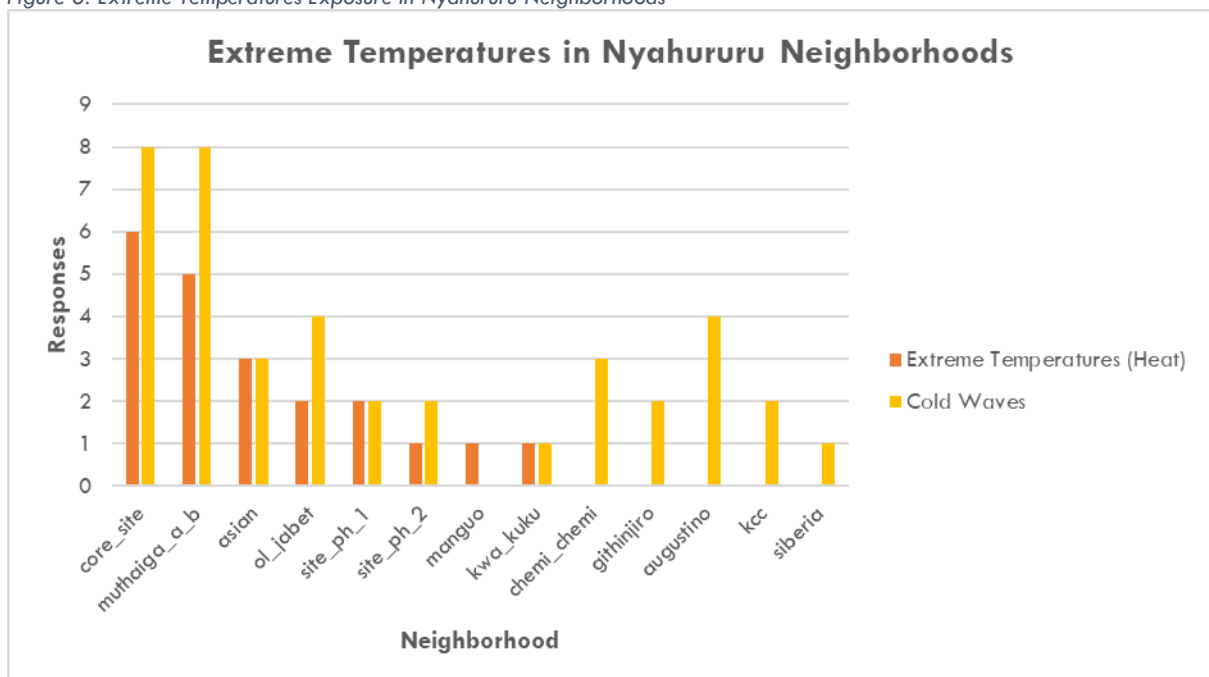
Figure 5: Flood Hazard in Nyahururu Neighborhoods



Source: Kreis, 2026

Extreme Temperatures: Nyahururu Municipality is prone to cold waves due to its high elevation, estimated at about 2,500 metres above sea level, and its proximity to the Aberdare Ranges and Mt. Kenya. Cold conditions are particularly intense between June and August and may expose residents to health risks, especially the elderly, children and persons with pre-existing health conditions.

Figure 6: Extreme Temperatures Exposure in Nyahururu Neighborhoods



Source: Kreis, 2026

At the same time, expansion of the built-up area and increase in impervious surfaces contribute to localized urban heat island effects. Dense building footprints, paved surfaces and limited vegetation cover absorb and retain heat, creating localized microclimates that expose some neighbourhoods to heat stress. Areas where extreme temperature exposure was reported include Core Site, Asian, Site Phase 1, Manguo, Chemichemi, Augustino and Siberia.

Other Hazards reported in the Municipality include isolated cases of drought and landslides. While there have been reported cases of water scarcity within the municipality, prolonged drought can be ruled out as a climate hazard within the municipality. In terms of landslides, there have been no reported cases of landslides in the recent years, However, there is some quarrying activities withing the dumpsite area of the municipality which makes the area susceptible to mudslides. Lack of mitigation strategies exposes the area to this hazard.

3.9.2.2 Exposure Analysis

Exposure analysis considered the location of people, infrastructure, livelihoods and services in areas susceptible to climate hazards. In Nyahuru Municipality, exposure is particularly evident in high-density settlement clusters, informal and poorly serviced areas, roads affected by flooding, areas with inadequate drainage, and neighbourhoods close to environmentally sensitive zones.

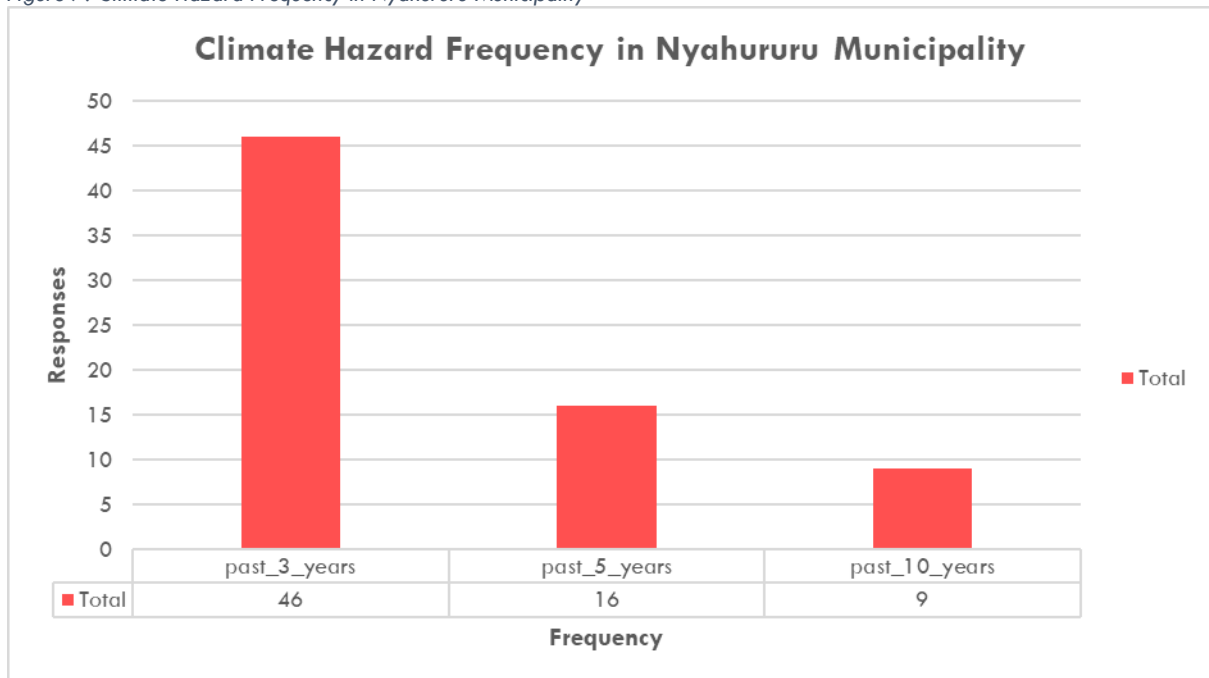
The assessment considered building footprints, settlement density, storm water drainage capacity, road vulnerability, proximity of informal settlements to flood-prone areas, and the spatial distribution of critical infrastructure. The building footprint and settlement density mapping indicated that the municipality has concentrated development clusters, especially within the urban core and selected neighbourhoods. These areas are more exposed to flooding and urban heat island effects where drainage, open spaces and vegetation cover are inadequate

3.9.2.3 Sensitivity Analysis

Sensitivity analysis assessed the degree to which people, infrastructure, livelihoods and the natural environment are affected by climate hazards. Resident responses indicated that climate hazards have occurred over the past ten years, but their frequency has increased within the last three years. This suggests a growing climate risk burden within the municipality.

The assessment also revealed a weak institutional response to climate-related emergencies. Most residents reported delayed or no response to climate hazards, especially flooding. This points to a gap between hazard occurrence and local institutional capacity to respond effectively.

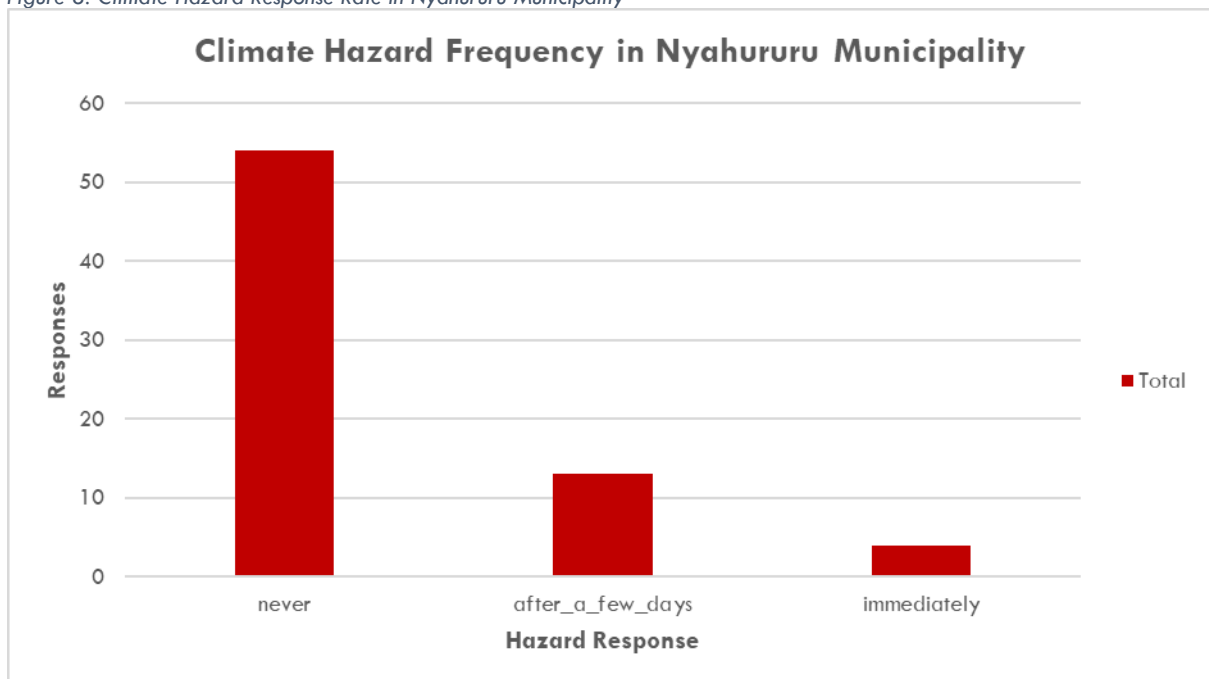
Figure 7: Climate Hazard Frequency in Nyahururu Municipality



Source: Kreis, 2026

Despite neighborhoods being exposed to hazards, particularly floodings, the response rate to these hazards from local public institutions was observed to be low with majority of the residents noting zero response to emergencies; a substantial indication of systematic gap between hazard occurrence and institutional response.

Figure 8: Climate Hazard Response Rate in Nyahururu Municipality



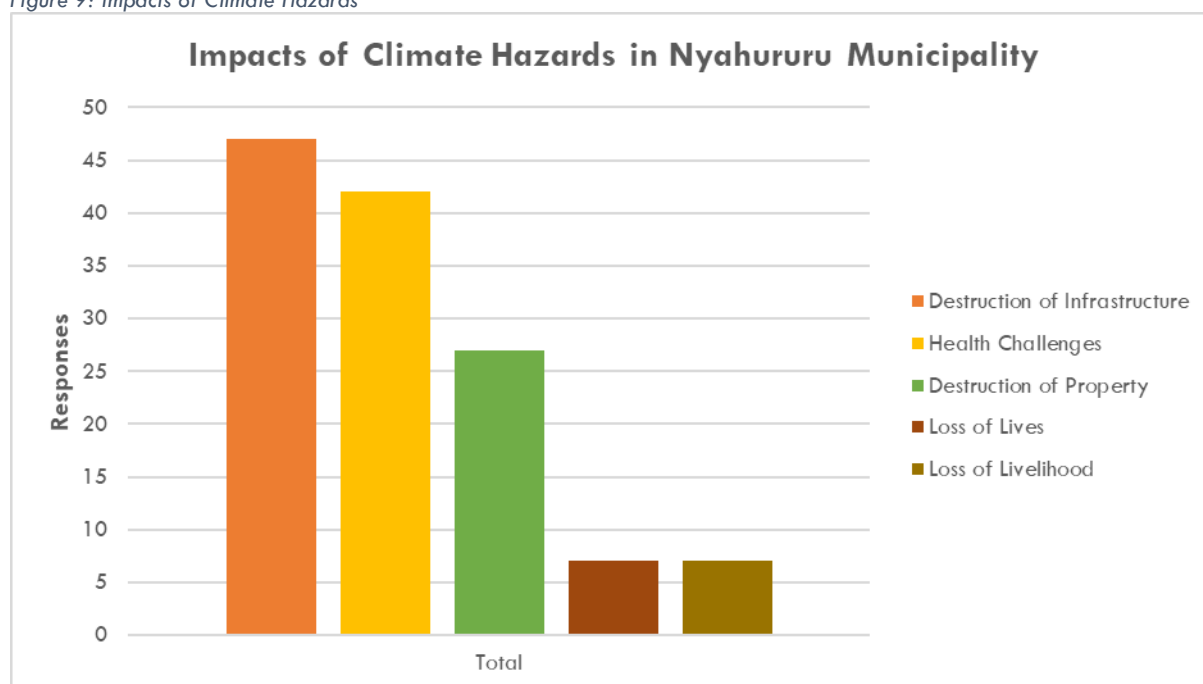
Source: Kreis, 2026

Untimely intervention on climate hazards within the municipality implies high vulnerability and residents' and infrastructure exposure to adverse effects of climate hazards. It further implies lack of response and mitigation strategies at the local institutional level.

Further assessment of empirical data revealed the adverse effects of climate hazards including destruction of property and infrastructure, loss of livelihood and countable instances of loss of lives. Residents also reported exposure to health challenges linked to climate hazards as discussed below; -

- ❖ **Destruction of infrastructure** – Floodings in Nyahururu Municipality have greatly contributed to the degradation of roads resulting in potholes. Poor solid waste management in the municipality have also resulted in surface runoff depositing waste into drainage channels resulting in blockage and overflow on roads rendering them impassable.
- ❖ **Health Challenges** – Nyahururu Municipality is exposed to cold waves which posed health issues on residents including rheumatoid arthritis. In other instances, effluent spillage during heavy rains results in contamination of water sources by surface runoff, posing risk of waterborne diseases.

Figure 9: Impacts of Climate Hazards



Source: Kreis, 2026

- ❖ **Loss of livelihood** – Floodings impact commercial structures which make them inhabitable to conduct business for some residents. In other incidents, heavy rains and hail storms destroy crops which small-scale farmers rely on for subsistence income. In other instances, roads become impassable after incidents of heavy rainfall; inconveniencing the transportation of trade goods from one point to another, thus negatively affecting traders.

3.9.2.4 Adaptive Capacity Analysis

Adaptive capacity refers to the ability of communities, institutions and systems to adjust to climate risks, minimize damage and respond to consequences. In Nyahururu Municipality, residents have already adopted several community-led adaptation measures, although these remain limited by financial constraints and insufficient institutional support. Community adaptation measures include:

- ❖ Mobilizing residents to dig drainage channels along access routes to redirect storm water;
- ❖ Participating in communal initiatives to unclog blocked drainage channels and construct culverts;
- ❖ Pooling funds at community level to rehabilitate local access roads using murrum;
- ❖ Undertaking community sensitization on climate change and safety during heavy rains and flooding;
- ❖ Tree planting initiatives at neighbourhood level;
- ❖ Restoration efforts to reduce pollution and degradation of Manguo Swamp; and
- ❖ Civic education on proper waste disposal and neighbourhood-level solid waste management.

3.9.2.5 Summary of Vulnerability and Risk Assessment

The assessment confirms that Nyahururu Municipality is most vulnerable to floods, cold waves and extreme temperatures. Flooding presents the most immediate risk because of its direct effect on roads, drainage systems, commercial areas, residential neighbourhoods and public health. Cold waves and extreme temperatures also present health-related risks, particularly among vulnerable population groups.

Table 1 4: Summary of Nyahururu Municipality Climate Risks and Vulnerability

Most Problematic Hazard	Most Affected Groups	Key Impacts	Existing Community Adaptation	Barriers to Adaptation
Floods	Persons with disability, women, elderly, children and men	Destruction of property, destruction of infrastructure and health challenges	Unclogging blocked drainages, tree planting and road rehabilitation	Financial constraints, limited local government support and encroachment on wayleaves
Extreme Temperatures / Cold Waves	Women, elderly, children, men and persons with disability	Health challenges and exposure to uncomfortable living conditions	Tree planting for cooling and community sensitization on warming techniques	Financial constraints and limited institutional support

3.10 Past Planning Efforts and Current Development & Permitting Standards

The Nyahururu Municipality Zoning Plan seeks to enhance and operationalize the provisions of previous planning frameworks, particularly the broad development control guidance contained in the Laikipia County Spatial Plan. The existing standards provide useful guidance on permitted land uses, building heights, parking, sewerage, solid waste management, environmental controls and public land protection. However, they are generally presented at a broad level and do not provide detailed geographical application within Nyahururu Municipality.

The purpose of this zoning plan is therefore to translate the generalized county-level planning provisions into specific, location-based zoning regulations, permitting standards and development controls for Nyahururu Municipality. This will ensure that every neighbourhood, street frontage, development corridor, conservation area, public facility area and growth zone is guided by clear standards that respond to local conditions, infrastructure capacity and neighbourhood character.

Table 15: Generalized zoning regulations provided to guide the development of Nanyuki Municipality

Permitted Use	Land Use Regulations	The Gap to be addressed by the zoning regulations, permitting and development standards
- Residential (High-rise apartments & mixed-use buildings) - Commercial (Retail outlets/stores, offices, guest houses, restaurants, pubs etc.) - Educational (Schools, ICT centers, libraries) - Public purpose (Health facilities, social halls, administration offices etc.) - Recreational (Open spaces/parks)	- High-density residential areas with multi-dwelling apartments on a minimum land size of 0.045Ha and a minimum height of four floors (Ground+3). - Sufficient parking – preferably on the entire ground floor. - Commercial stores and office suites shall be allowed strictly within the first and second floors. - Commercial recreational places like restaurants, pubs, hotels, and guest houses shall be allowed in buildings bordering major streets. - Adherence to Kenya's Building Code on setbacks, plot ratio, plot coverage, facades, etc. - Adherence to sustainable building materials to curb the growth of informal urban settlements. - All residential apartments shall have septic tanks or connections to municipal sewers where possible.	- The zoning regulations will apply and geotag these land use regulations by plot & street character, building & neighborhood character and ensure that while remaining consistent with the provisions of the CSP, they are applied with precise geographical positioning. - The zoning regulations will breakdown the Kenya's building code standards for all properties by street and neighborhood, by what specific setbacks or building lines to abide by, what heights, what plot ratios etc. - Generally, the zoning regulations will enhance neighborhood and street-specific mapping and granulate the provisions of the CSP land use regulations in a more specific manner, leaving no iota for doubt on how development should be facilitated and managed within the Municipality.

Permitted Use	Land Use Regulations	The Gap to be addressed by the zoning regulations, permitting and development standards
	Regular solid waste collection is recommended via private service providers/ CBOs/ the County Government.	
- Commercial - Residential (Urban housing) - Recreational - Educational - Public purpose - Public Utilities	- There shall be the delineation of the urban boundaries and reclassification of these centers. - Nanyuki town shall be conferred municipality status upon meeting the UACA stipulated provisions. - There shall be a review and updating of the existing Local Physical and Land Use Development Plans for Nanyuki town. - Vertical multi-storey commercial buildings with a minimum of four floors (Ground+3) are recommended. - One-way streets are recommended within the core business zones for efficient circulation. - Angle on-street parking is recommended for maximum space utilization. - Adherence to Kenya's Building Code on setbacks, plot ratio, plot coverage, facades, etc. - There shall be an audit of all public lands within the boundaries of these towns.	
- Residential - Industrial - Commercial - Educational	Medium-density residential areas with single-dwelling units and multi-dwelling apartments.	

Permitted Use	Land Use Regulations	The Gap to be addressed by the zoning regulations, permitting and development standards
- Public purpose - Public utilities	- Sufficient parking spaces within the commercial zones. - Adherence to Kenya's Building Code on setbacks, plot ratio, plot coverage, facades, etc. - Adherence to sustainable building materials to curb the growth of informal urban settlements. - All residential apartments shall have septic tanks or connections to sewers where possible. - Regular solid waste collection is recommended via private service providers/ CBOs/ the County Government. - Adherence to EMCA regulations on solid and liquid waste disposal from the industries. - Adherence to EMCA regulations on air and noise pollution. - Adherence to buffer zones around protected areas and ecologically fragile lands such as wetlands.	
Water and sewer treatment plant and related infrastructure	- The capacity of these treatment plans shall be increased commensurate with the service areas. - The County Government shall establish sewer systems in all primary and secondary urban centers.	
Airbase-related use	- No high-rise buildings shall be permitted within existing and demarcated flight paths (low-rise - G+1 - allowed). - Buildings with a maximum of 3 floors (Ground+2) shall be permitted within lands adjacent to the airbase.	

Source: Laikipia County Spatial Plan, 2023

CHAPTER FOUR: PLANNING SYNTHESIS AND ZONING CONCEPT

This chapter presents the planning synthesis and zoning concept for the Nyahururu Municipality Zoning Plan. It draws from the situational analysis, stakeholder engagement, GIS-based analysis and field observations to identify the key issues, opportunities and spatial priorities that should guide zoning and development control.

The synthesis recognizes that Nyahururu Municipality has varied development contexts, including the CBD, older residential estates, emerging high-density areas, informal and regularized settlements, recreational and tourism areas, road frontage growth zones, and environmentally sensitive river and wetland systems. These areas require differentiated zoning controls based on local character, infrastructure capacity, environmental sensitivity and stakeholder priorities.

The municipality is therefore organized into five planning subregions: CBD; Sports Club / Asian; Manguo / Block 7; Siberia / Huruma / Maina / Ol Jabet; and Chemichemi / New Muthaiga / Eastward / Locatagon. These subregions provide the basis for the proposed zoning framework, development standards and permitting guidelines presented in the subsequent chapters.

4.1 Key Planning Issues

This section synthesizes the key planning issues, development potentials and constraints that inform the zoning framework for Nyahururu Municipality. It provides the basis for determining appropriate land use zones, development intensity, environmental safeguards and development control standards.

4.1.1 Development Pressure and Densification

Nyahururu Municipality is experiencing increasing pressure for redevelopment and densification, especially within the CBD, older residential estates, road frontages and emerging residential areas such as Manguo, Block 7, New Muthaiga, Eastward / Locatagon, Maina, Huruma, Ol Jabet and Siberia. The zoning plan should guide this growth by directing higher intensity development to suitable areas while protecting stable low-rise and medium-density neighbourhoods.

4.1.2 Infrastructure and Service Constraints

Infrastructure capacity remains a major constraint to development. Key issues include poor roads, inadequate drainage, flooding, sewerage challenges, weak street lighting, solid waste management gaps and limited emergency facilities. Higher-density, high-rise and BCR development should therefore be linked to adequate roads, sewerage, water supply, drainage, parking, fire safety and waste management.

4.1.3 Land Use Compatibility and Nuisance Uses

Land use conflicts are emerging where commercial, entertainment, industrial and informal activities extend into residential areas. Nightclubs, bars, noisy uses, workshops, sewer overflows/odour and poor waste management were identified as key concerns. The zoning plan should direct BCR and commercial uses to designated frontages and restrict nuisance uses in residential and institutional areas.

4.1.4 Informal, Regularized and Unplanned Settlements

Maina A and Maina B have approved Local Physical and Land Use Development Plans and should be regulated in accordance with those plans. Surrounding areas such as Huruma, Siberia, OI Jabet and other under-serviced sections require upgrading, improved access, drainage, sanitation and controlled regularization.

4.1.5 Environmental Sensitivity and Climate Risk

The municipality contains sensitive environmental systems, including river corridors, riparian areas, swamp and wetland systems, Thompson Falls environs, Gathara River and flood-prone drainage areas. These areas perform important ecological, drainage, tourism and climate-resilience functions and should therefore be protected through conservation zoning, riparian buffers, drainage reservations and environmental overlay controls. Development within or near environmentally sensitive areas should be subject to stricter review, including drainage assessment, environmental safeguards, riparian protection, flood-risk consideration and climate-resilience measures.

4.1.6 Public Land and Community Facilities

Public land and community facilities should be protected and improved to support future growth. Priorities include markets, parks, schools, health facilities, stadium facilities, fire stations, security facilities and public offices. The plan should reserve and protect public purpose land in areas experiencing densification.

4.1.7 Zoning Implications

The issues discussed above show that Nyahururu Municipality requires differentiated zoning controls. A uniform approach would not respond well to the different conditions across the municipality. Some areas such as CBD, selected road frontages, Manguo, Block 7, New Muthaiga and Eastward / Locatagon can support higher intensity development. Such development should be linked to adequate infrastructure. Other areas require protection and controlled growth. These include stable residential neighbourhoods, public purpose land, riparian areas, wetlands and flood-prone zones.

The zoning framework should therefore support five key directions. It should guide higher density development to suitable areas; direct BCR and commercial uses to designated frontages and nodes; support upgrading of under-serviced settlements; protect environmentally sensitive areas; and safeguard public land and community facilities. These directions form the basis for the zoning concept and development standards presented in the next sections.

4.2 Stakeholder Zoning Priorities

Stakeholder views were analysed to establish preferred land uses, undesired land uses, preferred building heights and preferred land sizes across Nyahururu Municipality. The views provide a basis for aligning the zoning plan with local needs, neighbourhood character and development expectations. In addition to the preference data, stakeholders raised area-specific concerns relating to infrastructure, drainage, sewerage, flooding, public facilities, environmental protection, nuisance uses and neighbourhood character. These concerns are summarized below.

Table 16: Summary of Area-Specific Stakeholder Concerns

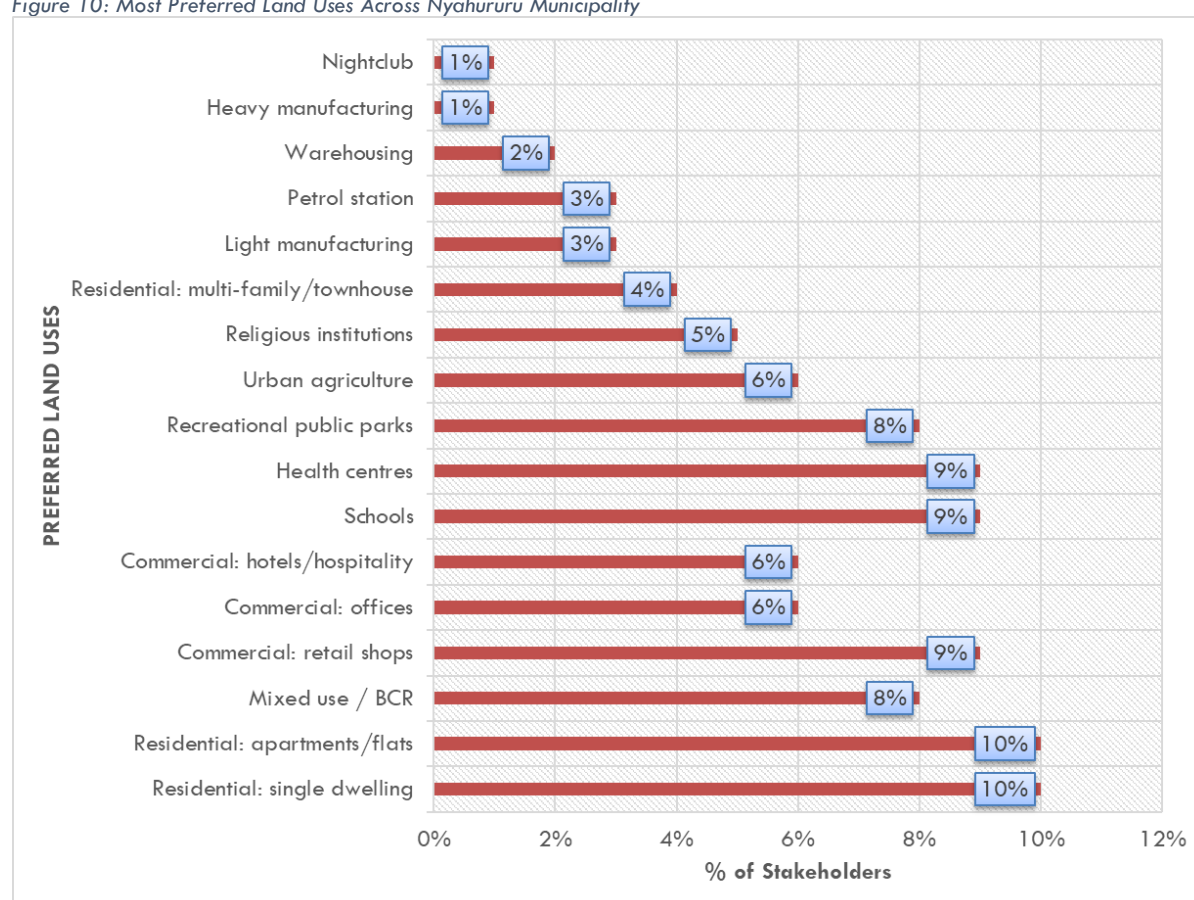
Subregion / Area	Key Stakeholder Concerns	Planning Response
CBD Subregion	Sewerage, congestion, nightclubs, security, street lighting, affordable housing pressure, public facilities and blocked access roads.	Link high-density development to infrastructure capacity; restrict nuisance uses; improve circulation, sewerage, lighting and public facilities.
Sports Club / Asian Subregion	Protection of Golf Club, Asian Estate character, institutions, Thompson Falls River and drainage management.	Retain recreation and institutional uses; protect Asian Estate as controlled residential; apply conservation and stormwater controls.
Manguo / Block 7 Subregion	Lack of sewer, poor drainage, flooding, weak waste management, lack of market, fire station and security lighting.	Allow growth subject to sewer, drainage, access and waste management improvements; protect swamp and river corridors.
Siberia / Huruma / Maina / Ol Jabet Subregion	Poor roads, flooding, drainage gaps, lack of street lighting, market and fire station.	Support upgrading, regularization and infrastructure-led development; apply approved LPLUDPs for Maina A and B.
Chemichemi/New Muthaiga/Eastward, Locatagon Subregion	Poor roads, sewer gaps, flooding, street lighting, Gathara River protection and mixed-use growth pressure.	Apply differentiated controls for BCR frontages, lower-rise residential areas, conservation corridors and infrastructure upgrading.
Juakali / Sewage Zone	Poor roads, sewer overflow, waste issues, flooding, poor lighting and noise pollution.	Retain service functions where appropriate, while prioritizing sewer, drainage, waste, lighting and nuisance-control interventions.

4.2.1 Most Preferred Land Uses

Stakeholder responses show that residential use remains the most preferred land use across most neighbourhoods. However, the preferred housing form varies by location. Some areas prefer single-dwelling and lower-rise residential development, while others support apartments, flats, townhouses and mixed-use development.

Mixed-use and BCR development is mainly preferred in areas with stronger urban activity, including the CBD, Core Site, Site Phase I and II, Manguo, Ol Jabet, Dairy Delight and Jua Kali. The implication is that residential use should remain dominant, while mixed-use and BCR development should be directed to the CBD, designated road frontages and commercial nodes.

Figure 10: Most Preferred Land Uses Across Nyahururu Municipality



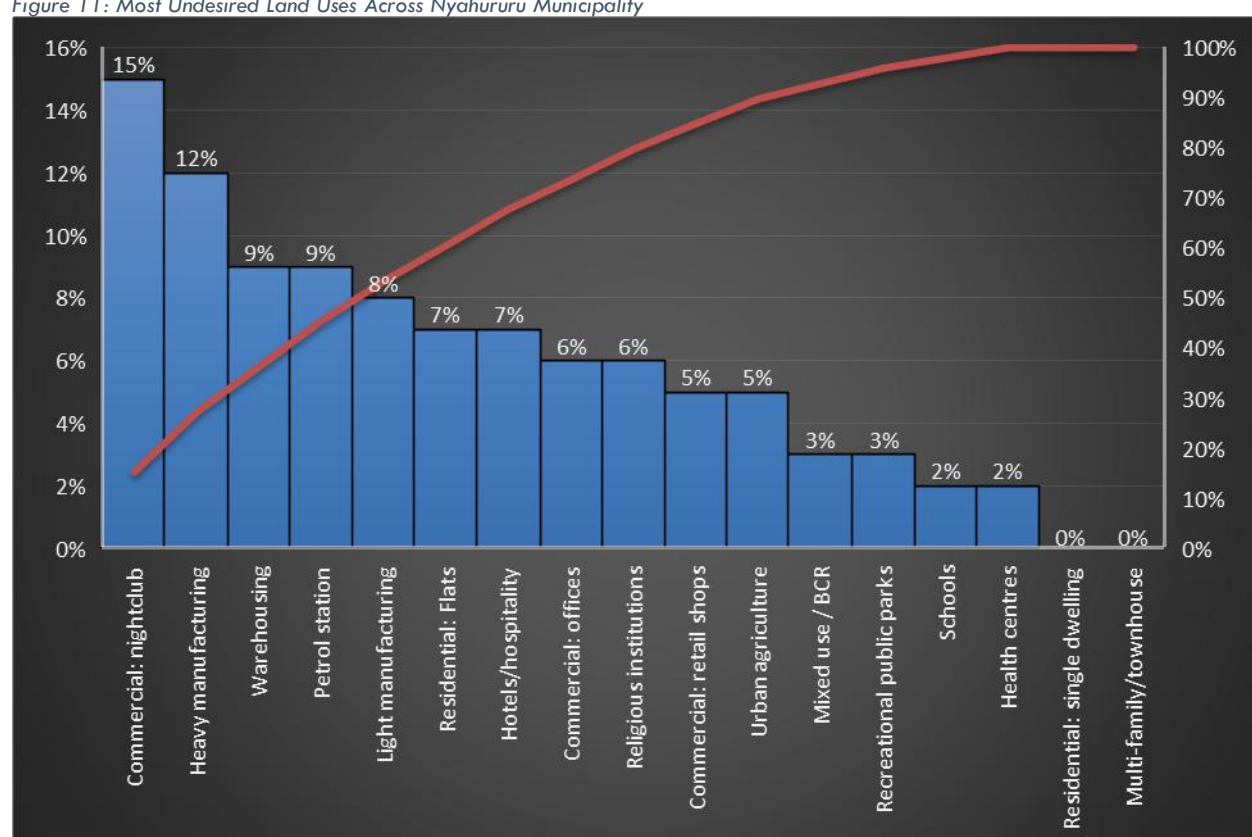
4.2.2 Most Undesired Land Uses

The responses show that nightclubs are the most widely undesired land use, especially in Muthaiga, Core Site, Chemichemi, CBD, Ol Jabet, Site Phase I, Site Phase II, Augustino, Manguo, Githinjiro, Kwa Kuku, Siberia, Asian and Sports Club. This reflects concerns over noise, security, traffic and residential amenity. Nightclubs should therefore be restricted in residential areas and only considered in designated commercial zones under strict controls.

Industrial and service-related uses were also rejected in many residential neighbourhoods. Heavy manufacturing, light manufacturing, warehousing and petrol stations were opposed in areas such as Muthaiga, Chemichemi, CBD, Site Phase II, Augustino, Manguo, Asian and Sports Club. These uses should therefore be confined to suitable service or industrial zones such as Juakali, KCC / Railways and Dairy Delight.

Apartments and flats were also undesired in some lower-density areas, including Asian, Sports Club, Dairy Delight and Jua Kali. This supports differentiated residential zoning, where high-density development is directed to suitable areas while stable lower-density neighbourhoods are protected.

Figure 11: Most Undesired Land Uses Across Nyahururu Municipality



4.2.3 Preferred Building Heights

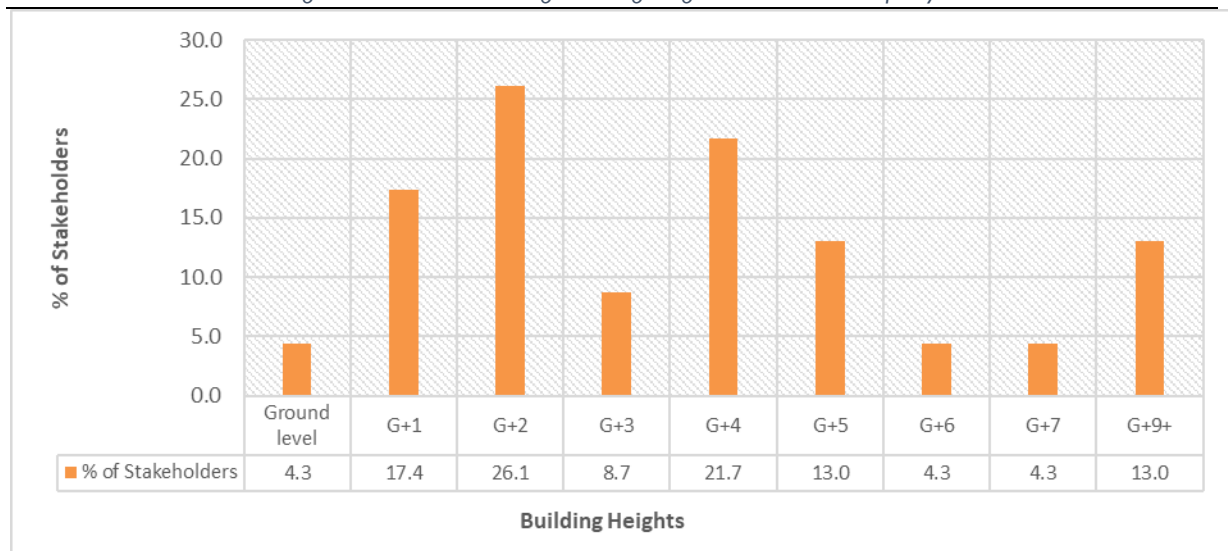
Stakeholder views on building heights show clear variation across neighbourhoods. Higher building heights were preferred in the CBD, Site Phase I and Site Phase II, reflecting their central location and redevelopment pressure. Core Site and Manguo showed preference for moderate high-rise development around G+5, while Ol Jabet indicated preference for higher development around G+7.

Lower-rise development was preferred in several neighbourhoods. Githinjiro, Sports Club and Dairy Delight preferred G+1, while Chemichemi preferred G+2. Siberia preferred G+3,

indicating a more moderate development character. Asian showed mixed preference, with low-rise controls in the estate and higher development only in selected transition areas.

The implication is that building heights should not be applied uniformly across the municipality. Higher buildings should be directed to the CBD, selected redevelopment areas and suitable growth nodes, while low-rise and medium-rise controls should protect stable residential, recreational and environmentally sensitive areas. All height approvals should be linked to infrastructure capacity, especially access roads, sewerage, drainage, water supply, parking and fire safety.

Figure 12: Preferred Average Building Heights Across the Municipality



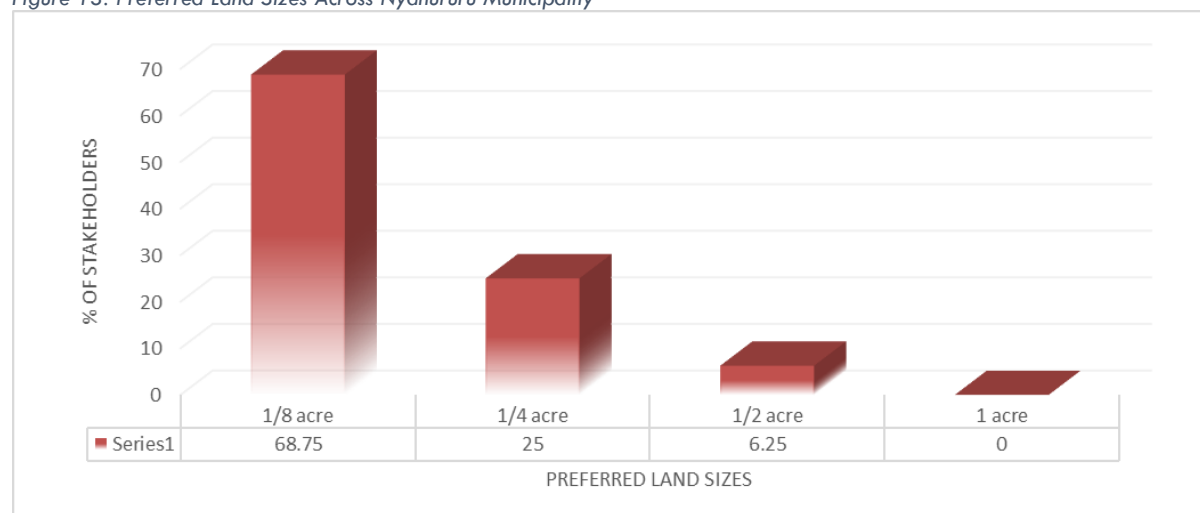
4.2.4 Preferred Land Sizes

The stakeholder responses show that 1/8 acre is the most preferred land size across many neighbourhoods, including Muthaiga, Core Site, CBD, Site Phase I, Site Phase II, Augustino, Manguo, Githinjiro, Kwa Kuku, Siberia and Dairy Delight. This supports the use of approximately 0.045 Ha as a common minimum plot size in many urban residential, high-density residential and mixed-use areas.

However, some neighbourhoods preferred larger plots. Chemichemi, Ol Jabet, Asian and Sports Club indicated preference for 1/4 acre, reflecting the need for more controlled residential, recreational or lower-density development. Jua Kali indicated preference for 1/2 acre, which is more suitable for service-commercial, workshop, storage and light industrial activities.

The implication is that plot-size standards should vary by zone. A general minimum of 0.045 Ha may apply in suitable urban areas, while larger plot sizes should be retained in lower-density residential, recreational and service area.

Figure 13: Preferred Land Sizes Across Nyahururu Municipality



4.3 Guiding Principles

The zoning concept for Nyahururu Municipality is guided by planning principles that seek to balance growth, infrastructure capacity, environmental protection and neighbourhood character. These principles provide the basis for the zoning framework and development control standards.

Table 17: Guiding Principles

Planning Principle	Implication
Orderly and Compatible Land Use	Land uses are organized to reduce conflict between residential, commercial, industrial, institutional, recreational and conservation areas. Incompatible uses are restricted, especially in residential neighbourhoods and environmentally sensitive areas.
Infrastructure supported Development	Development intensity is guided by the capacity of roads, sewerage, water supply, drainage, parking, fire access and solid waste management systems. High-density developments are supported only where infrastructure is adequate or can be upgraded.
Compact and Efficient Urban Growth	Growth is directed to suitable areas where land and infrastructure can be used efficiently. This supports densification in the CBD, designated BCR corridors, Manguo, Block 7, New Muthaiga and Eastward / Locatagon, while limiting uncoordinated sprawl.
Protection of Residential Character	Established residential neighbourhoods are protected from excessive densification and incompatible commercial intrusion. Areas such as Asian Estate, Old Muthaiga, Chemichemi / John Paul and Kichinjio / Lewis retain controlled residential character.
Environmental Conservation and Climate Resilience	River corridors, wetlands, swamp areas, riparian reserves, drainage channels and flood-prone zones are protected. Development in sensitive areas is subject to environmental safeguards, riparian protection, drainage assessment and climate-resilience measures.
Recognition of Approved Local Plans	Approved local plans are integrated into the municipal zoning framework. Maina A and Maina B are regulated in accordance with

Planning Principle	Implication
	their approved LPLUDPs to avoid conflicting development control standards.
Protection of Public Land and Social Infrastructure	Public purpose land is safeguarded for present and future community needs. Land for schools, health facilities, markets, parks, stadium facilities, fire stations, security facilities and public offices is protected from encroachment and incompatible conversion.

4.4 Interpretation of Terms

To support clear interpretation and consistent application of the zoning regulations, this section defines the key terms used in the land use categories, zoning tables and development control standards. The terms are intended to guide the assessment of development applications, approval conditions, enforcement and resolution of land use conflicts.

Table 18: Interpretation of Terms used in defining land use categories and zoning regulations

Category	Meaning	Approval Implication / Process
Permitted Use	A use that is consistent with the primary character of the zone and may be approved where all development control standards are met.	Processed through the ordinary development permission or building approval process, subject to compliance with the zoning standards.
Compatible Use	A secondary use that can coexist with the main permitted use without undermining the character of the zone.	May be approved with conditions on scale, access, parking, signage, waste management, noise, hours of operation and building form.
Conditional Use	A use that may be acceptable in some locations but requires case-by-case assessment because of possible impacts.	Requires technical review and may require stakeholder notification, sector approvals and mitigation measures before approval.
Prohibited Use	A use that is inconsistent with the zone character and may create unacceptable nuisance, safety, environmental, traffic or public health impacts.	Not approvable unless the zoning plan is formally reviewed or amended through the lawful planning process.
Non-Conforming Existing Use	A lawful use that existed before adoption of the zoning regulations but does not conform to the new zoning requirements.	May continue subject to nuisance, safety and public health controls. Expansion, redevelopment, subdivision or change of use should comply with the new regulations.
Ancillary Use	A use that is incidental and supportive of the main use on the same plot.	May be approved as part of the principal development, provided it remains subordinate to the main use.

Category	Meaning	Approval Implication / Process
Temporary Use	A use permitted for a limited period without changing the permanent zoning designation of the land.	May be approved through a temporary permit or license, subject to conditions on duration, safety, waste management, traffic and site restoration.
Special Use	A use with wider public, infrastructure, environmental, institutional or security implications.	Requires detailed technical assessment and may require concurrence from relevant sector agencies.
Overlay Control	An additional control applied over an existing zone to address specific planning concerns such as riparian protection, flood risk, conservation, urban renewal, public safety or infrastructure capacity.	The underlying zoning still applies, but development must also comply with the overlay requirements. Where standards conflict, the stricter or more protective standard applies.

Where uncertainty arises in classifying a proposed use, the approving authority shall consider the purpose of the zone, surrounding land uses, infrastructure capacity, environmental sensitivity, public safety and the overall objectives of the Nyahururu Municipality Zoning Plan.

4.5 Proposed Spatial Development Concept

The proposed spatial development concept is organized around the five planning subregions of Nyahururu Municipality. The concept identifies the role of each subregion and the broad planning direction that will guide zoning, development standards and development control. The five-subregion framework is consistent with the updated subregion zoning framework prepared for the plan.

Subregion	Spatial Role	Main Planning Direction
CBD Subregion	Primary commercial, administrative, institutional, transport, service-industrial and high-intensity urban core.	Promote controlled intensification, commercial development, BCR, urban renewal and public facility improvement, subject to infrastructure capacity. The operationalized Nyahururu railway station and railway corridor shall be protected as strategic transport and logistics infrastructure. Existing light industrial and service activities, especially around the Juakali–KCC / Railways corridor, shall be retained and managed as designated service-industrial and logistics-support zones, with controls on access, waste management, noise, fire safety, drainage and compatibility with neighbouring uses.

Subregion	Spatial Role	Main Planning Direction
Sports Club / Asian Subregion	Recreation, institutional, controlled residential and tourism-support area.	Protect the Sports Club and Golf Club as recreational assets, retain Asian Estate's controlled residential character, protect institutions and safeguard Thompson Falls environs. The proposed Highrise Affordable Housing within Asian Estate shall be treated as a Non-Conforming Existing Use and shall not set precedent for further high-rise development within Asian Estate.
Manguo / Block 7 Subregion	High-density residential, BCR and growth conservation interface area.	Support planned residential and BCR growth while protecting swamp areas, river corridors, riparian reserves and flood-prone zones. Higher intensity development shall be linked to sewerage, drainage, access, water supply and solid waste management capacity.
Siberia / Huruma / Maina / OI Jabet Subregion	Residential consolidation, upgrading and regularization area.	Guide settlement upgrading, infrastructure improvement, regularization and controlled densification. Maina A and Maina B shall be regulated in accordance with their approved LPLUDPs, while Huruma, Siberia, OI Jabet and unplanned sections of Maina shall require infrastructure-led development control.
Chemichemi / New Muthaiga / Eastward / Locatagon Subregion	Residential and BCR transition area linking the CBD, road frontages and emerging residential neighbourhoods.	Direct BCR to designated road frontages and nodes, allow selected densification in New Muthaiga and Eastward / Locatagon, protect lower-rise residential areas such as Chemichemi / John Paul, Kichinjio / Lewis and Site Phase II, and safeguard drainage and river corridors.

The spatial development concept provides the basis for the detailed zoning framework presented in Chapter Five. It translates the planning issues, stakeholder priorities and guiding principles into a spatial structure for applying land use zones, development standards and permitting guidelines across Nyahururu Municipality.

CHAPTER FIVE: PROPOSED ZONING FRAMEWORK

This chapter presents the proposed zoning framework for Nyahururu Municipality. It translates the planning synthesis, stakeholder priorities and spatial development concept into clear land use zones, zoning guidelines and development control directions. The framework identifies the appropriate use, intensity and character of development across the municipality.

The zoning proposals are organized around the five planning subregions: CBD; Sports Club / Asian; Manguo / Block 7; Siberia / Huruma / Maina / Ol Jabet; and Chemichemi / New Muthaiga / Eastward / Locatagon. This allows the plan to respond to local character, infrastructure capacity, environmental sensitivity and development pressure in each area.

5.1 Land Use Zoning

Land use zoning divides the municipality into defined zones for purposes of guiding land use, development intensity, building form and development control. It provides a clear basis for determining where different activities may be permitted, restricted or subjected to special conditions. For Nyahururu Municipality, zoning is used to promote orderly growth, reduce land use conflicts, protect residential neighbourhoods, support commercial and mixed-use development, safeguard public land and conserve environmentally sensitive areas.

Table 19: Standard Land Use Zoning Classification and Colour Codes

Code	Zone	Category	Colour	Shade
0	Residential	High Density	Brown	
		Medium Density	Mid Brown	
		Low Density	Pale brown	
1	Industrial	Heavy Industrial	Purple	
		Light Industries	Pale Purple	
2	Educational		Orange	
3	Recreational		Green	
4	Public Purpose		Yellow	
5	Commercial	Commercial	Red	
		Business Cum Residential	Pale Red	
6	Public Utilities		Blue	
7	Transportation	Roads/Rails/Airports etc.	Grey	
		Bus Park	Dark Grey	
8	Conservation		Pale Green	
9.	Agricultural		Pale Yellow	
10.	Mixed use		Hatched Shading	The color will be hatched shading, with the dominant land use color taking the most pronounced shade

The zoning framework is interpreted using standard land use categories and colour codes. These categories provide consistency in reading the zoning map and applying development control standards. They also distinguish broad land use groups such as residential, commercial, industrial, educational, recreational, public purpose, utilities, transportation, conservation, agricultural and mixed-use areas. The table above presents the standard land use zoning classification and colour codes adopted for the Nyahururu Municipality Zoning Plan.

5.2 Proposed Nyahururu Municipality Zoning Plan

The proposed Nyahururu Municipality Zoning Plan assigns land use zones to different parts of the municipality based on existing development patterns, stakeholder priorities, infrastructure capacity, environmental sensitivity and future growth potential.

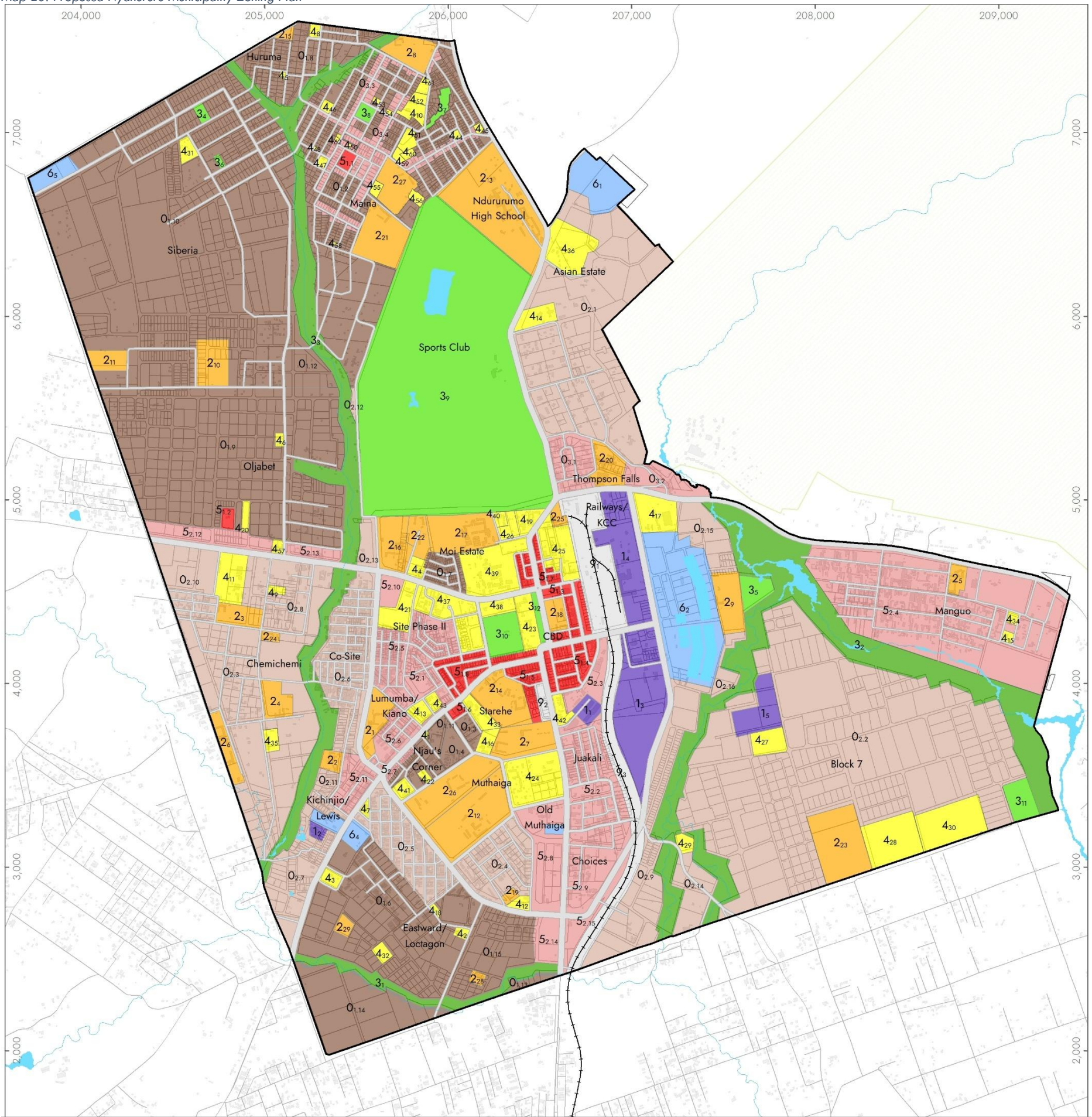
The plan provides for a range of land use zones, including residential, commercial, business-cum-residential, public purpose, educational, recreational, service-industrial, transportation, public utilities, conservation and mixed-use areas. Higher intensity development is directed to the CBD, selected road frontages, Manguo, Block 7, New Muthaiga and Eastward / Locatagon. Lower-rise and controlled residential development is retained in areas such as Asian Estate, Old Muthaiga, Chemichemi / John Paul, Kichinjio / Lewis and Site Phase II.

The zoning plan also protects key public and environmental assets. These include public purpose land, recreational spaces, schools, health facilities, institutional areas, river corridors, wetlands, riparian reserves, Thompson Falls environs, Manguo wetland and flood-prone drainage areas. The operationalized Nyahururu railway corridor and railway station are also recognized as strategic transport and logistics infrastructure.

The plan also recognizes special local planning considerations. These include the approved Maina A and Maina B LPLUDPs, regularization needs in under-serviced settlements, the operationalized Nyahururu railway corridor, and the treatment of the proposed Highrise Affordable Housing within Asian Estate as a non-conforming existing use.

The proposed Nyahururu Municipality Zoning Plan is presented overleaf;

Map 20: Proposed Nyahururu Municipality Zoning Plan



RESIDENTIAL

0₁ Affordable Housing
0_{1.1} High Density Residential
0_{1.2} Medium Density Residential
0_{1.3} Mixed Use

INDUSTRIAL

1₁ NCPB Nyahururu
1₂ Nyahururu Railways/ KCC
1₃ Delight Milk Dairy
1₄ Proposed Industry

EDUCATIONAL

2₁ 91 Municipality Pri School
2₂ Central Nyahururu Sec School
2₃ Elite Primary School
2₄ Falling Waters Sec School
2₅ Gracelands Schools Nyahururu
2₆ John Paul II Pri School
2₇ Laikipia High School
2₈ Maina Pri School
2₉ Manguo Pri School
2₁₀ Mariakani Pri School
2₁₁ Muniyaka Sec School
2₁₂ Ndururi High School
2₁₃ Ndururumo High School
2₁₄ Ngare Naro Pri School
2₁₅ Nursery School
2₁₆ Nyahururu Boarding Pri School
2₁₇ Nyahururu Boys High School
2₁₈ Nyahururu DEB Pri School
2₁₉ Nyahururu Elite Nursery School
2₂₀ Nyahururu Elite School
2₂₁ Nyahururu Muniyaka Sec School
2₂₂ Nyahururu Vocation Training College
2₂₃ Secondary School
2₂₄ Spring Bukler Sec School
2₂₅ St. Ann School
2₂₆ Starehe Pri School
2₂₇ Thama Pri School
2₂₈ World Hope Academy Pri
2₂₉ Proposed Kindergarten

CONSERVATIONAL/ RECREATIONAL

3₁ Riparian Zone
3₂ Open Space
3₃ Nyahururu Sports Club
3₄ Nyahururu Stadium
3₅ Public Planted Park
3₆ DC Machogu Botanical Garden

COMMERCIAL

5₁ Proposed Maina Market
5_{1.1} Proposed Oljabet Market
5_{1.2} Commercial Area
5_{2.1} - 5_{2.15} Business Cum Residential

PUBLIC UTILITY

6₁ Dumpsite
6₂ Sewer Treatment Plants
6₃ Slaughterhouse
6₄ Kichinjio Cemetery
6₅ Nyahururu Cemetery
6₆ KPLC Substation

TRANSPORTATION

7₁ Nyahururu Railway Station
7₂ Nyahururu Bus Station
7₃ Nyahururu Railway Line

PUBLIC PURPOSE

4₁ Jesus Winner Church
4₂ Happy Church Ministries
4₃ G.E.C.K. Calvary Temple
4₄ Full Gospel Church
4₅ Full Gospel Church
4₆ Friends Church Nyahururu
4₇ Deliverance Church
4₈ Church
4₉ Christos Church Chemichemi
4₁₀ Maina Catholic Church
4₁₁ Caritas Catholic Diocese Nyahururu
4₁₂ AIPCA Nyahururu Cathedral
4₁₃ AIC Starehe Nyahururu
4₁₄ AIC Nyahururu Church
4₁₅ ACK Manguo
4₁₆ ACK Cathedral Diocese of Nyahururu
4₁₇ Talithakum Childrens Home
4₁₈ St Monica Catholic Parish
4₁₉ St Martin Catholic Church
4₂₀ Social Hall
4₂₁ Severt Day Adventist
4₂₂ Redeemed Gospel Church Nyahururu
4₂₃ Public Offices
4₂₄ Public Offices
4₂₅ Public Offices
4₂₆ Public Institution
4₂₇ Proposed Social Hall
4₂₈ Proposed Showground
4₂₉ Proposed Nursing Home
4₃₀ Proposed Hostel
4₃₁ Proposed Community Center
4₃₂ Proposed Children Welfare Society
4₃₃ PCEA Nyahururu
4₃₄ PCEA Manguo
4₃₅ PCEA Chemichemi
4₃₆ Nyahururu Water Treatment Company
4₃₇ Nyahururu Prison
4₃₈ Nyahururu Police Station
4₃₉ Nyahururu County Referral Hospital
4₄₀ Nyahururu Catholic Dispensary
4₄₁ New KAG Nyahururu
4₄₂ Ministry of Public Works
4₄₃ Kenya Red Cross Society
4₄₄ Proposed Community Resource Center
4₄₅ Child Welfare Society
4₄₆ PCMA Church
4₄₇ Victorious Gospel church
4₄₈ PEFA Church
4₄₉ PCMA Church
4₅₀ Happy Church
4₅₁ Maina Dispensary
4₅₂ Maina Childrens Home
4₅₃ KAG Maina
4₅₄ Religious Institution
4₅₅ Saint Peter's Church Maina
4₅₆ PCEA Maina
4₅₇ Oljabet Hospital
4₅₈ Christian Fellowship Church
4₅₉ Maina Chiefs Office
4₆₀ Maina Calvary Temple
4₆₁ Maina Baptist Church
4₆₂ JEFM Church

COUNTY GOVERNMENT OF LAIKIPIA
NYAHURURU MUNICIPALITY
ZONING PLAN (2026 - 2036)

PREPARED BY
Kres
P.O. Box 38849 - 00100,
Nairobi - Kenya.
Kikuyu House Annex, Suite 504, Kikuyu
Email: info@kres.co.ke, kresconsult@gmail.com

CLIENT
County Government of Laikipia,
Dept Of Land, Infrastructure, Urban Development
P.O. Box 131/20321
Rumuruti

DRAWN BY: Solomon Imujaro - GIS Specialist
DATE: July 2026

LAND USE ZONES

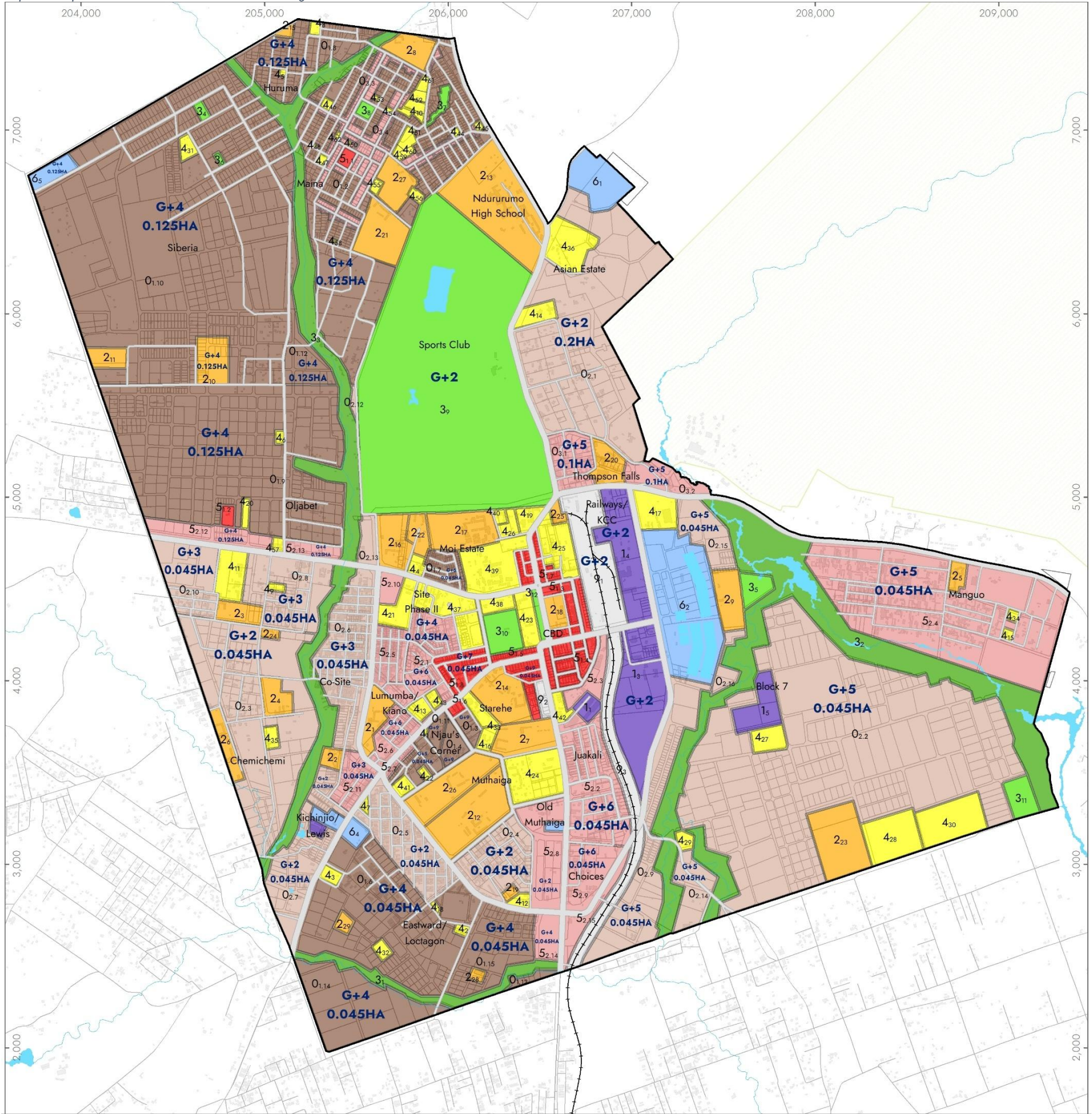
- Business Cum Residential
- Commercial
- Conservational
- Educational
- High Density Residential
- Industrial
- Medium Density Residential
- Mixed Use
- Public Purpose
- Public Utility
- Recreational
- Transportation

OTHER FEATURES

- River/ Stream
- Road network
- Railway line
- Property boundary
- Building
- Water surface/ River channel

Coord Sys: Arc 1960 UTM Zone 37N
Projection: Transverse Mercator
Datum: Arc 1960
False Easting: 500,000.0000
False Northing: 0.0000
Central Meridian: 39.0000
Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter

Map 21: Proposed Minimum Plot Size & Maximum Heights



RESIDENTIAL 0 ₁ Affordable Housing 0 _{1.1} High Density Residential 0 _{1.2} Medium Density Residential 0 _{1.3} Mixed Use	CONSERVATIONAL/ RECREATIONAL 3 ₁ Riparian Zone 3 ₂ Open Space 3 ₃ Nyahururu Sports Club 3 ₄ Nyahururu Stadium 3 ₅ Public Planted Park 3 ₆ DC Machogu Botanical Garden	PUBLIC PURPOSE 4 ₁ Jesus Winner Church 4 ₂ Happy Church Ministries 4 ₃ G.E.C.K. Calvary Temple 4 ₄ Full Gospel Church 4 ₅ Full Gospel Church 4 ₆ Friends Church Nyahururu 4 ₇ Deliverance Church 4 ₈ Church 4 ₉ Christco Church Chemichemi 4 ₁₀ Maina Catholic Church 4 ₁₁ Caritas Catholic Diocese Nyahururu 4 ₁₂ AIPCA Nyahururu Cathedral 4 ₁₃ AIC Starehe Nyahururu 4 ₁₄ AIC Nyahururu Church 4 ₁₅ ACK Manguo 4 ₁₆ ACK Cathedral Diocese of Nyahururu 4 ₁₇ Talithakum Childrens Home 4 ₁₈ St Monica Catholic Parish 4 ₁₉ St Martin Catholic Church 4 ₂₀ Social Hall 4 ₂₁ Severt Day Adventist 4 ₂₂ Redeemed Gospel Church Nyahururu 4 ₂₃ Public Offices 4 ₂₄ Public Offices 4 ₂₅ Public Offices 4 ₂₆ Public Institution 4 ₂₇ Proposed Social Hall 4 ₂₈ Proposed Showground 4 ₂₉ Proposed Nursing Home 4 ₃₀ Proposed Hostel 4 ₃₁ Proposed Community Center 4 ₃₂ Proposed Children Welfare Society 4 ₃₃ PCEA Nyahururu 4 ₃₄ PCEA Manguo 4 ₃₅ PCEA Chemichemi 4 ₃₆ Nyahururu Water Treatment Company 4 ₃₇ Nyahururu Prison 4 ₃₈ Nyahururu Police Station 4 ₃₉ Nyahururu County Referral Hospital 4 ₄₀ Nyahururu Catholic Dispensary 4 ₄₁ New KAG Nyahururu	4 ₄₂ Ministry of Public Works 4 ₄₃ Kenya Red Cross Society 4 ₄₄ Proposed Community Resource Center 4 ₄₅ Child Welfare Society 4 ₄₆ PCMA Church 4 ₄₇ Victorious Gospel church 4 ₄₈ PEFA Church 4 ₄₉ PCMA Church 4 ₅₀ Happy Church 4 ₅₁ Maina Dispensary 4 ₅₂ Maina Childrens Home 4 ₅₃ KAG Maina 4 ₅₄ Religious Institution 4 ₅₅ Saint Peter's Church Maina 4 ₅₆ PCEA Maina 4 ₅₇ Oljabet Hospital 4 ₅₈ Christian Fellowship Church 4 ₅₉ Maina Chiefs Office 4 ₆₀ Maina Calvary Temple 4 ₆₁ Maina Baptist Church 4 ₆₂ JEFM Church
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COUNTY GOVERNMENT OF LAIKIPIA

NYAHURURU MUNICIPALITY

ZONING PLAN (2026 - 2036)

PREPARED BY

Kreis
CONSULTANTS

P.O. Box 38849 - 00100,
Nairobi - Kenya.
Kikuyu House Annex, Suite 504, Kambu
Email: info@kreis.co.ke, kreisconsult@gmail.com

CLIENT

County Government of Laikipia,
Dept Of Land, Infrastructure, Urban Development
P.O. Box 131/20321
Rumuruti

DRAWN BY: Solomon Imujaro - GIS Specialist

DATE: July 2026

LAND USE ZONES

- Business Cum Residential
- Commercial
- Conservational
- Educational
- High Density Residential
- Industrial
- Medium Density Residential
- Mixed Use
- Public Purpose
- Public Utility
- Recreational
- Transportation

OTHER FEATURES

- River/ Stream
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- Property boundary
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- Water surface/ River channel

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Datum: Arc 1960
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Units: Meter

The table below provides a municipality-wide summary of the proposed land use zones applied in the Zoning Plan. It identifies the main zoning categories, their subzones, zoning codes and the neighbourhoods or areas where each category is proposed. The table is intended to give an overview of the spatial distribution of the zoning proposals.

Table 20: Proposed Land Use Zones

Zone	Subzone	Zone Code	Neighbourhood / Area of Application
Residential	High Density	01	Starehe Affordable Housing Area, Njau's Corner / Redeemed-KAG Interior Zone, Old Starehe / Lumumba / Kiano, Site Phase I, Block 7 General Residential Area, New Muthaiga Interior, Huruma, Siberia and Ol Jabet General Residential Area.
	Medium Density	02	Asian Estate, Site Phase II, Old Muthaiga Estate, Core site Interior, Core site River Edge / Riparian Interface, Eastward / Locatagon Residential Area, Eastward / Locatagon River Frontage, Chemichemi / John Bosco Catholic Area, Kichinjio / Lewis Residential Area and other controlled medium-density residential areas.
Industrial	Heavy Industry	11	No broad heavy industrial zone is proposed within the municipality. Any heavy industrial use shall require specific designation, environmental review and infrastructure suitability.
	Light Industry / Service Industrial	12	KCC / Railway Zone and other designated service-industrial pockets.
Educational	Primary	21	Existing and proposed primary schools, ECDE centres and basic education facilities.
	Secondary	22	Ndururumo High School, Nyahururu High School, Nyahururu Boarding School, Laikipia High School, proposed secondary school sites and other secondary school facilities.
	Tertiary	23	Existing and proposed colleges, TVET institutions, KMTC and training facilities.
Recreational	—	3	Nyahururu Sports and Golf Club, stadium area, public parks, playgrounds, showground, open spaces and recreation facilities.
Public Purpose	—	4	Public offices, Law Courts, NYAHUWASCO, Post Office / proposed Huduma Centre area, police station, prison, health facilities, cemeteries, markets, social halls, public institutions, Talitha

Zone	Subzone	Zone Code	Neighbourhood / Area of Application
			Kum Children's Home and community facility sites.
Commercial	Commercial	51	Core CBD, Market Area — CBD Extension, Breeze Hotel / Post Office Area — CBD Extension, Choices Zone, commercial nodes and main activity streets.
	Business-cum-Residential	52	Manguo, Juakali Zone, Njau's Corner / Ngomongo Road Frontage, Old Muthaiga Frontage, New Muthaiga Nyahururu–Gilgil Road Frontage, Eastward / Locatagon Ngomongo Road Frontage, Core site Major Road Frontages, Chemichemi Nakuru Road Frontage, Block 7 Bypass / Highway Frontage and Ol Jabet Road Frontage.
Public Utilities	—	6	Sewer treatment plant, water treatment facilities, drainage corridors, water and sewer infrastructure, utility wayleaves, substations and other infrastructure service areas.
Transportation	—	7	Nyahururu railway station, railway corridor, road reserves, bus park, matatu terminus, highway corridors, parking areas and public transport facilities.
Conservation	—	8	Manguo Wetland / Swamp, Manguo and Block 7 wetland interfaces, Gathara River / Ewaso Narok River Corridors, Thomson's Falls environs, riparian reserves, wetlands, flood-prone areas and drainage corridors.
Agriculture	—	9	Transitional agricultural and urban agriculture pockets where designated.
Special Planning Areas	—	10	Maina A and Maina B approved LPLUDP areas, Huruma / Siberia / unplanned Maina regularization areas, railway / logistics corridor, Manguo wetland interface, Kichinjio quarry rehabilitation areas, Highrise Affordable Housing within Asian Estate, Existing Municipal Dumpsite / Quarry Area and Dairy Delight / Slaughterhouse Area as non-conforming uses.

5.3 Zoning Plan by Subregion

This section presents the proposed zoning plan by subregion. It breaks down the overall Nyahururu Municipality Zoning Plan into the five planning subregions and indicates the proposed primary use, minimum plot size, built form, maximum height and special conditions for each area.

5.3.1 CBD Subregion

The CBD Subregion forms the main commercial, administrative, institutional, transport, service-industrial and high-intensity urban core of Nyahururu Municipality. The zoning direction is to support controlled intensification within the Core CBD and CBD Extension areas, while managing transport, railway, service-industrial, institutional and residential renewal functions.

Table 21: CBD Subregion Zoning Schedule

Area	Primary Use	Zoning Code	Min Plot Size	Built Form	Max Height	Remarks / Special Conditions
Core CBD	Commercial / Mixed Use		0.045 Ha	Commercial / mixed-use blocks	G+9	Subject to sewerage, water supply, parking, loading, fire safety, pedestrian circulation and solid waste management capacity. Existing public facilities including DEB Primary School, shall be protected and integrated within the CBD development framework.
Market Area - CBD Extension	Commercial / Market / Mixed Use		0.045 Ha	Market and commercial blocks	G+7	Market function should be retained and improved. Loading/off-loading, pedestrian movement, drainage, waste management and fire safety should be addressed.
Breeze Hotel / Post Office Area - CBD Extension	Commercial / Public Purpose / Mixed Use		0.045 Ha	Commercial and civic blocks	G+7	Retain as a commercial, civic, banking and public service precinct, including the Law Courts, NYAHUWASCO, Post Office / proposed Huduma Centre, banks, offices and hotels. Manage parking, access and pedestrian safety.
Matatu Terminus / Bus Park Area	Transportation / Commercial		Existing parcel	Transport facilities	G+2	Protect transport function. Control vending, loading, encroachment and pedestrian-vehicle conflict.
Juakali Zone	Business-cum-Residential		0.045 Ha	Mixed-use and service blocks	G+6	BCR zoning shall accommodate existing light industrial and service activities. Upgrading of roads, sewerage and drainage shall be prioritized. Nuisance impacts, access, waste management, fire safety and compatibility with neighbouring uses should be controlled.

Area	Primary Use	Zoning Code	Min Plot Size	Built Form	Max Height	Remarks / Special Conditions
KCC / Railway Zone	Light Industrial		0.1 Ha	Industrial and logistics structures	G+2	Retain as a light industrial and railway-support zone. Ngare Naro Estate shall remain as an existing supporting residential pocket within the zone, but shall not form the basis for further residential subdivision or expansion of residential use within the industrial zone. Protect the railway reserve and manage access, loading, waste, drainage, noise and fire safety.
Kenya Railway Station Zone	Transportation		Existing parcel	Railway and logistics facilities	G+2	Protect the operationalized railway station and corridor as strategic transport and logistics infrastructure.
Starehe Affordable Housing Area	High Density Residential		0.045 Ha	Apartment blocks	G+9	Subject to sewerage, water supply, drainage, parking, fire access, solid waste management and road capacity.
Njau's Corner / Ngomongo Road Frontage	Business-cum-Residential		0.045 Ha	Mixed-use frontage blocks	G+6	BCR should be limited to the designated Ngomongo Road frontage. Provide access control, parking, drainage, waste management and transition to the residential interior.
Njau's Corner / Redeemed-KAG Interior Zone	High Density Residential		0.045 Ha	Apartment blocks	G+6	Retain the interior as HDR. Protect existing religious institutions and manage access, parking, noise and compatibility with surrounding residential uses.
Old Starehe / Lumumba / Kiano	High Density Residential		0.045 Ha	Apartment blocks	G+6	Guide residential renewal and controlled intensification. Require infrastructure upgrading, parking, drainage, sewerage, access improvement and compatibility with surrounding uses.
Site Phase I	High Density Residential		0.045 Ha	Apartment blocks	G+4	Higher density to be linked to infrastructure capacity, access and neighbourhood servicing.
Site Phase II	Medium Density Residential		0.045 Ha	Maisonettes and townhouses	G+2	Retain controlled residential character. Avoid excessive densification.
Old Muthaiga Estate	Medium Density Residential		0.045 Ha	Maisonettes, town house Low-rise residential	G+2	Protect planned residential character. Restrict high-rise and intrusive commercial development.
Old Muthaiga Frontage	Business-cum-Residential		0.045 Ha	Mixed-use frontage blocks	G+4	Provide parking, access control, drainage and transition to the lower-density Old Muthaiga interior.
Choices Zone	Commercial / BCR		0.045 Ha	Commercial / mixed-use blocks	G+6	Manage access, parking, pedestrian safety and compatibility with surrounding residential areas.

Area	Primary Use	Zoning Code	Min Plot Size	Built Form	Max Height	Remarks / Special Conditions
Moi Estate / Hospital Institutional Zone	Medium Density Residential / Public Purpose / Educational		0.045 Ha	Residential and institutional buildings	G+5	Retain Moi Estate as a residential estate while protecting existing institutions, including the hospital, churches, dispensary, schools, VTC/KMTC and related public facilities. Manage access, parking, institutional traffic and compatibility with surrounding residential uses.
Prison / Police / Stadium Institutional Belt	Public Purpose / Recreation		Existing parcel	Civic and recreational facilities	G+2	Safeguard public land. Prohibit incompatible conversion or encroachment.

5.3.2 Sports Club / Asian Subregion

The Sports Club / Asian Subregion is a controlled residential, recreational, institutional and tourism-support area. The zoning direction is to protect the Nyahururu Sports and Golf Club, retain the residential character of Asian Estate, safeguard Thomson's Falls environs and manage existing non-conforming uses within the subregion.

Table 22: Sports Club / Asian Subregion Zoning Schedule

Area	Primary Use	Zoning Code	Min Plot Size	Built Form	Max Height	Remarks / Special Conditions
Nyahururu Sports and Golf Club	Recreation		Existing parcel	Sports and club facilities	G+1	Retain as a major recreational and open-space asset. Prohibit subdivision, encroachment and incompatible development.
Asian Estate	Medium Density Residential		0.1Ha	Low-rise residential	G+2	Retain the controlled residential character of the estate. Restrict high-rise development and intrusive commercial uses.
Highrise Affordable Housing within Asian Estate	Non-Conforming Existing Use		Existing parcel	Affordable housing blocks	As approved	Treat as a non-conforming existing use. It shall not set precedent for further high-rise development within Asian Estate.
Educational and Institutional Sites within Asian Estate	Educational / Public Purpose / Public Utilities		Existing parcel	Institutional and utility buildings	G+2	Protect Nyahururu Water Treatment, AIC Church and Nyahururu Elite School while retaining Asian Estate character.

Area	Primary Use	Zoning Code	Min Plot Size	Built Form	Max Height	Remarks / Special Conditions
Thomson's Falls / Tourism Transition Area	Business-cum-Residential / Commercial		0.045 Ha	Hospitality and mixed-use blocks	G+4	Support tourism-related and compatible mixed-use development. Protect scenic value and transition to Asian Estate.
Thomson's Falls Environs and River Corridor	Conservation		Not applicable	Conservation and low-impact tourism facilities	G+1	Protect the riparian corridor, scenic landscape and tourism value. Apply conservation and environmental controls.
Existing Municipal Dumpsite / Quarry Area	Non-Conforming Utility Use		Existing parcel	Waste management and rehabilitation facilities	G+1	Existing non-conforming utility use within Asian Quarter Estate. No expansion should be permitted. The site should be buffered, environmentally managed and progressively restored or decommissioned subject to an approved waste management and rehabilitation plan.

5.3.3 Manguo / Block 7 Subregion

The Manguo / Block 7 Subregion is a growth and conservation interface area. The zoning direction is to support BCR development in Manguo, guide residential development in Block 7, protect the wetland and wildlife-sensitive areas, and safeguard public facility reserves and utility infrastructure.

Table 23: Manguo / Block 7 Subregion Zoning Schedule

Area	Primary Use	Zoning Code	Mini Plot Size	Built Form	Max Height	Remarks / Special Conditions
Manguo General Area	Business-cum-Residential		0.045 Ha	Mixed-use blocks	G+5	Development should address access, drainage, sewerage, parking, waste management and compatibility with residential uses.
Manguo Wetland Edge / Interface Area	Business-cum-Residential / Conservation Overlay		0.045 Ha	Low-impact mixed-use blocks	G+2	Respect wetland buffers, flood-risk controls, drainage safeguards and ecological protection.
Block 7 General Residential Area	High Density Residential		0.1 Ha	Apartment and townhouse blocks	G+5	Development should address access, drainage, sewerage, waste management, wildlife conflict and infrastructure capacity.
Block 7 Wetland Edge / Interface Area	High Density Residential / Conservation Overlay		0.1 Ha	Low-rise residential blocks	G+2	Wetland buffers, flood-risk controls, and ecological protection.

Area	Primary Use	Zoning Code	Mini Plot Size	Built Form	Max Height	Remarks / Special Conditions
Block 7 Bypass / Highway Frontage	Business-cum-Residential		0.1 Ha	Mixed-use frontage blocks	G+5	Support controlled frontage development
Manguo Wetland / Swamp	Conservation		Not applicable	Wetland and ecological buffer	Not applicable	Protect as a wetland, flood-regulation area and wildlife habitat. Prohibit encroachment, dumping and filling.
Wildlife Movement / Hippo Corridor Areas	Conservation / Special Planning Area		Not applicable	Conservation corridor	Not applicable	Safeguard ecological linkage and reduce human-wildlife conflict through buffers and land use control.
Sewer Treatment Plant and Utility Area	Public Utilities		Existing parcel	Utility infrastructure	Not applicable	Protect sewerage and utility infrastructure, including buffers, access and room for future expansion.
Block 7 Public Facility Reserves	Public Purpose / Educational / Community Facilities		Existing parcel	Public and community facility buildings	G+2	Protect reserved public facility land, including the proposed social hall, showground, nursing home, hostel and secondary school.

5.3.4 Siberia / Huruma / Maina / Ol Jabet Subregion

The Siberia / Huruma / Maina / Ol Jabet Subregion is a residential consolidation, regularization and infrastructure-upgrading area. The zoning direction is to apply the approved LPLUDPs for Maina A and Maina B, guide tenure regularization in unplanned Maina, Huruma and Siberia, support controlled residential growth in Ol Jabet, and protect the Gathara River interface. Apart from sections of Maina, most parts of the subregion are not sewered and have poor road conditions; therefore, upgrading of roads, drainage and sewerage is a key requirement before major intensification.

Table 24: Siberia / Huruma / Maina / Ol Jabet Subregion Zoning Schedule

Area	Primary Use	Zoning Code	Min Plot Size	Built Form	Max Height	Remarks / Special Conditions
Maina A and Maina B	As per Approved LPLUDPs / Residential		As per approved LPLUDPs	Row houses, bungalows, semi-detached houses, mixed-use blocks, public purpose facilities and conservation / recreational areas	As per approved LPLUDPs	Apply the approved Maina A and Maina B LPLUDPs, including land use, roads, public purpose and conservation provisions.

Area	Primary Use	Zoning Code	Min Plot Size	Built Form	Max Height	Remarks / Special Conditions
Unplanned Maina	Residential / Regularization Area		0.045 Ha	Upgraded residential blocks	G+4	Tenure regularization, road upgrading, drainage, sewerage and basic services should precede major intensification.
Huruma	High Density Residential / Regularization Area		0.045 Ha	Apartment and townhouse blocks	G+4	Tenure regularization, sewerage provision, road upgrading, drainage, sanitation and street lighting improvements are required.
Siberia	High Density Residential / Regularization Area		0.1 Ha	Apartment and townhouse blocks	G+4	Tenure regularization, sewerage provision, road upgrading, drainage and infrastructure improvement are required.
Ol Jabet General Residential Area	High Density Residential		0.1 Ha	Apartment and townhouse blocks	G+4	Development should address poor roads, lack of sewer, drainage, water supply and flood-risk management.
Ol Jabet Road Frontage	Business-cum- Residential		0.1 Ha	Mixed-use frontage blocks	G+5	Allow controlled frontage development subject to road upgrading, drainage, sewerage and parking provision.
Siberia / Ol Jabet Gathara River Interface	Conservation / Flood Risk Overlay		Not applicable	Riparian and drainage corridor	Not applicable	Protect the Gathara River corridor, riparian reserve, flood-prone areas and natural drainage paths.
Markets, Fire Station and Community Facility Sites	Public Purpose / Community Facilities		Existing parcel	Public and community facilities	G+2	Protect public facility land for markets, fire station, social amenities and related community uses.

5.3.5 Chemichemi / New Muthaiga / Eastward / Locatagon Subregion

The Chemichemi / New Muthaiga / Eastward / Locatagon Subregion is a residential and BCR transition area linking the CBD, Ngomongo Road, Nyahururu–Gilgil Road, Nakuru Road and emerging residential neighbourhoods. The zoning direction is to guide controlled residential intensification,

limit BCR to designated frontages, protect lower-rise residential areas, manage existing non-conforming service-industrial uses, rehabilitate open quarry sites and safeguard the Gathara River / Ewaso Narok River corridors.

Table 25: Chemichemi / New Muthaiga / Eastward / Locatagon Subregion Zoning Schedule

Area	Primary Use	Zone Code	Min Plot Size	Built Form	Max Height	Remarks / Special Conditions
New Muthaiga Interior	High Density Residential		0.045 Ha	Apartment and townhouse blocks	G+4	Support controlled residential intensification subject to access, drainage, sewerage and parking provision.
New Muthaiga Nyahururu–Gilgil Road Frontage	Business-cum-Residential		0.045 Ha	Mixed-use frontage blocks	G+4	Allow frontage-based mixed use while protecting the residential interior.
Eastward / Locatagon Residential Area	Medium Density Residential		0.1 Ha	Maisonettes, townhouses and low-rise apartments	G+3	Allow controlled residential development while managing transition to neighbouring residential areas.
Eastward / Locatagon Ngomongo Road Frontage	Business-cum-Residential		0.045 Ha	Mixed-use frontage blocks	G+4	Support controlled BCR development along designated road frontages.
Eastward / Locatagon River Frontage	Medium Density Residential / Conservation Overlay		0.1 Ha	Low-rise residential blocks	G+2	Protect the Gathara River / Ewaso Narok River frontage through riparian buffers, flood-risk controls and drainage safeguards.
Core site Major Road Frontages	Business-cum-Residential		0.045 Ha	Mixed-use frontage blocks	G+4	Limit BCR to designated frontages and control access, parking, drainage, waste and nuisance impacts.
Core site Interior	Medium Density Residential		0.045 Ha	Maisonettes, townhouses and low-rise apartments	G+3	Retain the interior as medium-density residential. Road, drainage and sewerage upgrading should be prioritized.
Core site River Edge / Riparian Interface	Medium Density Residential / Conservation Overlay		0.045 Ha	Low-rise residential	G+2	Protect the river corridor and riparian reserve. Development should be flood-sensitive and environmentally controlled.

Area	Primary Use	Zone Code	Min Plot Size	Built Form	Max Height	Remarks / Special Conditions
Chemichemi / John Paul Area	Medium Density Residential		0.1 Ha	Bungalows and maisonettes	G+2	Retain the low-rise residential character and protect the existing estate character.
Chemichemi / John Bosco Catholic Area	Medium Density Residential		0.1 Ha	Maisonettes, townhouses and low-rise apartments	G+3	Support controlled residential development while protecting institutional uses and neighbourhood amenity.
Chemichemi Nakuru Road Frontage	Business-cum-Residential		0.045 Ha	Mixed-use frontage blocks	G+4	Allow controlled frontage development with parking, drainage and safe entry and exit arrangements.
Kichinjio / Lewis Residential Area	Medium Density Residential		0.045 Ha	Maisonettes and bungalows	G+2	Retain controlled residential character. Open quarry sites should be rehabilitated, stabilized and serviced before residential use.
Dairy Delight / Slaughterhouse Area	Non-Conforming Service-Industrial Use		Existing parcel	Service-industrial structures	G+2	Existing service-industrial uses within a predominantly residential transition area. No expansion should be permitted without planning approval, environmental review, waste management, effluent control and buffering.
Gathara River / Ewaso Narok River Corridors	Conservation		Not applicable	Riparian and drainage corridors	Not applicable	Protect riparian reserves, flood-prone areas and drainage corridors from encroachment, dumping and unsuitable development.

5.4 Land Use Compatibility Guidelines

This section provides the general land use compatibility guidelines for the zoning categories applied in the Nyahururu Municipality Zoning Plan. The guidelines indicate the broad relationship between each zone and selected land use activities. They should be read together with the zoning map, the subregion zoning schedules and overlay controls.

Table 26: Land Use Compatibility Guidelines

Zone	Code	Subzone	Permitted / Primary Uses	Compatible Uses	Conditional Uses	Prohibited Uses
Residential	O ₁	High Density	Multi-family residential Apartments, flats, affordable/rental housing, hostels, serviced apartments, row housing and ancillary residential amenities.	Small retail commercial activities, daycare, clinics, professional offices, community facilities, existing worship facilities and public open space serving the neighborhood.	Guest houses, small hotels, restaurants (not night clubs), mixed-use blocks, schools, health facilities and parking structures subject to infrastructure, traffic, fire and public-notice/ meaningful stakeholder requirements.	Industrial land use, petrol service stations, warehouses, open dumps, slaughterhouses, large fuel depots, night clubs/ high-noise entertainment in interior residential streets and hazardous storage.
Residential	O ₂	Medium Density	Single-family residential bungalows/maisonettes, single family semi-detached units, row housing, multi-family residential townhouses/low-rise apartments/flats on a maximum of G+2	Corner shops, professional offices, home offices, clinics, daycare, small guest houses, existing religious facilities, community halls, urban gardens and recreational spaces.	Schools, health centres, gated communities, boutique hospitality, neighborhood retail clusters and petrol/service stations only on approved collector/arterial roads with more than 15m in width.	Industrial land use, large warehouses, night clubs, scrap yards, noisy workshops, open-air dumps, Townhouses or low-rise apartments above G+3 and high intensity commercial activities.
Residential	O ₃	Low Density	Detached single family houses, maisonettes, villas, bungalows, low-rise gated communities (G+1), servant quarters, home gardens and low-impact home occupation.	Professional offices, consulting rooms, home enterprises, guest rooms and small wellness facilities where the building remains residential in form and consistent to neighborhood typology.	Embassies/consulates, private clubs, schools, clinics, retirement homes, carefully considered G+2 housing units and gated communities subject to public notice on stakeholder engagement, access, sewer/water availability and neighborhood character assessment (preferable on transitional zones).	General commercial enclaves/retail strips, night clubs, industrial land use, warehouses, dense flats outside transition corridors/abutting properties, open dumping and incompatible signage/outdoor advertisements.
Industrial	I ₁	Heavy Industry	Heavy manufacturing, large agro-processing, bulk storage facilities, logistical yards, large warehouses, construction yards, mineral processing, depots and utility plants.	Worker amenities, administrative offices, training facilities, emergency services, truck parking, loading yards and industrial support retail.	Petrol stations, hazardous storage, waste treatment, abattoirs, quarry/mineral uses and high-impact processing subject to EIA, fire & disaster preparedness, public-health and traffic approvals.	Residential accommodation except caretaker/security housing, schools, hospitals, high-density residential, public playgrounds and sensitive conservation uses.
Industrial	I ₂	Light Industry	Light manufacturing, workshops, carpentry, welding, vehicle repair, ICT production, small warehouses & cold storage facilities, packaging, bakeries and printing.	Offices, showrooms, training centres, worker eateries, small retail attached to production, public utilities and transportation support amenities.	Garages, petrol stations, larger warehousing, night operations and industrial kitchens subject to access, fire & disaster preparedness, waste management, noise and traffic controls.	Heavy industry, hazardous storage, open waste burning, large fuel depots and uses exceeding noise/ vibration/ emission thresholds.
Educational	2 ₁	Primary	ECDE, nursery, primary schools, special needs classrooms, playgrounds, libraries, school gardens, child-support services, boarding facilities and small staff housing. All buildings allowed to a maximum of G+3 where applicable	Community social halls and religious assembly outside school hours.	No conditional land use other than the permitted/primary use and/or selectively allowed compatible land use.	Bars, night clubs, betting premises, heavy industry, petrol stations or hazardous uses within incompatible proximity (at least 100m) are strictly prohibited.
Educational	2 ₂	Secondary	Secondary schools, technical preparatory facilities, laboratories, libraries, sports fields, boarding facilities and staff housing.	Community sports, ICT centres, school farms, health rooms, assembly halls and attached religious facilities.	Externally influenced large sports events, small convenient shops and public-use of the school halls subject to traffic, noise, security and public-health review.	Hazardous industry, liquor outlets, fuel depots and unregulated trading that blocks school access.
Educational	2 ₃	Tertiary	Colleges, universities, TVET institutions, research centres, libraries, student housing, laboratories, innovation hubs and training facilities.	Student services, bookstores, clinics, cafeterias, sports facilities, staff housing, incubators and public transport support.	Hostels, hotels/conference facilities, research parks, hazardous laboratories and large events subject to campus master planning and EIA/traffic review.	Unrelated heavy industry, incompatible nightlife, hazardous storage without approvals and unplanned subdivision of institutional land.
Recreational	3	Recreational	Public parks, playgrounds, sports grounds, urban forests, riparian walkways, green corridors, recreation centres and community gardens.	Kiosks, public toilets, changing rooms, security posts, maintenance stores, outdoor events and low-impact cafes ancillary to recreation.	Stadia, private clubs, event grounds and sports academies subject to traffic, noise, waste, security and crowd-management controls.	Residential subdivision, permanent malls, industry, dumping, encroachment, private alienation of public parks and development in no-build buffers.
Public Purpose	4	Public Purpose	County/municipal offices, courts, police posts, fire stations, social halls, hospitals, markets, cemeteries, libraries and community centres.	Staff housing, training rooms, public parking, toilets, service kiosks, urban	Privately operated public-purpose facilities, large religious assemblies, hospitals, cemeteries, markets	Private commercial redevelopment that extinguishes public function, heavy industry,

Zone	Code	Subzone	Permitted / Primary Uses	Compatible Uses	Conditional Uses	Prohibited Uses
				gardens, transport lay-bys and emergency facilities.	and rehabilitation centres subject to public participation and impact controls.	incompatible nightlife, dumping and private residential subdivision.
Commercial	5 ₁	Commercial	Retail, offices, banks, markets, supermarkets, restaurants, hotels, guest houses, entertainment, public parking and transport interfaces.	Clinics, training centres, ICT hubs, cultural facilities, worship facilities, public utilities and upper-floor commercial/residential uses where allowed.	Night clubs, bars, petrol stations, large hotels, shopping complexes, bus parks and high-rise buildings subject to traffic, noise, parking, fire and sanitation controls.	Heavy industry, open dumps, hazardous storage and activities obstructing road reserves or NMT corridors.
Commercial	5 ₂	Business cum Residential	Ground-floor retail/services, offices, restaurants, clinics and upper-floor apartments or serviced apartments.	Daycare, guest houses, coworking, religious/community rooms, small non-nuisance workshops and public utilities.	Higher-rise mixed-use blocks, bars, night clubs, petrol stations, schools and health facilities subject to compatibility, traffic, noise, hours, fire and sewer/water tests.	Heavy industry, hazardous storage, offensive trades, open dumping and entertainment uses creating unreasonable nuisance to residents.
Public Utilities	6	Public Utilities	Water, sewer treatment, pumping stations, drainage channels, stormwater detention, substations, ICT, waste transfer, fire/rescue and wayleaves.	Access roads, security posts, landscaping, limited offices and service yards related to utility operation.	Waste treatment, sewer expansion, energy installations, masts and utility depots subject to technical design, environmental licensing, buffers and public-health review.	Private residential/commercial subdivision, informal settlement, dumping outside designated facilities and buildings blocking utility access.
Transportation	7	Transportation	Roads, reserves, rail corridor, bus parks, matatu stages, boda boda stages, taxi ranks, parking, truck routes, walkways and cycle routes.	Transport kiosks, toilets, shelters, wayfinding, landscaping, street trees, drainage structures and security posts where movement is not obstructed.	Fuel stations, truck stops, logistics yards, node markets and paid parking subject to access management, road authority approval and pedestrian safety.	Permanent private buildings within reserves, dumping, drain blockage, unsafe roadside trading and residential occupation of transport corridors.
Conservation	8	Conservation	Riparian reserves, wetlands, floodplains, river buffers, urban forests, biodiversity areas, drainage reserves and climate-adaptation open spaces.	Restoration, afforestation, low-impact trails, nature education, stormwater retention, controlled recreation and research.	Boardwalks, viewing decks, public toilets, security posts and interpretive facilities subject to WRA/NEMA approval and no adverse ecological/hydraulic impact.	Residential, industrial, permanent commercial structures, subdivision, waste disposal, fuel stations and building in mapped no-development areas.
Agriculture	9	Agriculture	Crop farming, horticulture, livestock at appropriate scale, nurseries, greenhouses, beekeeping, agroforestry, farm residences and support services.	Farm stores, produce aggregation, small agro-processing, farm-gate retail, training, water harvesting and controlled urban agriculture.	Intensive livestock, commercial greenhouses, cold storage, farm subdivision, eco-tourism and conversion to urban use subject to change of use and infrastructure review.	Heavy industry, dumping, hazardous storage, unplanned urban sprawl, subdivision below approved standards and development in conservation buffers.
Special Planning Areas	SPA	Special Planning Areas	Existing lawful uses may continue under interim control while detailed plans are prepared.	Temporary low-impact uses that do not prejudice the future plan.	Redevelopment, upgrading, resettlement, densification, public facility reservation, trunk infrastructure and major mixed-use schemes subject to SPA brief and public participation.	Irreversible private subdivision, public-land encroachment, development in no-build buffers, high-rise in flight paths and approvals compromising trunk infrastructure.

Legend:

✓ = Permitted (Primary allowed use)

C = Conditional (Approval with special conditions)

✗ = Prohibited

NC = Nonconforming existing use that is approved

Table 27: Summary of Land Use Compatibility Guidelines

Land Use Zone/Category	Zone Code	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Mixed Use (BCR)	Industrial (Light)	Industrial (Heavy)	Public/Institutional	Environmental Conservation	Offices	Hotels & hospitality	Hospitals/clinics	Religious institutions	Public parks	Petrol stations	Night Clubs
High Density Residential (HDR)	0 ₁	✗/NC	✓	✓	C	✓	✗	✗	C/NC	✓	C	C	✓	✗/NC	✓	✗	✗
Medium Density Residential (MDR)	0 ₂	✗/NC	✓	✗/NC	C (limited)	✗/NC	✗	✗	C/NC	✓	✗	✗/NC	✓	✗	✓	✗	✗
Low Density Residential (LDR)	0 ₃	✓	C/NC	✗	✗	✓	✗	✗	✗/NC	✓	✗/NC	✗/NC	✓	✗	✓	✗	✗
Heavy Industry	1 ₁	✗	✗	✗	✗	C	✓	✓	✗	✓	✗	✗	✗	✗	✓	✓	✗
Light Industry	1 ₂	✗	✗	✗	C/NC	✗/NC	✓	✗	✗	✓	C/NC	✗	✗	✗	✓	✓	✗
Primary Education	2 ₁	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
Secondary Education	2 ₂	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗
Tertiary Education	2 ₃	✗	✗	✗	C (limited)	✗	✗	✗	✓	✓	✗	✗	C (limited)	✗	✓	✗	✗
Recreational	3	✗	✗	✗	C (limited)	✗	✗	✗	✓	✓	✗	✗	✗	✗	✓	✗	✗
Public Purpose	4	✗	✗	✗	C (limited)	✗	✗	✗	✓	✓	✓	C (limited)	✓	✓	✓	✗	✗
Commercial	5 ₁	✗/NC	✗/NC	C	✓	✓	✓ (limited)	✗	C	✓	✓	✓	✓	✓	✓	✓	✓
Business cum Residential (MU)	5 ₂	✗/NC	C	✓	✓	✓	✗/NC	✗	✗	✓	✓	✓	✓	✗/NC	✓	✗/NC	✗/NC
Public Utilities	6	✗	✗	✗	✗	✗	✗	✗	✓	✓	C (limited)	✗	✗	✗	C (limited)	✗	✗
Transportation	7	✗	✗	✗	C (limited)	✗	C (limited)	✗	✗	✓	✗	✗	✗	✗	C (limited)	C (limited)	✗
Conservation	8	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗
Agriculture	9	✓	C	✗/NC	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗

5.5 Overlay and Transition Controls

This section explains the additional controls that apply where the zoning map requires special interpretation. Overlay controls guide areas with environmental sensitivity, infrastructure constraints, transitional land uses, non-conforming uses and public interest considerations. They should be read together with the zoning map, subregion zoning schedules and land use compatibility guidelines.

a) CBD Intensification and Expansion Overlay

This applies to the Core CBD, Market Area and Breeze Hotel / Post Office Area. The overlay supports higher commercial, civic, banking, office, hospitality and mixed-use intensity where infrastructure can support it. The Core CBD is proposed at G+9, while the CBD extension areas are proposed at G+7. Intensification should be supported by sewerage, drainage, water, parking, loading, fire access and pedestrian circulation.

b) Business-cum-Residential Frontage Overlay

This applies to designated BCR frontages along Ngomongo Road, Nyahururu–Gilgil Road, Nakuru Road, Old Muthaiga Frontage, New Muthaiga Frontage, Chemichemi Frontage, Core site frontages, Block 7 Bypass / Highway Frontage and Ol Jabet Road Frontage. BCR development should remain frontage-based and should not spread into residential interiors. Parking, safe entry and exit, drainage, signage and waste management should be controlled.

c) Residential Character Protection Overlay

This applies to Asian Estate, Old Muthaiga, Site Phase II, Chemichemi / John Paul, Kichinjio / Lewis and other controlled residential areas. The aim is to retain the existing residential character and prevent intrusive commercial, high-rise or nuisance-generating activities. Conditional offices or services should retain residential scale, provide onsite parking and avoid excessive signage or traffic.

d) Infrastructure-Linked Densification Overlay

This applies to high-density and mixed-use areas where intensification depends on roads, sewerage, drainage, water, parking, waste management and fire access. In Huruma, Siberia, unplanned Maina and Ol Jabet, higher intensity development should be tied to tenure regularization, road upgrading, drainage improvement and sewerage provision.

e) Riparian, Wetland and Flood-Risk Overlay

This applies to Manguo Wetland, Block 7 wetland edge, Thomson's Falls environs, Gathara River / Ewaso Narok River corridors, Core site River Edge, Eastward / Locatagon River Frontage and Siberia / Ol Jabet Gathara River Interface. Development should protect riparian reserves,

wetland buffers, flood-prone land and drainage corridors. Only restoration, conservation, low-impact recreation or approved public infrastructure should be allowed in sensitive areas.

f) Railway and Logistics Overlay

This applies to the Nyahururu railway station and railway corridor. The railway corridor should be protected as strategic transport and logistics infrastructure. Encroachment, incompatible development and unsafe access should be restricted.

g) Settlement Regularization Overlay

This applies to Huruma, Siberia and unplanned Maina. These areas require tenure regularization, improved access, drainage, sanitation, sewerage, street lighting and basic services before major intensification. Development approvals should support orderly upgrading and not worsen existing infrastructure gaps.

h) Approved LPLUDP Overlay

This applies to Maina A and Maina B. The approved LPLUDPs shall guide land use, road reserves, public purpose land, conservation areas, plot sizes, built form and development standards. The zoning plan should recognize these areas without overriding the approved local plans.

i) Non-Conforming Use Control Overlay

This applies to the Highrise Affordable Housing in Asian Estate, the Municipal Dumpsite / Quarry Area, Dairy Delight / Slaughterhouse Area and Ngare Naro residential pocket. These uses may continue under controlled conditions but should not create precedent for similar new uses. Expansion or intensification should require planning, environmental and public health review.

j) Quarry and Dumpsite Rehabilitation Overlay

This applies to the Municipal Dumpsite / Quarry Area, Kichinjio open quarry sites and other disturbed quarry areas. Such sites should be stabilized, buffered, environmentally managed and rehabilitated before redevelopment. The dumpsite within Asian Quarter Estate should remain a non-conforming utility use with no expansion.

k) Public Purpose Protection Overlay

This applies to schools, hospitals, markets, social halls, showground, nursing home, hostel, proposed secondary school sites, water treatment facilities, law courts, cemeteries, police facilities, prison, utilities, roads and other public land. Public land should be protected from encroachment, private subdivision and incompatible change of use unless formally reviewed and approved.

I) Height Transition Overlay

This applies where high-density or BCR zones adjoin lower-rise residential, institutional, recreational or conservation areas. Transition should be achieved through reduced heights, setbacks, buffering, landscaping and compatibility controls. Where the subregion zoning schedule gives a lower height for an interface area, that lower height shall apply.

CHAPTER SIX: DEVELOPMENT CONTROL STANDARDS AND PERMITTING FRAMEWORK

This chapter sets out the development control standards and permitting framework for implementing the Nyahururu Municipality Zoning Plan. It translates the zoning framework in Chapter Five into measurable standards for subdivision, change of use, extension of use, redevelopment, building approval and enforcement. The standards in this chapter should be applied together with the zoning map, the subregion zoning schedules, land use compatibility guidelines and overlay controls.

6.1 General Development Control Regulations

a) Development Permission: No material change of land use, subdivision, amalgamation, extension of use, densification, building works, demolition or development affecting land parcels, road reserves, utilities, riparian reserves, public land or strategic installations shall proceed without the relevant development permission from the County Director of Physical and Land Use Planning in accordance with the Physical and Land Use Planning Act, 2019 and other applicable laws.

b) Zoning Map Primacy: The approved Nyahururu Municipality Zoning Plan, including the zoning map, GIS database, planning report and attendant maps, shall be the primary reference for determining land use, applicable standards, overlays, buffers and development conditions.

c) Infrastructure Adequacy: Approvals for higher-intensity uses shall be conditional on demonstrated adequacy of water supply, sewerage, drainage, road access, solid waste handling, electricity, emergency access and firefighting capacity. Where infrastructure is inadequate, approval may be deferred, conditioned or scaled down.

d) Subdivision and Land Fragmentation: Subdivision shall only be approved where each resultant parcel has lawful access, meets minimum plot-size standards, supports the intended use, protects public reservations and does not frustrate future infrastructure provision.

e) Parking and Loading: Parking, loading, service access and pick-up / drop-off areas shall be provided within the plot or through an approved shared facility. Beacon-to-beacon development that eliminates parking, ventilation, access, drainage or servicing space shall not be permitted.

f) Environmental Protection: Riparian reserves, wetlands, flood retention areas, drainage channels, public open spaces, tree cover, wayleaves and conservation areas shall be protected from encroachment, filling, dumping, obstruction and incompatible development.

g) Public Land and Facilities: Land reserved for schools, hospitals, markets, parks, roads, utilities, cemeteries, administration, security and community facilities shall not be converted to private commercial or residential use without lawful planning review, public participation and approval by the competent authorities.

h) Strategic Installations: Development around strategic infrastructure and public installations, including the railway corridor, railway station, prison, police facilities, water treatment facilities, sewerage infrastructure, power infrastructure and other security or utility installations shall observe relevant height, access, safety, security and consultation requirements before approval.

i) Building Standards: All building works shall comply with the National Building Code, fire safety requirements, universal access standards, structural requirements, public health standards and applicable professional certification requirements.

j) Nuisance Control: All uses shall control noise, vibration, smoke, glare, odour, traffic obstruction, dust, waste, effluent and unsafe operations. Approval may be refused, conditioned, suspended or revoked where impacts exceed acceptable thresholds.

k) Public Participation: Applications likely to alter neighbourhood character or affect public rights shall be subjected to statutory notice and stakeholder comments. These include change of use, major subdivision, industrial use, petrol station, nightclub, high-rise development, major institution, special planning area declaration and conversion of public land.

l) Inspection and Enforcement: Approvals shall include commencement notice, staged inspection, compliance certificate and occupation certificate requirements where applicable. Non-compliance shall trigger enforcement notices, revocation, prosecution, restoration orders or other lawful action.

6.2 Development Control Parameters and Standards

This section consolidates the main measurable standards to be applied in development control. These include plot size, plot coverage, building height, minimum road access, parking, loading, building setbacks, building lines, environmental buffers and special site requirements.

6.2.1 General Development Control Parameters

The development control parameters below provide the general standards for assessing development proposals. Where the zoning schedule provides a specific standard for an area, the area-specific standard shall apply.

Table 28: Development Control Parameters

Land Use Zone	Subzone	Min Plot Size (Ha)	Max Plot Coverage (%)	Max Building Height	Min Road Access
Residential	HDR	0.045 Ha	80%	As per zoning schedule	15m road
	MDR	0.045 Ha (SDR)	65%	2 floors (G+1)	9m road
		0.1 Ha (Multi dwelling)	75%	4 floors (G+3)	12m road
	LDR	0.1 Ha	30%	2 floors (G+1)	9m road
Industrial	Heavy	1 Ha	40%	2 floors (G+1)	24m road
	Light	0.1 Ha	60%	2 floors (G+1)	18m road
Educational	Primary	0.5 Ha	50%	4 floors (G+3)	12m road
	Secondary	1.5 Ha	40%	4 floors (G+3)	12m road
	Tertiary	1.5 Ha	30%	4 floors (G+3)	15m road
Recreational	Open space	Variable	5%	1 floor (Ground)	Variable
Public Purpose	Government offices	0.2 Ha	60%	5 floors (G+4)	12m road
	Urban Parks	Variable	5%	1 floor (Ground)	Variable
	Cemetery	2 Ha	100%	N/A	12 m
	Religious Facilities	0.1 Ha	40%	2 floors (G+1)	18m road
	Public Housing	0.2 Ha	50%	5 floors (G+4)	12m road
	Health Facilities	0.2 Ha	50%	4 floors (G+3)	12m road
	Police station	0.1 Ha	40%	2 floors (G+1)	12m road
	Fire station	0.2 Ha	30%	3 floors (G+2)	15m road
	Social Halls	0.045 Ha	80%	2 floors (G+1)	9m road
	Community libraries	0.045 Ha	80%	2 floors (G+1)	9m road
	Museum/Curios	0.1 Ha	50%	2 floors (G+1)	12m road

Land Use Zone	Subzone	Min Plot Size (Ha)	Max Plot Coverage (%)	Max Building Height	Min Road Access
Commercial	CBD	0.045 Ha	80%	Core CBD: G+9; CBD Extension: G+7	18m road; 6m back lanes
	Market	0.2 Ha	80%	3 floors (G+2)	15m road; 6m back lanes
	Night clubs	0.2 Ha	50%	2 floors (G+1)	15m road
	Transient/ Conference Hotels	0.2 Ha	50%	8 floors (G+7)	18m road; 6m back lanes
	Restaurants & Eateries	0.045 Ha	80%	4 floors (G+3)	15m road; 6m back lanes
	Car Yards	0.1 Ha	90%	2 floors (G+1)	12m road
	Petrol Service Station with ancillary services	0.2 Ha	40%	3 floors (G+2)	15m road; 6m back lanes
Mixed Use (BCR)	Neighborhoods	0.045 Ha	75%	As per zoning schedule.	9m road
	Neighborhoods	0.045 Ha	75%	As per zoning schedule.	9m road
Public Utility	Power substation	As proposed	-	-	-
	Sewer/Water wayleaves	-	-	-	-
	Power lines	-	-	-	-
	Base Transceiver Stations (BTS)	0.01Ha	85%	-	-
Transportation	Bus parks/Terminus	0.2 Ha			
	Road Corridor	-	-	-	-
	Rail Corridor	-	-	-	-
Conservation	-	Variable	5%	1 floor (Ground)	Variable
Agriculture	Urban Agriculture	0.1 Ha	100%	N/A	9m

6.2.2 Parking and Loading Requirements

Parking provision shall be determined according to the proposed land use, development intensity, anticipated occupancy and the road and public-transport context of the site. All required parking, loading, drop-off and service areas shall be accommodated within the development site and shall not obstruct pedestrian facilities, cycle facilities, drainage reserves or public road reserves. For mixed-use developments, parking demand shall normally be calculated cumulatively, although shared parking may be considered where a professionally prepared parking-demand and traffic-impact assessment demonstrates that peak demands occur at different times.

Table 29: Parking Requirements

Land use or development type	Proposed minimum requirement
Low-density residential	On site parking to be provided
Medium-density residential	1 parking space per 2 households
High-density residential	1 parking space per 3 households
Studio or bedsitter units	1 parking space per 10 households
One-bedroom apartments	1 parking space per 3 households
Two- or more-bedroom apartments	1 parking space per 2 households
General markets and neighborhood shopping centres	Not less than 10% of the permitted site area
Retail and commercial premises	1 parking space per 30 m ² gross floor area
Offices and administration	1 parking space per 50 m ² gross floor area
Hotels and serviced accommodation	1 parking space per guest room
Industrial and warehousing uses	The greater of: 1 space per 100 m ² gross floor area; or 20% of the site area
Hospitals and major health facilities	1 parking space per 2 beds
Schools and educational institutions	1 parking space per member of staff
Sports, assembly and recreation facilities	1 parking space per 3 persons at anticipated maximum capacity

Source: Adapted from the Physical and Land Use Planning Handbook, 2025, with local standards proposed for Nyahururu Municipality.

In the CBD and older built-up areas where plot sizes are constrained, the County may consider shared parking, basement parking, structured parking, timed parking, rear service lanes or designated public parking facilities.

Parking Design and Management Provisions

- A standard car-parking bay shall generally measure not less than 2.5 metres in width and 5 metres in length, with adequate aisle width and turning space appropriate to the parking arrangement.
- Bicycle/*boda boda* parking spaces shall measure approximately 2 metres by 1 metre. Parking spaces for persons with disabilities shall be located near accessible entrances and routes.

- Parking areas shall incorporate landscaping, lighting, stormwater management, pedestrian routes and appropriate surfacing. Large surface car parks shall be adequately landscaped to reduce heat gain and visual impact.

6.2.3 Building Setbacks and Building Lines

A building line establishes the limit beyond which a building or permanent structure may not extend towards a road frontage, while a setback is the minimum distance between a building and the relevant parcel boundary. Setbacks are required to safeguard road visibility, fire and emergency access, privacy, daylight, ventilation, landscaping, utility corridors and neighbourhood character. The minimum residential setbacks below reflect the standards in Kenya's Physical and Land Use Planning Handbook, 2025 and shall be applicable as the bare minimums for the Municipality.

Table 30: Building Setbacks and Building Lines

Zone or development category	Front	Side	Rear
Low-density residential	6 m	3 m	6 m
Medium-density residential	6 m	2 m	4 m
High-density residential	6 m	2 m	2 m
Commercial	3 m	1.5 m	2 m
Business-cum-residential / mixed use	3 m	1.5 m	2 m
Light industry	6 m	4 m	4 m
Heavy industry	10 m	6 m	6 m
Educational and public-purpose uses	6 m	3 m	3 m
Corner plots	Road-facing setbacks apply to both frontages	As applicable	As applicable

Source: Physical and Land Use Planning Handbook, 2025, supplemented by proposed zoning plan provisions.

General Rules for Applying Setbacks

- ❖ Setbacks shall be measured from the legally surveyed parcel boundary after accounting for the full road reserve, any required road widening, surrender, easement or wayleave. They shall not be measured from the road centerline.
- ❖ No building shall project beyond an approved building line. Canopies, balconies, ramps, steps, parking structures and signage within setbacks shall require express approval.
- ❖ The County Government and Municipality may from time to time require larger setbacks because of topography, drainage, geotechnical conditions, fire safety, neighbouring amenity, infrastructure capacity, aviation or security safeguarding, or the scale and nature of the proposed development.

- ❖ Existing developments that do not meet the prescribed standards shall be treated as non-conforming developments. Alterations, extensions or redevelopment shall not increase the degree of non-conformity and should progressively improve compliance.

6.2.4 Environmental and Buffer Requirements

Environmental buffers shall be delineated and protected as part of subdivision, development-permission and building-plan approval. Their purpose is to protect water resources, floodplains, ecological systems, public health and safety, infrastructure corridors and sensitive land uses. The final extent of a buffer shall be confirmed through an approved survey, environmental assessment or WRA determination.

Table 31: Environmental and Buffer Requirements

Feature or interface	Proposed planning standard	Application and competent authority
Rivers and natural streams	30m from the highest water mark on each side	Apply subjectively but not less than 10 m or the average full river width, whichever is higher, and ordinarily not more than 30 m. A wider reserve may apply in a floodplain as determined by the Water Resources Authority.
Swamps / wetlands exceeding 1 acre	50–70m from the highest water mark	No development except lawful conservation, restoration, research or public-interest works approved by the County Government, Municipality, NEMA and the Water Resources Authority.
Swamps / wetlands below 1 acre	20–30m from the highest water mark	The exact reserve shall be based on delineation, ecological sensitivity, hydrology and flood risk.
Springs	Minimum 6m from the source	Protect natural vegetation and prohibit development within the reserve, subject to Water Resources Authority requirements.
Dams and reservoirs	70m from the highest water mark; 20–100m downstream from the dam toe	The downstream distance shall be determined by a structural engineer and the relevant water authority. Development within the reserve is prohibited.
Light/general industry adjoining residential land	Minimum 50m landscaped and functional buffer	The buffer shall address noise, dust, odour, traffic, fire risk and visual impact. Greater separation may be required through ESIA.
Heavy, hazardous or noxious industry adjoining sensitive uses	Minimum 50-100m; greater where risk assessment requires	Sensitive uses include housing, hospitals, schools, childcare facilities and public assembly.
National highways and other classified roads of class B and above	No development within the road reserve; additional building line as prescribed by the road authority and	A 10 m setback as a minimum will be imposed along designated highway corridors, but no universal distance shall override the requirements of KeNHA, KURA, KeRRA or the County Government.

Feature or interface	Proposed planning standard	Application and competent authority
	zoning plan may be imposed	
Electricity transmission and distribution lines	As prescribed for the relevant voltage and wayleave	No permanent structure shall be erected within an electricity wayleave. Clearances shall comply with KETRACO/KPLC, EPRA and approved safety standards.
Waste collection points/skips/dustbins	Minimum site area of 0.01 ha for established points; located within a maximum walking distance of about 500 m	Provide segregated receptacles and safe collection access. Siting shall avoid nuisance to adjoining properties and recommended for areas such as markets or within high traffic road corridors. Some facilities will require development permission, NEMA licensing and appropriate environmental controls. Frequency of collection to be at least every two days

Source: Physical and Land Use Planning (General Development Permission and Control) Regulations, 2021; Physical and Land Use Planning Handbook, 2025; and applicable environmental and sector requirements.

6.2.5 Permitted Uses and Works within Riparian and Environmental Buffers

Riparian reserves and environmental buffers shall principally function as conservation areas, greenways, recreational open spaces and utility corridors. Permanent private development shall not be permitted within these areas. Limited public-interest works may be considered only where they are necessary for flood protection, water-quality protection, ecological restoration, water intake, hydroelectric infrastructure, research, controlled recreation, non-motorized access and only after obtaining all required planning, environmental and water-sector approvals

6.3 Development Application and Permitting Framework

Development permitting is the process through which the County and Municipality regulate land use, subdivision, building development and related activities to ensure that development takes place in a suitable location, at an appropriate intensity and in conformity with the zoning plan, development control standards, environmental safeguards and public interest requirements.

The permitting framework shall apply to all development applications within Nyahururu Municipality, including change of use, extension of use, subdivision, amalgamation, densification, building plans, environmentally sensitive development, utility infrastructure and special planning interventions.

6.3.1 Types of Development Control Applications

Development control applications arise where a landowner, developer, institution or public agency proposes to alter the use, subdivision, intensity, building form or development status of land. These applications provide the formal basis for the County and Municipality to determine whether a proposal conforms to the zoning plan, applicable development standards and statutory approval requirements. The main types of development control applications to be administered within Nyahururu Municipality are summarized below:

Table 32: Types of development control applications

Permit Trigger	When It Applies	Minimum Submission Requirements
Change of Use	Required where the proposed use differs from the registered or approved use, whether specific or through the special conditions of the title. Where such is the case, a change of use application will be tendered for consideration and approval by the Municipality before development is taken up on the land.	Land ownership documents; survey documents; planning brief; site plan; neighborhood compatibility statement; parking/access statement; public notice where required; sector approvals where applicable.
Extension of use	Expands an approved use beyond its permitted scope while maintaining the dominance of the existing registered use of the land. Such additional use will be capped at a maximum of 20% of the registered and primary land use.	
Land Subdivision	This will be interpreted as any division of a parcel of land into two or more plots, for whichever purpose (inheritance; succession; allocation; sale or property development), whether for immediate disposal or for future purposes.	Survey plan; mutation/amalgamation proposal; road access; public purpose reservations; infrastructure layout; drainage plan; minimum plot-size compliance.
Land Amalgamation	Land amalgamation is the combination of two or more adjacent parcels into one parcel under one title, in accordance with applicable land administration and physical planning laws	
Extension/Renewal of Lease	Five (5) years before any registered lease is expired, a lessee will be required to apply for extension of the lease and in the event that the lease is expired, a renewal of lease. Five (5) years before any registered lease is expired, a lessee will be required to apply for extension of the lease	Land ownership documents; survey documents; planning brief; site plan; neighborhood compatibility statement; parking/access statement; public notice where required; sector approvals where applicable.

Permit Trigger	When It Applies	Minimum Submission Requirements
	and in the event that the lease is expired, a renewal of lease.	
Densification or height increase	Required where the proposal increases number of units, floors, plot ratio or occupancy beyond existing approval.	Infrastructure capacity statement; architectural drawings; fire access; parking; sewer/water confirmation; traffic assessment for larger developments.
Building plans	Required for new buildings, extensions, material alterations and change of building typology.	Architectural drawings; structural drawings; land-use approval; NCA/building compliance; fire, sanitation and accessibility provisions.
Environmentally sensitive development	Required for developments affecting riparian land, wetlands, flood-prone areas, major earthworks, industrial operations, waste facilities, petrol stations or high-impact uses.	NEMA/WRA and other sector approvals; ESIA or environmental screening; stormwater and waste-management plans; buffer compliance.
Special Planning Area (SPA) intervention	Required where an area needs detailed planning before normal approvals continue.	SPA brief; boundary map; interim control measures; public participation report; infrastructure and land-status audit; implementation plan.

Other development control applications to be made will include but not limited to:

- i. Building Plans and Structural drawings applications
- ii. Processing of easements and way-leaves;
- iii. Siting of education institutions, base transmission station, petrol stations, eco lodges, camp sites, power generation Plants, factories;
- iv. Outdoor advertisement; and

Any other as the county executive committee member may prescribe from time to time.

6.3.2 Specific Requirements for Key Development Control Tools

a) Change of Use

A change of use shall be required where the proposed use differs significantly from the registered, approved or permitted use of the land. It shall also be required where the existing use does not conform to the approved zoning plan and a new use is proposed.

In considering change of use applications, the County shall assess compatibility with the zoning plan, neighbourhood character, infrastructure capacity, traffic, parking, public health, environmental safeguards and public interest.

b) Land Subdivision and Amalgamation

On a basic minimum, all subdivision proposals will need to outline the following:

- i. Land reference number, Size, shape of land and the north arrow.
- ii. The location plan/inset and contours within a good contour range depending on the size e.g., 2m contour range for small sizes and up to 10m for large scale subdivisions.
- iii. Plan presented in appropriate planning scales of the multiples of 5.
- iv. Resultant subplots and their access; where possible especially within the outer areas of the Municipality, show adequate truncations.
- v. The owner of the property, name, signature, identification and telephone number/email.
- vi. Linkage and indication of classified roads, and other Infrastructure availability and adequacy.
- vii. Allocation of 10% of land for public purposes/utilities and recreational areas for large scale subdivision for any land above 10Ha.
- viii. Consent from the relevant agency in case of agricultural land.
- ix. Unless site conditions prohibit, each plot shall be at right angles to the road, with the shorter side fronting the road and with a regular shape for optimum use of land and integration with the general spatial form of the area.
- x. Streets shall be aligned in such a manner as to facilitate natural stormwater flow and, where necessary, the scheme shall demarcate stormwater easements.
- xi. The scheme shall respect river riparian reserves, wayleaves, easements and proposed buffer requirements. The subdivision scheme shall provide for the preservation of the natural flora and fauna as much as possible in the case of a large-scale subdivision.
- xii. For land amalgamation, the owner of the land must be the same person and the plots must be adjacent to each other.
- xiii. Proof of water & sewer connection to the subplots before the final approval will be necessary

**** Annex 1 brings out different templates for land subdivision and amalgamation that can be used as reference on acceptable bare minimums of the scheme plans.***

c) Extension of Use

The extension of user application shall be required when the proposal consists of a change of the registered land use not exceeding twenty per cent in any case where a developer intends to comply with any revised physical and land use plans and land use zoning regulations.

Before granting the Extension of Use approval, the reviewing committee will need to establish if the intended use shall be consistent with the desired urban form and character of the area. If

the extended use is likely to generate human traffic, then the technical brief will be required to provide a detailed elaboration on how the space will be managed and utilized to balance with other competing space requirements.

d) Extension/Renewal of Lease

Before an application for the extension or renewal of lease is done, the applicant will need to show that:

- i. The land they were allocated (leased) was developed in accordance to the lease conditions set therein;
- ii. That the development remained consistent with the various land management policies and the zoning regulations;
- iii. In case the area has been rezoned, that they are capable of developing in accordance with the new conditions of the approved plan or land use zoning regulations of the area;
- iv. The land is not required for environmental conservation or preservation; and neither is it required for any public purposes including the registration of easements and wayleaves or any planned infrastructural facilities
- v. All the special conditions of the lease were abided to.

e) Building Plans

Building plans will be assessed in accordance to the following conditions:

- i. The use of the building; the orientation of the building within the plot;
- ii. The elevations of the building, plinth area, canopies and height of buildings;
- iii. The design, shape, civic design and facade and appearance of the building;
- iv. The set back and the building line;
- v. Provision for rainwater harvesting facilities and water storage tanks in every building; landscaping; character; ventilation and lighting; environmental, health and cultural considerations; and any other matter that the Municipality will consider necessary for purposes of planning and development control.

The building Plans or drawings to be submitted include:

- i. Architectural drawings and specifications;
- ii. Civil and Structural engineer's drawings and specifications;
- iii. Electrical engineer's drawings and specifications;
- iv. Mechanical and plumbing drawings and specifications.

Other applications that will be carefully considered will include those that require wayleaves or easements including the laying of telecommunication networks and fibre optic, BTS, electricity lines etc. and outdoor advertising.

6.3.3 Technical Brief Requirements

A technical brief shall be submitted for applications such as change of use, extension of use, densification, subdivision, major redevelopment and other proposals requiring technical planning assessment. The brief should provide sufficient information to enable the County and Municipality to determine whether the proposal conforms to the zoning plan, development control standards, infrastructure capacity and neighbourhood context. For change of use and related applications, the technical brief should address the following:

- ❖ The provisions of the approved zoning plan and any other applicable physical and land use development plan for the area;
- ❖ The existing registered or approved land use and the proposed land use;
- ❖ The likely effect of the proposal on the character of the neighbourhood;
- ❖ Compatibility with surrounding land uses and building character;
- ❖ Effects on vehicular and pedestrian movement, access, parking, loading and road safety;
- ❖ Visual impact, building form, height, plot coverage, setbacks and streetscape character;
- ❖ Availability and adequacy of water supply, sewerage, drainage, electricity, solid waste management and emergency access;
- ❖ Likely public health, environmental, noise, waste, effluent or nuisance impacts;
- ❖ Implications on public land, road reserves, wayleaves, riparian reserves, utility corridors and strategic infrastructure; and
- ❖ Stakeholder comments, public notice requirements and sector approvals where applicable.

These requirements shall guide technical review and assist the approving authority in determining whether to approve, condition, defer or refuse the application.

6.3.4 Application Procedure and General Submission Requirements

Every development application shall be submitted with the relevant documents before processing. Minimum requirements shall include:

- ❖ Ownership document;
- ❖ Current land search;
- ❖ Rates clearance certificate or most recent rates payment receipt;
- ❖ Survey plan, rim or approved survey document;
- ❖ Location plan overlaid on recent satellite imagery;

- ❖ Site plan or proposed layout;
- ❖ Planning brief or technical brief where applicable;
- ❖ Architectural and engineering drawings where required;
- ❖ Infrastructure, access and parking statement;
- ❖ Environmental and public health documents where applicable;
- ❖ Public notice and stakeholder comments where required;
- ❖ Sector approvals where applicable.

Applications shall be submitted by qualified professionals registered and practicing in the relevant fields, including physical planners, architects, engineers, surveyors or environmental experts, depending on the service sought.

6.3.5 Applicable PLUPA Forms and Statutory Instruments

Development applications shall be submitted using the applicable PLUPA development control forms and other prescribed statutory instruments. The detailed forms may be annexed to this report. The table below outline applicable PLUPA development control forms;

No	Service	PLUPA Form	Intention
1.	Change of Use Extension of use Land Subdivision / Amalgamation Extension / Renewal of Lease Densification Demolition	PLUPA/DC/1A	For purposes of tendering an application for the listed services. They will be listed under various sections in the form and only relevant sections to the service being sought approval for will be filled by a registered and practicing planner in private practice.
2.	Building Plans Application	PLUPA/DC/1B	To be duly filled by a registered and practicing architect in private practice on behalf of the client as the application form forwarding the building plans for approval processing
3.	Structural Drawings Application	PLUPA/DC/1C	To be duly filled by a registered and practicing structural engineer in private practice on behalf of the client as the application form forwarding the structural drawings for approval processing
4.	Public Notice for Subdivision	PLUPA/DC/2	The form outlines the manner in which all proposals for subdivision will be communicated to the general public for purposes of raising comments and/or objections. All public notices should align to the manner in which the prescribed form outlines the contents therein. Most important to note: ▪ All notices should bear the name of the registered planner making the application ▪ Plans can only be inspected within 14 days of this notice and objections can be made within 21 days of the first date of the notice publishing
5.	Public Notice for Change of Use; Extension of Use; Extension of Lease; Demolitions etc	PLUPA/DC/3	The form outlines the manner in which all proposals for the listed services will be communicated to the general public for purposes of raising comments and/or objections on the proposed development within 14 days of the notice since first date of publishing. All

No	Service	PLUPA Form	Intention
			public notices should align to the manner in which the prescribed form outlines the contents therein.
6.	General Circulation Sheet	PLUPA/DC/6A	This indicates the general outline of how the circulation sheets for comments tracking and receiving by the Municipal Planning and Architecture office will look like. It also outlines various offices where circulations for comments will be made as outlined in Table 1 above.
7.	Architectural Circulation Sheet	PLUPA/DC/6B	
8.	Circulation Register	PLUPA/DC/7A/B	This outlines the format of the circulation register indicating how comments are going to be made and registered from the various departments at the Municipal Planning office.
9.	Notification of Approval/Refusal	PLUPA/DC/8	This form outlines the contents and format that will be used to communicate the approval/disapproval of a proposed development. It includes generic conditions that may be applicable to a certain development in addition to specific conditions.
10.	Surrender of land for public purpose	PLUPA/DC/9	This form prescribes the format that the Municipal Planner will use to communicate to the NLC and other Lands departments of lands that has been surrendered to the Municipality/County free of cost as a consequence of granting approval to a submitted application.
11.	Certificate of compliance	PLUPA/DC/10	The format prescribed in the form will be used to issue compliance certificates to proponents whose application has been approved and implementation carried out as stipulated in the approval conditions.
12.	Issuance of occupation certificate	PLUPA/DC/11	This form will be use to issue occupation certificates for completed projects. The format and details provided can be improved by the Municipality while still remaining consistent with the provisions of PLUPA.
13.	Notification of revocation of development permission	PLUPA/DC/6A	Where an application has been approved but for some reason, either new information that was not previously available at the point of issuing the approval surfaces, or the implementation of the project being in contravention to the approval conditions etc. this form will be used to revoke such approvals.
14.	Commencement notices for development	PLUPA/DC/14	Where development application has not been processed or granted for a period of sixty (60) days, then, the proponent will invoke the provisions of article 58(6) and issue a commencement notice for the development to the Municipality and other agencies using the prescribed format in the form.
15.	Notice of inspection	PLUPA/DC/15	The format prescribed in the form will be used to issue inspection notices by the Municipality upon visiting various project development sites.

6.3.6 Stakeholder Engagement and Technical Circulation

Applications likely to affect neighbourhood character, public land, strategic infrastructure, riparian areas, wetlands, major roads, public utilities or environmental resources shall be subjected to public participation and technical circulation.

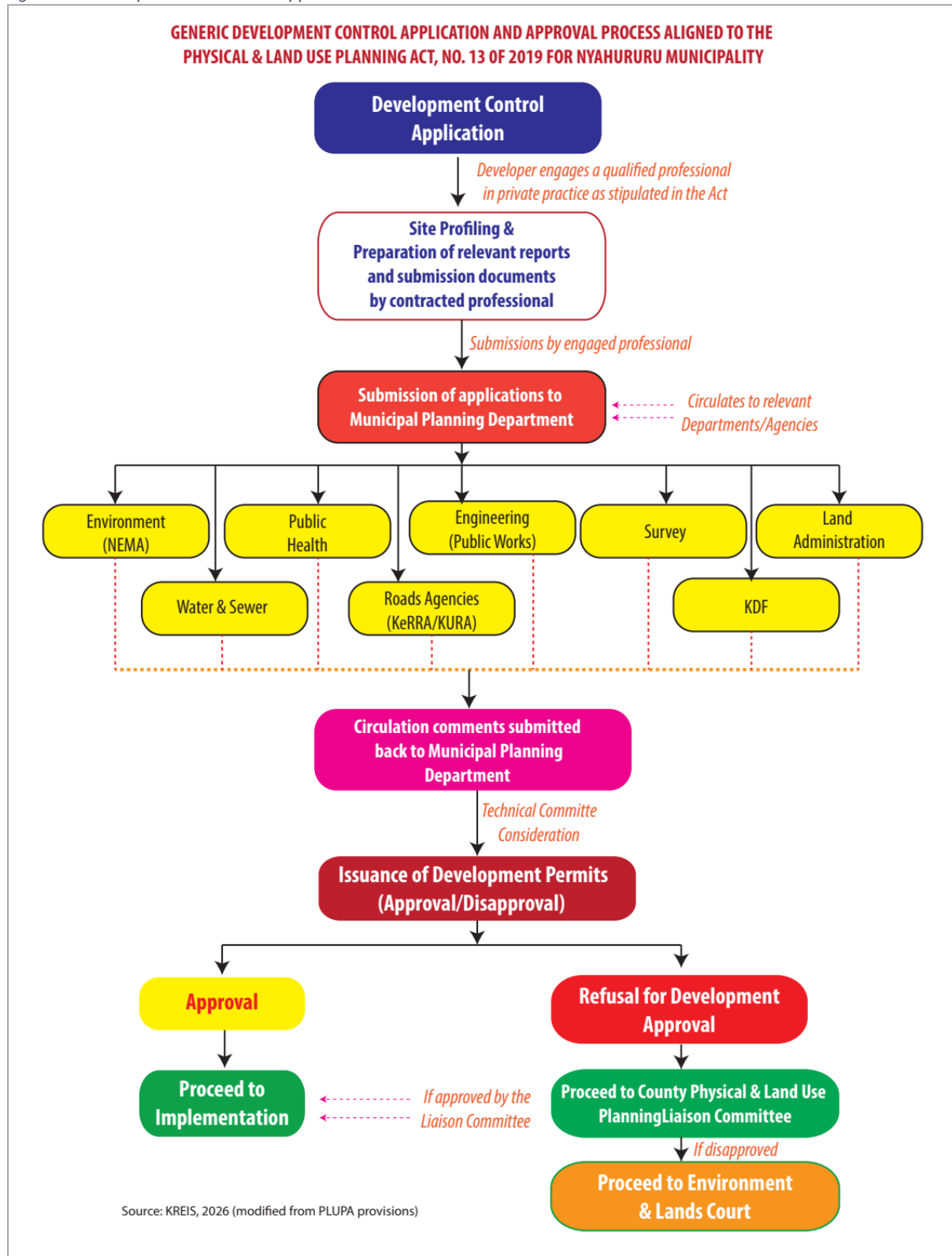
Technical circulation may involve the County Physical Planning Office, Municipality, Roads Department, Survey Office, Public Health, Environment, Fire Department, Water and Sewerage Agencies, Kenya Railways, NEMA, WRA and other relevant agencies depending on the nature and location of the proposal.

6.3.7 Approval Process Flow

The approval process shall generally follow the steps below:

1. Submission of application and supporting documents;
2. Preliminary screening for completeness;
3. Verification against zoning map, zoning schedule and development standards;
4. Technical circulation to relevant departments and agencies;
5. Public notice and stakeholder comments where required;
6. Site inspection and technical assessment;
7. Planning recommendation;
8. Approval, conditional approval, deferral or refusal;
9. Issuance of approval conditions;
10. Commencement notices where applicable;
11. Inspection during implementation;
12. Compliance certificate and occupation certificate where applicable.

Figure 14: Development Control and Approval Process



In processing applications, the approving authority shall consider the zoning plan, County Spatial Plan, other approved plans, health, safety, amenity, efficiency, aesthetics, infrastructure capacity, stakeholder comments, sector comments and lease conditions where applicable.

6.3.8 Management of Development Applications

Development applications may continue to be received manually where necessary, but the County and Municipality should progressively transition to an electronic development application and permitting system. The system should link planning, building control, technical circulation, inspections, fee assessment, approval conditions, compliance tracking and occupation certification.

An electronic system would improve transparency, service delivery, revenue collection, application tracking, communication with applicants, storage of digital records and monitoring of development trends. It should be designed to accommodate applicants with different levels of digital access and should allow professional users to submit applications, drawings, notices and technical briefs online.

6.3.9 Indicative Service Delivery Timelines

The County may adopt service delivery timelines to guide processing of development applications. The following table outlines the proposed number of days and cost for various development control services to be offered by the Municipality;

Table 33: Indicative Service Delivery Timelines

Service	Service sub-category	Proposed timelines to process development approvals
Change of Use	Application Form (PLUPA/DC/1A)	To be availed online
	From registered land use to Single Dwelling Residential use	5 Days
	From registered land use to Multi dwelling residential use	21 Days
	From registered land use to commercial land use	21 Days
	From registered land use to Light Industry	45 Days
	From registered land use to Medium/Heavy Industry	60 Days
	From registered land use to Mixed Use/Comprehensive development	60 Days
	From registered land use to public purpose (privately owned)	21 Days
	From registered land use to public purpose (publicly owned)	21 Days
Land Subdivision and Amalgamation	Application Form (PLUPA/DC/1A)	To be availed online
	Amalgamation/subdivision of land for up to 10 plots	5 Days
	Amalgamation/subdivision of land for 10 plots or more	21 Days
	Industrial related subdivisions/amalgamations	60 Days *Must be accompanied by an approved Change of Use
	Mutation/Amalgamation/Subdivision compliance certificate	5 Days

Service	Service sub-category	Proposed timelines to process development approvals
Extension/Renewal of Lease	Application Form (PLUPA/DC/1A)	To be availed online
	Single dwelling residential	21 Days
	Multi dwelling residential	21 Days
	Commercial use	21 Days
	Agricultural Use	21 Days
	Light Industrial	21 Days
	Medium/Heavy Industry	21 Days
	Public Purpose	21 Days
Renewal for Approved applications	Change of Use/Extension of Use	21 Days
	Land Subdivision/ Amalgamation	21 Days
	Extension/Renewal of Lease	21 Days
Building Plans	Application Form (PLUPA/DC/1B)	To be availed online
	Sale of building plan	1 day
	Minor alterations/General repair/Rehabilitation works per unit	5 Days
	Residential (0-150 sqm.)	15 Days
	Commercial (0-150 sqm.)	21 Days
	Industrial (0-150 sqm.)	45 Days
Renewal of Approved Building Plans	Residential	15 Days
	Commercial	21 Days
	Industrial	21 Days
Utility Infrastructure permits	Communication Mast/GSM Base Station	45 Days
	Wind Pylons (per turbine)	45 Days
Perimeter/Boundary Walls Approvals: Charged by linear meter (LM)	Residential	5 Days
	Commercial	5 Days
	Light Industry	5 Days
	Medium/Heavy Industry	5 Days
Demolition of Building Permits	Temporary Structures	1 Day
	Residential	15 Days
	Commercial	15 Days
	Industrial	15 Days
Occupation Certificates	Residential	5 Days
	Commercial	5 Days
	Light Industry	5 Days
	Medium Industry	5 Days
	Heavy Industry	5 Days
	Filling/Petrol Station	5 Days
	Small hotel, guest house, restaurant	5 Days
	Medium hotel, guest house	5 Days
	Large Hotel	5 Days
	Comprehensive developments	5 Days
** Costs as outlined in the Public Finance Management Act of the County will apply **		

6.4 Inspection, Enforcement and Compliance

Implementation of the zoning plan requires continuous inspection, enforcement and compliance monitoring. The County shall ensure that approved developments comply with zoning, building standards, environmental safeguards and approval conditions.

Inspection and enforcement shall include:

- ❖ Verification of development permission before commencement;
- ❖ Staged site inspections during construction;
- ❖ Enforcement of setbacks, height, parking, drainage and land use conditions;
- ❖ Prevention of encroachment on road reserves, public land, riparian areas, railway reserves and utility wayleaves;
- ❖ Issuance of enforcement notices for unauthorized development;
- ❖ Suspension or revocation of approvals where conditions are breached;
- ❖ Restoration orders for environmental damage, encroachment or illegal dumping;
- ❖ Compliance certification before occupation or use of completed buildings;
- ❖ Monitoring of non-conforming uses to prevent unauthorized expansion or intensification.

The County shall maintain a development control register to track applications, approvals, conditions, inspections, enforcement notices, compliance certificates and occupation certificates.

6.5 Appeals and Dispute Resolution

PLUPA and the Physical & Land Use Planning Handbook, 2025 gives a clear framework on how appeals emanating from refusal/deferment of a development approval should be handled. The same process has been summarized and situated within the context of this zoning plan for reference and use by the County Government institutions and general public. The process will be as follows:

- a) **Written decision and disclosure of reasons.** The County Executive Committee Member (CECM), through the County Director of Physical & Land Use Planning, shall communicate approval, refusal or deferment in Form PLUPA/DC/8. A refusal or deferment shall state clear grounds and identify the applicable approved plans, zoning provisions, policies, standards, agency comments and other material considerations relied upon.
- b) **Clarification and correction of remediable deficiencies.** The applicant may promptly seek clarification, access the relevant application record and address correctable technical deficiencies through revised information or plans. This administrative engagement shall not suspend or extend the statutory appeal period unless permitted by law.
- c) **Filing of appeal or complaint.** An applicant or interested party aggrieved by the decision shall lodge a written appeal with the County Physical and Land Use Planning Liaison

Committee within fourteen (14) days of the decision. The appeal should attach the impugned decision, submission certificate, relevant plans, concise grounds of appeal, supporting evidence and the remedy sought. A complaint concerning failure to determine an application may also be lodged under the Committee's mandate over applications submitted to the planning authority.

- d) **Registration, notice and fair hearing.** The Committee secretariat shall register and acknowledge the appeal, notify the planning authority and affected parties, obtain the complete application record and provide a reasonable opportunity for written and/or oral representations. The Committee may seek technical advice, undertake a site inspection and encourage lawful mediation or agreed design modifications. Any member with an interest shall disclose it and recuse themselves.
- e) **Determination and communication.** For a development-permission appeal, the Committee shall hear and determine the matter within the specific period prescribed under section 61(3) of PLUPA, namely fourteen (14) days, subject to the general procedural provisions of sections 78–83. The reasoned determination shall be issued in writing and may confirm, vary or set aside the decision, or direct reconsideration on stated terms, as lawfully appropriate.
- f) **Non-response and deemed permission.** Where no written response is received within sixty (60) days of submission, the applicant may invoke section 58(6) of PLUPA and regulation 21(9), seek formal recording of the deemed permission and comply with all other applicable statutory approvals and conditions. Any dispute on the application record or operation of deemed permission may be referred to the Liaison Committee and, thereafter, the Court.
- g) **Further appeal, implementation and records.** A party aggrieved by the Liaison Committee's determination may appeal to the Environment and Land Court under section 61(4). No development should proceed merely because an appeal is pending; implementation shall follow the final lawful decision and all approvals required under other written laws. The County shall maintain an auditable register of appeals, proceedings, decisions, compliance actions and lessons for improving development-control administration.

CHAPTER SEVEN: CLIMATE CHANGE MITIGATION AND RESILIENCE

This chapter builds on the climate change vulnerability and risk assessment presented in **Section 3.9** of the Situational Analysis. The assessment established that Nyahururu Municipality is exposed to climate-related hazards, particularly flooding, cold waves and extreme temperatures, with additional risks relating to drought, localized erosion, quarry sites, wetland degradation, riparian encroachment and loss of green cover.

From a planning perspective, these risks require protection of drainage corridors, wetlands, riparian reserves and flood-prone areas; upgrading of stormwater infrastructure; promotion of climate-responsive housing and building design; increase of tree cover and pervious surfaces; rehabilitation of quarry and dumpsite areas; and strengthening of early-warning, emergency response and community sensitization systems.

This chapter therefore translates the climate risks identified in the Situational Analysis into practical adaptation and resilience measures to be implemented through zoning, development control, infrastructure planning, environmental management and community-based action.

7.1 Climate Adaptation and Resilience Strategies

The climate adaptation and resilience strategies respond to the hazards identified in the vulnerability assessment. They combine zoning and development control measures, infrastructure and nature-based interventions, and institutional resilience actions. The flood susceptibility mapping identifies areas exposed to surface runoff, waterlogging and drainage stress within Nyahururu Municipality.

The map shows flood-prone areas along natural drainage corridors, wetland interfaces and low-lying neighbourhoods, including sections of Maina, Siberia, Ol Jabet, Manguo, Block 7, Core site, Muthaiga and the sewer treatment/ wetland interface. It also identifies approximately 15 km of priority roads for drainage intervention, which should guide stormwater upgrading, culvert provision, desilting, road drainage improvement and protection of drainage wayleaves.

Flood Susceptibility and Priority Drainage Roads in Nyahururu Municipality map is shown overleaf:

Map 22: Flood Susceptibility and Priority Drainage Roads in Nyahururu Municipality

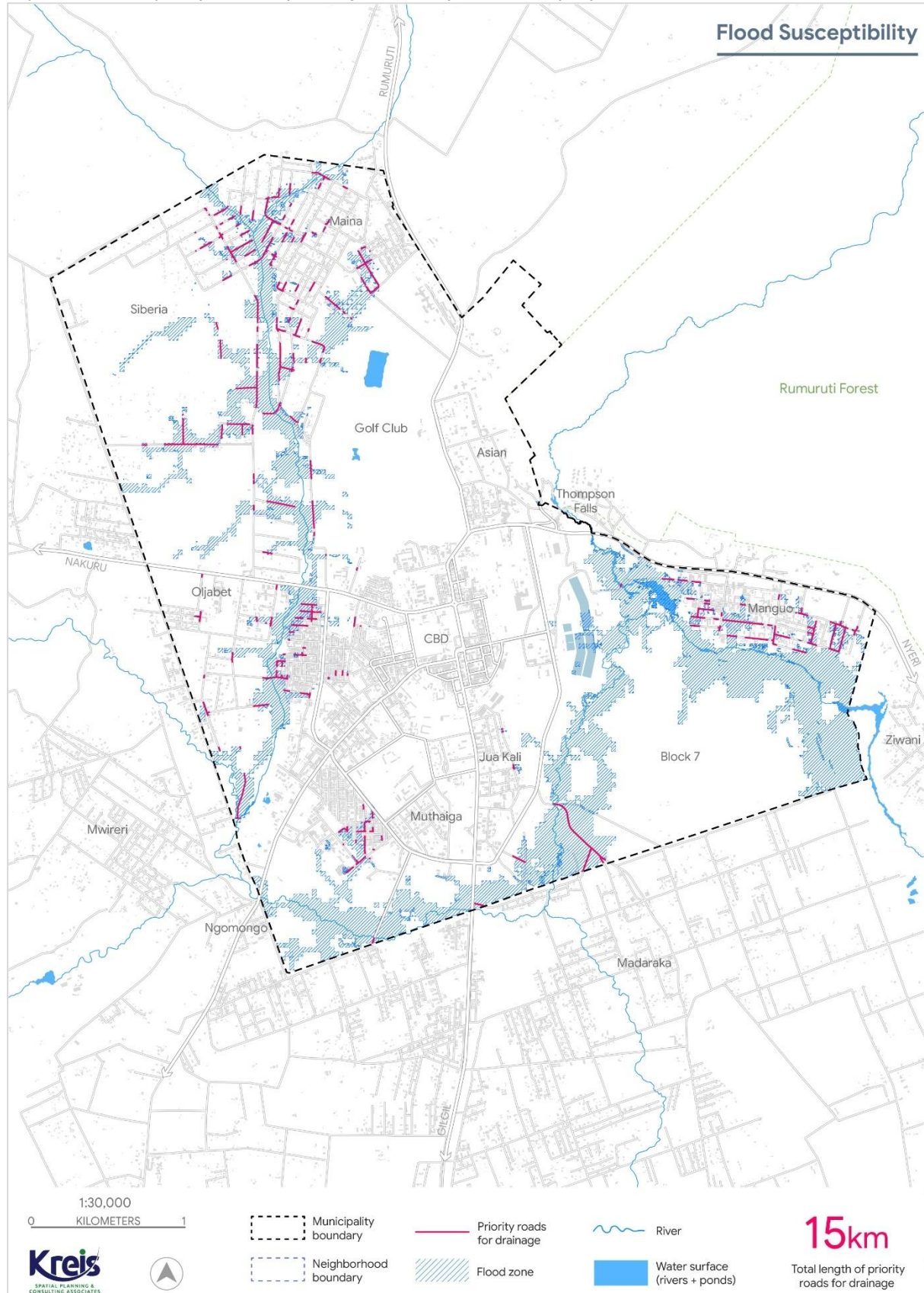


Table 34: Climate Adaptation and Resilience Strategies for Identified Hazards

Hazard	Risk	Zoning and development control	Infrastructure and nature-based measures	Institutional resilience measures
Flooding	High	- Designate and enforce riparian buffers, wetlands and drainage wayleaves as protected areas. - Restrict or condition development in mapped flood-prone zones. - Require minimum finished-floor levels, safe access and on-site stormwater retention in low-lying areas. - Limit excessive plot coverage and require pervious surfaces in new developments.	- Prepare a municipal stormwater drainage plan. - Upgrade primary and secondary drains and the 15 Priority Drainage Road and provide regular desilting and maintenance. - Use detention ponds, bioswales, infiltration trenches, culverts and well-designed outfalls. - Restore riverbanks and wetlands to improve natural flood regulation. - Develop diversion channels where necessary to redirect stormwater away from residential areas toward approved outfalls, natural drainage systems, Manguo Wetland and the Gathara River / Ewaso Narok River corridors. - Provide localized flood protection works along vulnerable riverbanks where technically justified.	- Establish a flood early-warning and evacuation protocol. - Create an emergency response and recovery fund. - Remove encroachments from drainage wayleaves through lawful enforcement and public engagement. - Use the flood susceptibility map to prioritize drainage investments, inspections and emergency response planning. - Restore wetlands within the municipality to enhance natural surface water management & run off
Cold waves	High	- Encourage building designs that improve thermal comfort and ventilation without compromising indoor warmth. - Prioritize upgrading of vulnerable housing in low-income areas. - Require safe site planning that minimizes dampness	- Promote basic insulation, improved roofing and moisture control in housing improvement programmes. - Integrating insulated ceiling like gypsum boards to reduce heat loss through the roof - Enhancing solar absorption through adjustment of building orientation to maximize solar exposure - Promoting the use of clean energy solutions for indoor heating such as	- Integrate cold-wave advisories into municipal communication systems. - Identify vulnerable households and institutions for targeted support during severe cold events. - Conduct community health campaigns to sensitize residents on health challenges arising from cold waves such as asthma, hypothermia, and rheumatoid arthritis among other conditions

Hazard	Risk	Zoning and development control	Infrastructure and nature-based measures	Institutional resilience measures
		and flooding-related cold exposure.	- biomass briquettes to minimize risks of carbon monoxide poisoning due to use of charcoal - Ensure schools, health facilities and community buildings can serve vulnerable groups during extreme events.	Sensitize farmers on frost-resistant crop varieties such as H612D maize, vates kale, and nyota beans among others
Extreme heat	High	- Require landscape plans and minimum tree-planting standards for new developments. - Protect open spaces, river corridors and neighbourhood green buffers. - Apply setbacks and building orientation standards that promote airflow and shading. - Encourage cool roofs, reflective external finishes and climate-sensitive materials.	- Implement street-tree planting and shaded pedestrian corridors. - Restore urban rivers and water features where feasible. - Increase pervious surfaces and reduce heat-retaining hardscapes in public spaces.	- Develop a municipal greening programme with KFS and community groups. - Integrate heat-risk considerations into building inspection and public health messaging. - Prioritize greening in high-density and low-canopy neighbourhoods.
Drought and water stress	Medium	- Require rainwater harvesting for appropriate building typologies. - Promote drought-resistant landscaping and water-efficient site design. - Protect recharge areas, riparian corridors and water infrastructure reserves.	- Invest in wastewater treatment and safe reuse options. - Promote community and institutional water storage. - Support small-scale farmers with water-efficient irrigation and agroforestry practices.	- Develop water-demand management measures and public awareness. - Use weather information to support farming and water-use decisions. - Explore crop-insurance and livelihood support mechanisms for vulnerable farmers.

Hazard	Risk	Zoning and development control	Infrastructure and nature-based measures	Institutional resilience measures
		Control activities that degrade water sources, including inappropriate planting along riparian zones.		
Landslides and erosion	Low/localized	- Require site-specific assessment for development on steep, unstable or erosion-prone land. - Restrict development on unstable slopes and protect natural vegetation on erosion-prone sites. - Control cut-and-fill activities through development permits.	- Use gabions, terracing, vegetation and engineered drainage where erosion risks are confirmed. - Prevent stormwater discharge onto unstable slopes or neighbouring plots.	- Maintain a municipal register of localized erosion hotspots. - Coordinate enforcement with environment, roads and disaster-risk offices.

The strategies outlined provide the basis for integrating climate adaptation into zoning, development control, infrastructure planning and municipal management. Priority should be given to flood-prone areas, wetland and riparian interfaces, low-canopy neighbourhoods, vulnerable housing areas and disturbed quarry / dumpsite sites. The following sections provide additional guidance on key resilience interventions, including Manguo Wetland restoration, urban greening, low-impact development and implementation programming.

7.2 Manguo Wetland Restoration Strategy

Manguo Wetland is a critical ecological and climate-resilience asset within Nyahururu Municipality. It supports flood regulation, biodiversity, carbon storage, water filtration and ecological connectivity. The climate assessment identifies Manguo Wetland as a key restoration area due to pollution, surrounding development pressure and its role in natural surface water management.

The proposed restoration measures include:

- ❖ Demarcating and enforcing the wetland buffer and no-build areas;
- ❖ Preventing dumping, filling, encroachment and uncontrolled discharge into the wetland;
- ❖ Introducing native vegetation to restore wetland ecology and biodiversity;
- ❖ Rehabilitating degraded wetland soils through appropriate organic matter improvement;
- ❖ Assessing and managing invasive species that may affect wetland function;
- ❖ Establishing vegetated buffer strips to filter runoff, reduce erosion and improve habitat quality;
- ❖ Maintaining and improving pollutant-filtering interventions along wetland channels;
- ❖ Controlling development along Manguo and Block 7 wetland interfaces through conservation overlays and lower development intensity;
- ❖ Undertaking community sensitization on wetland protection; and
- ❖ Coordinating restoration with County Environment, WRA, NEMA, the Municipality and local communities.

Manguo Wetland shall be treated as both a **conservation zone** and a **climate-resilience infrastructure asset**.

7.3 Urban Greening and the 3–30–300 Strategy

The 3–30–300 greening principle promotes visibility of at least three trees from every home, a target of 30 percent tree canopy per neighbourhood, and access to green space within a walkable distance. For Nyahururu, the assessment indicates that the municipality has approximately 14 percent tree canopy, equivalent to about 2 km² of tree cover, while riparian vegetation covers approximately 0.3 km², or about 30 hectares.

Although achieving universal access to green space within 90 metres may be difficult in already built-up areas, the municipality can progressively increase tree cover and neighbourhood greening through planning and development control.

One of the core resilience strategies is to green the municipality and increase pervious surfaces, thereby promoting a “**sponge municipality**” approach. This should be achieved through enforcement of the zoning and development control framework, mandatory submission of site

plans with building applications, protection of riparian and wetland buffers, and tree planting within plots, road reserves, institutions and public spaces.

Key actions include:

- ❖ Emphasizing on at least three appropriate trees or equivalent landscape contribution in low- and medium-density residential plots, public institutions and new developments where space allows.
- ❖ Progressively increase neighbourhood tree canopy toward 30 percent, using road reserves, riparian buffers, public facilities, schools, markets and open spaces.
- ❖ Prepare a municipal tree species guide with the Kenya Forest Service and relevant environment agencies, emphasizing indigenous or climate-suitable species that do not damage foundations, services or drainage infrastructure.
- ❖ Introduce green-certified site plans and fast-track incentives for developments that exceed approved greening, stormwater and open-space standards.
- ❖ Undertake routine inspection to ensure approved landscape plans are implemented and maintained after development approval.
- ❖ Recommending trees, through the Kenya Forest Service (KFS), that are home friendly and does not pose a threat to structural integrity of key infrastructure.
- ❖ Proposing to the local government to incentivize tree planting in neighborhoods. For example, new developments with detailed landscaping plan featuring trees could have development approval fast-tracked in the planning department
- ❖ Partnering with KFS to enable residents to receive up to 3 free tree seedlings upon presenting a green-certified site plan from the municipality planning department in collaboration with the environment and climate change department.
- ❖ Civic recognition through awards and green certification for clean neighborhoods with high tree canopy which could attract more investors to such estates

7.4 Green Building and Low-Impact Development Strategy

Green building and low-impact development approaches shall be integrated into development application, review, approval and inspection processes. The objective is to reduce environmental impact, improve resource efficiency, manage stormwater, enhance thermal comfort and support climate-resilient urban growth. Development applications should, where applicable, demonstrate:

- ❖ Climate-responsive site planning, including plot coverage, paved areas, pervious surfaces, drainage flows and tree planting;
- ❖ Rainwater harvesting and water storage;

- ❖ Passive design, including orientation, shading, daylighting, cross-ventilation and roof design;
- ❖ Materials and finishes that reduce excessive heat absorption while maintaining thermal comfort during cold periods;
- ❖ Cool roofs, shaded parking areas and reduced hard standing in high-density, commercial and institutional developments;
- ❖ On-site stormwater management through soak pits, infiltration trenches, rain gardens, detention areas and safe discharge points;
- ❖ Water-efficient fixtures, greywater reuse where safe and drought-resistant landscaping;
- ❖ Energy-efficient lighting and appliances in public, commercial and institutional buildings;
- ❖ Protection of existing trees and replacement planting where removal is unavoidable; and
- ❖ Compliance with approved landscape and site plans during implementation.

Green building requirements should be applied progressively, beginning with public buildings, major commercial developments, institutions, high-density residential projects and developments in environmentally sensitive areas.

7.5 Climate Resilience Implementation Matrix

Implementation of the climate adaptation and resilience strategies will require coordination among the Municipality, County departments, national agencies, utility providers, communities and private developers. It will also require strengthening climate literacy, early-warning systems and community preparedness.

Community engagement revealed that some residents have limited awareness of climate change impacts and appropriate response measures. Targeted sensitization campaigns, localized climate action planning, public health messaging and collaboration with the Kenya Meteorological Department will be necessary to improve preparedness and adaptive capacity.

Table 35: Climate Resilience Implementation Matrix

Hazard	Implementation Strategy	Key Action	Actors	Timeline (Years)			Required Resources
				0-2	3-5	5-10	
Flood	- Formulation of Nyahururu Municipality flood management plan - Enforcing proposed zoning and regulatory frameworks - Approaching proposed infrastructure and nature-based measures	- Expounding on risk and vulnerability assessment - Routine stormwater drains clearance and wayleave enforcement. - Launch public awareness on flooding, greening and water conservation. - Request for landscape, stormwater and rainwater-harvesting details in approvals. - Establishment of an early-warning and evacuation plan - Community sensitization	- County Government of Laikipia - Nyahururu Municipality Administration - Nyahururu Municipality Residents				- Infrastructure funding - Technical expertise - Community mobilization funding
Cold Waves	- Enforcing proposed zoning and regulatory frameworks - Approaching proposed infrastructure and nature-based measures	- Identifying vulnerable population - Enhancing health access during cold periods - Availing frost-resistant crop varieties to farmers at an affordable cost	- County Government of Laikipia - Nyahururu Municipality Administration - Nyahururu Municipality Residents				- Health facilities across neighborhoods - Community sensitization funding
Extreme Heat	- Enforcing proposed zoning and regulatory frameworks - Approaching proposed infrastructure and nature-based measures	- Increasing green spaces within the municipality - Collaborating with private property owners and agreeing into private owned public spaces - Identifying and monitoring vulnerable population - Promoting wetland restoration initiatives	- County Government of Laikipia - Nyahururu Municipality Administration - Nyahururu Municipality Residents				- Budget for urban restoration projects - Partnerships with private entities - Funding for community sensitization and engagement

Hazard	Implementation Strategy	Key Action	Actors	Timeline (Years)			Required Resources
				0-2	3-5	5-10	
Drought	- Formulation of a drought management framework - Enforcing proposed zoning and regulatory frameworks - Approaching proposed infrastructure and nature-based measures	- Implement sustainable water use across the municipality - Monitoring water resources - Training farmers on sustainable water practices	- County Government of Laikipia - Nyahururu Municipality Administration				- Technical support to farmers - Funding for water storage infrastructure

7.6 Climate Resilience Monitoring Indicators

Climate resilience actions shall be monitored to determine whether the municipality is reducing exposure to hazards and improving adaptive capacity. Detailed reporting shall be integrated into the broader Monitoring and Evaluation Framework in Chapter Nine.

Table 36: Climate Resilience Monitoring Indicators

Hazard	Mitigation Measures	Monitoring Indicators	Monitoring Frequency	Responsibility	Means of Verification
Floods	- Preparing a municipal stormwater drainage plan. - Upgrading primary and secondary drains and provide regular desilting and maintenance. - Using detention ponds, bioswales, infiltration trenches, culverts and well-designed outfalls. - Restoring riverbanks and wetlands to improve natural flood regulation. - Developing diversion channels to redirect water from residential areas toward the main rivers	- Number of people protected from flooding incidents - Efficiency of stormwater drains in neighborhoods - Reduction of economic losses per flooding event - Response time of early warning system - Approximate area of restored riparian land.	- Quarterly - Annually	- County Government of Laikipia - Lead Municipality departments in urban planning, environment, and climate change	- GIS Mapping of flooding extents - Post-flooding rapid damage assessment - Approximate area of restored wetland

Hazard	Mitigation Measures	Monitoring Indicators	Monitoring Frequency	Responsibility	Means of Verification
	within the municipality i.e. Nanyuki River and Likii River. Constructing high-capacity dykes along the river banks to prevent spillovers during heavy rains.				
Cold Waves	- Promote basic insulation, improved roofing and moisture control in housing improvement programmes. - Integrating insulated ceiling like gypsum boards to reduce heat loss through the roof - Enhancing solar absorption through adjustment of building orientation to maximize solar exposure - Promoting the use of clean energy solutions for indoor heating such as biomass briquettes to minimize risks of carbon monoxide poisoning due to use of charcoal - Ensure schools, health facilities and community buildings can serve vulnerable groups during extreme events. - Cultivation of frost-resistant crop varieties	- Temperature fluctuations on days and nights - Percentage of buildings retrofitted - Rate of cold weather-related hospitalization and/or mortality	- Quarterly - Annually	- County Government of Laikipia - Department of health - Nyahururu Municipality administration	- Hospital admission logs - Community level of preparedness - Transition from charcoal to clean energy sources such as biomass - Sales log of frost-resistant crop variety seeds
Extreme Heat	Implementing street-tree planting and shaded pedestrian corridors.	Daily temperatures and humidity levels	- Quarterly - Annually	County Government of Laikipia	Land Use Land Cover (LULC) change assessment using GIS

Hazard	Mitigation Measures	Monitoring Indicators	Monitoring Frequency	Responsibility	Means of Verification
	- Restore urban rivers and water features where feasible. - Increasing pervious surfaces and reduce heat-retaining hardscapes in public spaces. - Protecting open spaces, river corridors and neighbourhood green buffers. - Applying setbacks and building orientation standards that promote airflow and shading.	- Percentage tree canopy in the neighborhoods and the municipality - Urban heat island effects - Number of tree seedlings supplied to local residents for planting - Number of green-certified site plans and architectural drawings		- Departments of Urban Planning, Environment, and Climate Change - Department of health	- UHI Effect assessment using GIS - Change in percentage urban tree canopy
Drought	- Promoting rainwater harvesting for appropriate building typologies. - Promote drought-resistant landscaping and water-efficient site design. - Protect recharge areas, riparian corridors and water infrastructure reserves. - Control activities that degrade water sources, including inappropriate - Cultivation of drought-resistant crops - Enforcing sustainable water use policies.	- Soil moisture content - Adequacy of community water storage infrastructure - Groundwater levels - Water demand and usage in urban and agricultural areas - Areas with drought-resistant trees and crops planted	- Monthly - Quarterly - Annually	- County Government of Laikipia - Departments of Urban Planning, Environment, and Climate Change - Department of water and sanitation	- Change in water consumption rates in urban and agricultural areas - Remote sensing/Normalized Difference Vegetative Index (NDVI) for crop and vegetation health - Hydrological assessment of groundwater levels and other water sources including rivers - Agricultural yields per harvesting season

Climate change adaptation and resilience are central to the implementation of the Nyahururu Municipality Zoning Plan. The municipality's exposure to flooding, cold waves, extreme heat, drought and localized erosion requires coordinated action through zoning, development control, infrastructure upgrading, wetland restoration, urban greening and public sensitization. The success of this chapter will depend on integrating climate considerations into development approvals, protecting natural systems, upgrading vulnerable infrastructure, supporting community action and monitoring measurable resilience outcomes over time.

CHAPTER EIGHT: GOVERNANCE & INSTITUTIONAL FRAMEWORK

This chapter outlines the institutional arrangements, staffing capacity and governance measures required to implement the Nyahururu Municipality Zoning Plan effectively.

8.1 Governance & Management of the Municipality Institutional Structure

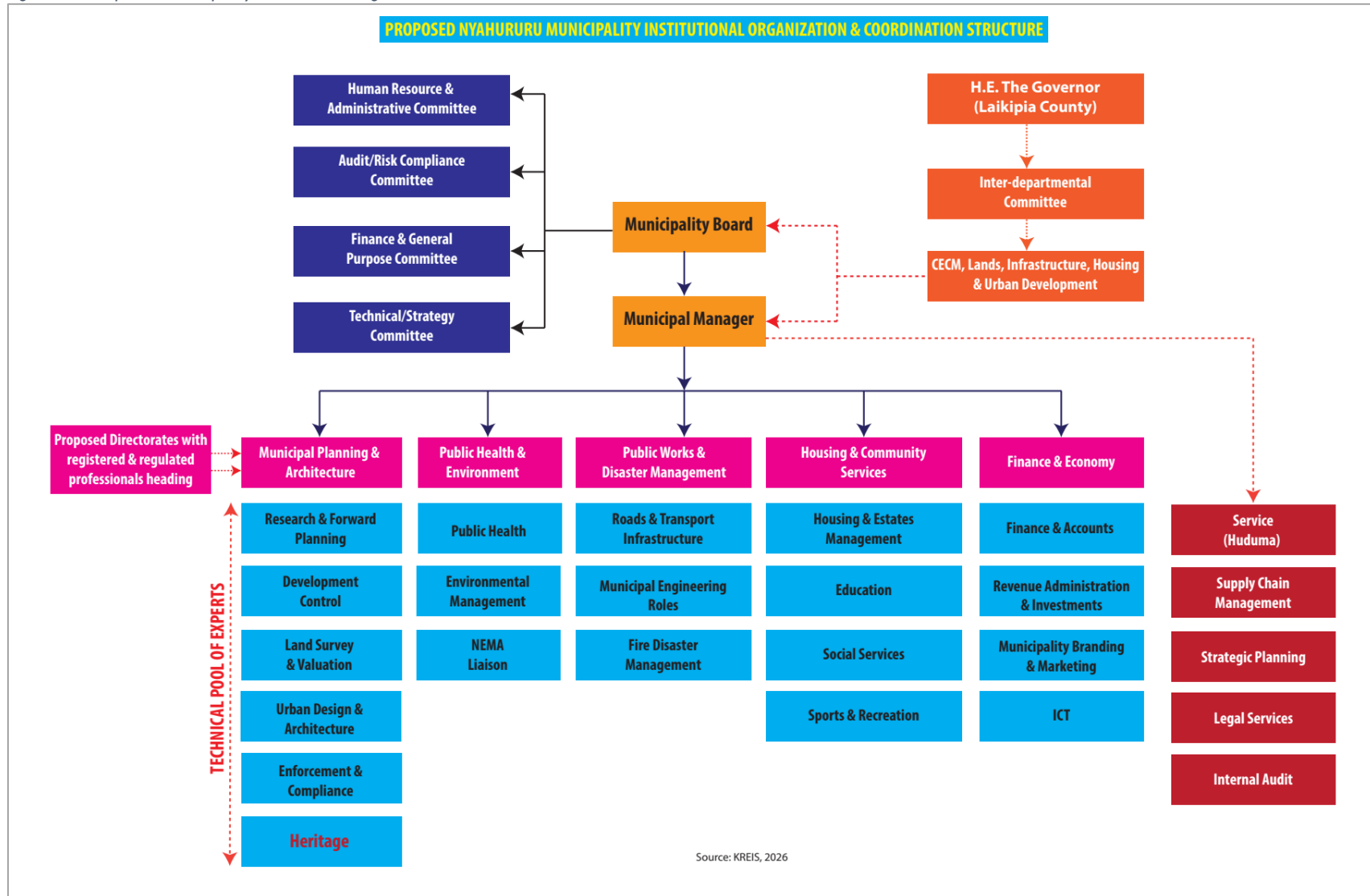
Implementation of the Nyahururu Municipality Zoning Plan will require a clear, coordinated and accountable governance framework. Although the Municipality operates within the devolved structure of the County Government of Laikipia, its urban management mandate requires day-to-day operational capacity, technical coordination and predictable decision-making. The institutional framework should therefore allow the Municipality to exercise delegated urban management functions while remaining aligned to County policies, budgets, legislation and sectoral programmes.

The relationship between the County Government and the Municipality should be structured around subsidiarity, coordination and accountability. The County Executive Committee Member responsible for lands, housing, physical planning and urban development should serve as the principal policy link between the County Executive, the Municipal Board and the Municipal Manager. This will ensure that zoning implementation, development control, infrastructure programming, revenue administration and urban service delivery are coordinated with County priorities and the Laikipia County Spatial Plan.

To avoid duplication and institutional gaps, the Municipality should establish a standing interdepartmental technical coordination mechanism bringing together physical planning, land administration, survey, roads and drainage, water and sewerage, environment, public health, disaster risk management, finance, legal services, housing, community services and relevant national agencies. This mechanism should review major development applications, infrastructure-linked approvals, Special Planning Areas, environmental safeguards, enforcement cases and plan amendments before they are escalated for formal decision-making by the Municipal Manager, the Municipal Board or the County Government, as applicable.

Within this arrangement, the Municipal Board should provide policy oversight, the Municipal Manager should coordinate administration and implementation, and the technical departments should provide professional advice, inspection, enforcement and records management. The proposed coordination structure below illustrates the institutional linkages required to operationalize the zoning plan.

Figure 15: Proposed Municipality Institutional Organization and Coordination Structure



8.2 Staffing & Capacity Requirements

Effective zoning implementation will require a phased strengthening of municipal technical capacity. The Municipality should prioritize a lean but competent core team for development control, GIS records, inspection, enforcement, environmental review, infrastructure coordination, revenue administration and community engagement. The staffing proposals below identify the minimum functional capacity required for a municipality experiencing rapid urban growth and complex land use transitions.

8.2.1 Municipal Planning & Architecture Department

This department should serve as the technical anchor for zoning interpretation, development control, building plan review, GIS mapping, land use monitoring, urban design, subdivision control, enforcement coordination and advisory services to the Municipal Manager and the Municipal Board. It should be headed by a registered and practising Physical and Land Use Planner with adequate post-qualification experience and supported by physical planners, an architect, land surveyors, valuers, municipal engineers, GIS personnel and building inspectorate officers.

The department should maintain the official zoning map, parcel-linked development-control register, approval/refusal records, inspection records, enforcement register and records of approved variations or amendments. It should also coordinate technical circulation of development applications to relevant departments and agencies, and ensure that every approval is tied to measurable conditions, inspection stages and compliance certification.

8.2.2 Public Health & Environment Department

This department should review development applications from the perspective of public health, environmental safety, sanitation, waste management, noise control, food premises, occupational health and climate-sensitive site planning. At a minimum, the Municipality should have qualified environmental officers registered by NEMA, public health officers and officers with capacity to support environmental compliance monitoring, public health inspections and implementation of greening and climate-resilience actions.

8.2.3 Public Works & Disaster Management Department

This department should provide technical review and supervision relating to roads, access, drainage, stormwater management, public works, fire safety, disaster preparedness, structural safety interfaces and infrastructure-linked development approvals. It should be led by a qualified engineer and supported by civil engineering, construction management, disaster risk management and inspection capacity. The department should work closely with the Planning and Architecture Department to ensure that densification is approved only where road access,

stormwater drainage, water, sewerage, fire access and solid-waste systems are adequate or can be upgraded.

8.2.4 Housing & Community Services Department

This department should coordinate municipal housing, community facilities, public buildings, social services, markets, public open spaces, sports and recreation, and neighbourhood-level service delivery. It should support the protection and improvement of public-purpose land, recreational land, cemeteries, markets, schools, health facilities, community halls and other public assets identified in the zoning plan. The department should also coordinate with relevant County departments to localize social infrastructure priorities within the Municipality.

8.2.5 Finance & Economy Department

This department should coordinate budgeting, expenditure planning, local economic development support, municipal revenue administration, investment promotion, asset management and financial reporting. Its role is central to implementation because development control, infrastructure maintenance, enforcement, GIS systems and public participation require predictable annual financing. The department should also support identification of own-source revenue streams linked to building approvals, outdoor advertising, parking, markets, business permits, land-based revenues and other lawful municipal charges.

The department should work with the Municipal Manager and the Municipal Board to prepare annual implementation budgets, align priority actions with the County budget process, and use zoning data to improve revenue planning. Municipal branding, digital communication and investment promotion should be localized to Nyahururu's strengths in commerce, tourism associated with Thomson's Falls, agricultural services, railway-linked logistics and its gateway role to the wider Laikipia, Aberdare and Lake Ol Bolossat landscape.

8.3 Critical Issues of Municipal Management and Governance

Implementation risks should be addressed at the beginning of the plan period rather than after zoning conflicts have occurred. The first critical issue is clarity of mandate. Development control, revenue administration, public works, market management, environmental health, waste management and community services may be handled by different county and municipal structures unless functions are expressly delegated, documented and operationalized through internal procedures.

The second issue is financial sustainability. Municipal boards and urban institutions in Kenya have often been established with support from externally financed urban programmes, yet long-term viability depends on predictable own-source revenue, approved annual budgets and the ability to link collected revenues to urban service delivery. Nyahururu Municipality should therefore

prepare a realistic revenue improvement and expenditure plan tied to development approvals, business activity, parking, markets, outdoor advertising, asset management and other lawful revenue streams.

The third issue is technical and enforcement capacity. The zoning plan will only be effective if the Municipality can screen applications, interpret zoning boundaries, undertake technical circulation, conduct inspections, issue enforcement notices, maintain records and defend decisions during appeals. This requires professional staffing, vehicles and field equipment, GIS capability, standard operating procedures, legal support and a reliable development-control register.

The fourth issue is institutional continuity and public confidence. Changes in political leadership should not result in arbitrary changes to the plan, the Municipal Board or technical decisions. The Municipality should therefore institutionalize public reporting, transparent decision-making, published service timelines, annual implementation reviews and a clear procedure for plan amendments. This will protect the credibility of the zoning plan and give investors and residents confidence that land use decisions are predictable and rule-based.

Finally, implementation should be supported by a six-month operationalization programme covering adoption of the plan, publication of the zoning map, establishment of the GIS-linked approvals register, staff orientation, public sensitization, technical circulation protocols, enforcement tools and preparation of the first annual work plan.

CHAPTER NINE: MONITORING & EVALUATION FRAMEWORK

Monitoring and evaluation (M&E) will provide the Municipality with a continuous evidence base for determining whether the zoning regulations are being implemented, whether development approvals are consistent with the adopted plan, and whether the regulations are producing the intended outcomes of orderly growth, reduced land-use conflict, improved infrastructure coordination, environmental protection, climate resilience and enhanced municipal revenue.

The M&E framework should be embedded within normal development-control administration. Every application, approval, refusal, technical circulation, inspection, enforcement notice, occupation certificate, change of use, subdivision, public complaint and plan amendment should become part of the data used to measure implementation performance. This will make M&E a management tool rather than a periodic reporting exercise.

9.1 Results Chain

The results chain links the resources required to implement the zoning plan to the activities, outputs, outcomes and long-term impacts expected over the **2026–2036** planning horizon. It provides the logical basis for selecting indicators and assigning institutional responsibility.

Result Level	Description
Inputs	Approved zoning plan, GIS database, staff, budget, development-control forms, inspection tools, public participation mechanisms and sector agency coordination.
Activities	Permit screening, technical circulation, public notice, plan approval, inspections, enforcement, GIS updates, reporting and plan review.
Outputs	Approved/refused applications, compliance certificates, occupation certificates, updated zoning register, protected public land, resolved complaints and enforcement actions.
Outcomes	Reduced incompatible land uses, better-serviced densification, improved neighbourhood character management, protected environmental assets and more predictable approvals.
Impact	A compact, resilient, inclusive and economically productive Nyahururu Municipality whose growth aligns with the 2026–2036 zoning plan.

9.2 Institutional Responsibilities

Successful monitoring will require shared responsibility across the Municipal Board, Municipal Manager, County departments, technical agencies and community structures. The table below

clarifies the core roles of the main actors and should be used to prepare annual work plans and accountability reports.

Institution / Actor	Core M&E Responsibility
Municipal Board / Municipal Manager	Provide policy oversight, approve annual implementation reports, coordinate municipal services and champion public communication.
County Director of Physical and Land Use Planning / Municipal Planner	Lead plan interpretation, zoning compliance screening, technical circulation, development-control register, GIS updates and periodic review.
Development Control Committee / Technical Circulation Team	Review applications, apply zone standards, issue technical comments, recommend approval/refusal and track conditions.
Building Inspectors and Enforcement Officers	Undertake site inspections, verify compliance with approved drawings, issue enforcement notices and support occupation/compliance certification.
Survey, Lands and NLC Offices	Support land-status verification, subdivision/amalgamation controls, public land protection, wayleave/easement registration and lease-condition review.
NYAHUWASCO and Utility Agencies	Confirm water, sewer, drainage, power and utility capacity before approval of higher-intensity developments.
NEMA, WRA, NCA, Fire, Roads and Other Sector Agencies	Provide sector approvals, technical comments, environmental safeguards, building compliance, fire safety and access management.
Residents, Businesses and Neighbourhood Committees	Participate in plan review, report violations, validate neighbourhood priorities and monitor service-delivery commitments.

9.3 Monitoring Indicators

The indicators below should be treated as minimum performance measures. Baselines should be confirmed in the first year of implementation and progressively updated through the GIS-linked approvals register, inspection records, enforcement records, infrastructure audits, public land audits, climate-resilience monitoring and annual implementation reports.

Theme	Indicator	Baseline	Target	Responsibility	Frequency	Means of Verification
Plan administration	Functional GIS-linked zoning and approvals register established	No integrated register	Register operational and updated monthly	Municipal Planner / GIS Officer	Monthly	Register printout, GIS dashboard, permit files
Permit efficiency	Share of applications processed within adopted service timelines	To be established in Year 1	At least 80% processed within timelines by Year 3	Municipal Planning Office	Quarterly	Application register, circulation sheets, approval/refusal notices
Zoning compliance	Share of approvals consistent with adopted zoning map and regulations	To be established	100% of approvals screened against zoning map	Development Control Committee	Quarterly	Technical reports, zoning compliance checklist
Public participation	Number of qualifying applications publicly notified and comments recorded	Variable	100% of qualifying applications notified	Municipal Planner / Public Participation Office	Quarterly	Notices, attendance records, comment matrices
Infrastructure-linked approvals	Share of high-density / mixed-use / industrial approvals with water, sewer, drainage and access confirmation	To be established	100% of major approvals include utility confirmation	Municipality, NYAHUWASCO, roads and utility agencies	Quarterly	Utility letters, approval conditions, inspection reports
Environmental protection	Number of riparian, wetland, wayleave and public open-space encroachments identified and acted upon	To be established by GIS audit	All identified cases recorded and action plan prepared	Municipality, WRA, NEMA, Enforcement Team	Biannually	GIS audit, enforcement notices, restoration reports
Public land protection	Mapped public purpose / recreation / utility parcels secured from incompatible conversion	Incomplete mapping	All public parcels mapped and status verified by Year 2	Lands, NLC, Municipality	Annually	Parcel audit, registry search, GIS layer

Theme	Indicator	Baseline	Target	Responsibility	Frequency	Means of Verification
Densification management	Number of high-density approvals located in designated serviced nodes / corridors	To be established	Progressive concentration in planned high-density areas	Municipal Planner	Annually	Permit data, zoning map overlay, infrastructure map
Residential character	Number of complaints relating to incompatible commercial activity in residential zones	To be established	Declining trend after Year 3	Municipality / Neighbourhood Committees	Quarterly	Complaint register, enforcement records
Industrial controls	Industrial approvals with buffers, waste, loading, access and emissions conditions	To be established	100% of industrial approvals conditioned and inspected	Planning, NEMA, Fire, Public Health	Quarterly	Approval conditions, inspection reports
Climate resilience	Drainage / flood-risk conditions included in approvals in flood-prone neighbourhoods	To be established	100% of approvals in mapped flood-risk areas include drainage safeguards	Municipality, Roads, Environment Office	Quarterly	Approval conditions, drainage plans, site inspection reports
Enforcement	Number of inspections, enforcement notices, compliance certificates and occupation certificates issued	To be established in Year 1	Annual increase in proactive inspections and timely closure of violations	Enforcement Team	Monthly / Quarterly	Inspection register, notices, compliance certificates
Revenue and cost recovery	Development-control fees, penalties and compliance-related revenue collected	To be established	Improved collection linked to transparent approval process	Municipality / County Finance	Quarterly	Revenue reports, permit records
Plan learning	Annual implementation report prepared and adopted	Not routine	One report prepared every financial year	Municipal Manager / Planning Office	Annually	Annual zoning implementation report
Plan review	Mid-term and end-term review undertaken	Plan newly adopted	Mid-term review by 2030/2031; end-term review by 2035/2036	County and Municipality	Milestone	Review reports, public participation records

9.4 Reporting, Review and Learning

- a) Monthly Technical Updates: Prepared by the Municipal Planning Office to capture applications received, approvals and refusals issued, technical circulations pending, inspections undertaken, enforcement matters, GIS updates, complaints received and decisions requiring escalation.
- b) Quarterly Implementation Reports: Submitted to the Municipal Manager, Municipal Board and County Department responsible for physical and land use planning, summarizing progress against indicators, emerging development trends, service-delivery bottlenecks, enforcement issues and recommended corrective actions.
- c) Annual Zoning Implementation Report: Prepared as a public-facing report showing land-use changes, development approvals, infrastructure-linked conditions, environmental safeguards, public land status, revenue implications, enforcement outcomes, climate-resilience actions and proposed regulatory adjustments.
- d) Mid-Term Review: Undertaken around 2030/2031 to determine whether zoning boundaries, density controls, Special Planning Area boundaries, infrastructure priorities, environmental safeguards and development standards remain responsive to growth trends and stakeholder needs.
- e) End-Term Review: Undertaken around 2035/2036 to evaluate overall plan performance, document lessons learnt and guide preparation of the next zoning plan and associated land use, density, infrastructure and governance framework.

9.5 Risk Management and Corrective Action

Risk management should be integrated into routine implementation. Whenever monitoring reveals non-compliance, infrastructure stress, institutional delay, public dissatisfaction or environmental degradation, the Municipality should assign corrective action, identify the responsible office and track implementation until the issue is resolved.

Risk	Likely Effect	Corrective Action
Weak enforcement capacity	Uncontrolled land-use change and loss of public confidence	Create an enforcement team, provide inspection tools, maintain a violation register and prioritize high-risk sites.
Infrastructure lag behind approvals	Overloaded sewer, roads, drainage and water supply	Tie approvals to utility confirmation and require developers to provide or contribute to required upgrades.
Political pressure and ad hoc approvals	Inconsistent decisions and erosion of zoning credibility	Use transparent checklists, technical circulation, published decisions and appeal procedures.

Risk	Likely Effect	Corrective Action
Public land encroachment	Loss of parks, schools, markets, wayleaves and utility land	Undertake GIS parcel audit, register public reservations and enforce recovery/restoration through due process.
Flooding and climate hazards	Damage to property, roads and public health	Map flood-risk areas, enforce riparian / drainage buffers and require stormwater controls for approvals.
Data fragmentation	Inability to monitor implementation	Maintain one GIS-linked register and require all departments to update approval, inspection and enforcement data.
Community resistance	Delay in approvals or plan implementation	Strengthen neighbourhood engagement, publish rationale for decisions and provide accessible complaint mechanisms.

The M&E framework should be reviewed annually to ensure that the indicators remain practical, measurable and aligned to municipal capacity. Where performance targets are not being met, the Municipal Manager should table corrective measures before the Municipal Board and the relevant County Department for action.

CHAPTER TEN: CONCLUSION & RECOMMENDATIONS

10.1 Conclusion

Nyahururu Municipality is undergoing a significant urban transition. Its growth is being driven by commerce, tourism associated with Thomson's Falls, railway-linked logistics, residential demand, agricultural service functions, rural-urban migration and increasing pressure on land near the CBD and major transport corridors. Without a clear regulatory framework, these forces may generate incompatible land uses, fragmented subdivisions, infrastructure overload, loss of public land, environmental degradation and conflict between investors and residents.

The proposed land use regulations provide a practical bridge between the situational analysis and day-to-day development control. They recognize that Nyahururu cannot be managed through rigid single-use zoning alone. The Municipality requires controlled flexibility: residential neighbourhoods may accommodate small professional and community services where character is preserved; commercial and mixed-use corridors may intensify where infrastructure supports them; service-industrial and railway-support functions may be encouraged where buffers and environmental controls are adequate; and sensitive ecological, public-purpose and strategic infrastructure areas must be firmly protected.

The regulations should therefore be implemented as a living management instrument, supported by GIS data, clear permit procedures, transparent public participation, enforceable approval conditions and regular monitoring. If adopted and consistently applied, they will help Nyahururu guide growth towards compactness, resilience, economic productivity, neighbourhood livability and protection of public and environmental assets.

10.2 Recommendations

The following recommendations are proposed to support adoption, operationalization and sustained implementation of the Nyahururu Municipality Zoning Plan.

10.2.1 Adopt a Hybrid Zoning Model

- a) Adopt the proposed zoning categories and zone codes as the primary basis for land use management, but apply them through permitted, compatible, conditional and prohibited-use classifications.
- b) Use neighbourhood character, infrastructure capacity, environmental sensitivity and public interest as the approval tests for compatible and conditional uses.

10.2.2 Strengthen Development Control Administration

- a) Operationalize standard application checklists for change of use, subdivision, amalgamation, densification, building plans, Special Planning Areas and environmentally sensitive developments.

b) Institute mandatory technical circulation for major applications involving higher density, mixed use, public facilities, petrol stations, industry, night clubs, strategic infrastructure, railway-related areas, flood-prone areas and riparian zones.

c) Require every approval to state measurable conditions, commencement requirements, inspection stages and occupation or compliance certification requirements.

10.2.3 Link Densification to Infrastructure

a) Prioritize high-density and mixed-use development within the CBD, planned CBD extension areas, designated BCR frontages and serviced corridors where road access, water, sewerage, drainage, solid-waste management and emergency access can support additional intensity.

b) Defer or condition high-density approvals in areas without adequate sewerage, stormwater drainage, road access, water supply, fire access and solid-waste management capacity.

c) Use approval conditions, development contributions or negotiated infrastructure upgrades where private development creates additional service demand.

10.2.4 Protect Residential Neighbourhood Character

a) Permit professional offices and small service uses in single-dwelling or controlled residential areas only where the residential building typology, height, frontage, signage, parking arrangement and operating character are retained.

b) Prevent unplanned strip commercial development along interior residential estate roads and reserve commercial intensification for appropriate centres, nodes and corridors.

c) Apply transition controls where commercial, high-density or mixed-use areas meet lower-density neighbourhoods such as Asian Estate, Old Muthaiga, Site Phase II, Chemichemi / John Paul and Kichinjio / Lewis.

10.2.5 Secure Public Land and Public Facilities

a) Undertake a GIS-based audit of all public-purpose, recreational, school, health, utility, road, cemetery, market, open-space and wayleave land within the Municipality.

b) Protect, recover and regularize public land through due process and ensure that all public assets are reflected in the municipal GIS and development-control register.

10.2.6 Protect Environmental and Climate-Sensitive Areas

a) Delineate riparian reserves, wetlands, drainage corridors and flood-prone areas and treat them as enforceable no-build or restricted-use areas.

b) Require stormwater-management and climate-responsive site planning measures for all developments in flood-prone neighbourhoods and areas with poor drainage.

c) Promote urban greening, tree retention, public parks, green corridors, permeable surfaces and climate-sensitive building design.

d) Prioritize protection and restoration of Manguo Wetland, Thomson's Falls environs, Gathara River / Ewaso Narok River corridors, riparian buffers, quarry rehabilitation areas and the municipal dumpsite / quarry area.

10.2.7 Use Special Planning Areas Strategically

a) Declare Special Planning Areas only where ordinary zoning cannot adequately resolve complex planning, tenure, infrastructure, environmental or redevelopment issues.

b) Prioritize Special Planning Areas for Huruma, Siberia and unplanned Maina regularization; Manguo / Block 7 wetland interface management; Gathara River / Ewaso Narok riparian corridors; railway / logistics corridor; and public land recovery areas.

c) Ensure every Special Planning Area has a boundary map, interim controls, public participation plan, implementation programme and time-bound review framework.

10.2.8 Institutionalize Monitoring and Review

a) Prepare quarterly and annual zoning implementation reports using the indicators provided in the M&E chapter.

b) Maintain a public-facing register of major approvals, refusals, enforcement notices, plan amendments and Special Planning Area declarations.

c) Integrate and digitize land records, zoning maps and development approvals so that all decisions are referenced to a GIS-linked parcel and approvals register.

d) Undertake a mid-term review around **2030/2031** and an end-term review around **2035/2036** to assess implementation and guide the next planning cycle.

10.2.9 Update cadastral data for the municipality

For effective development control in the municipality, the County Government and the municipality, the department of survey, lands and NLC must undertake a comprehensive update of the land records for purposes of updating the municipality cadastral data which should be anchored on a GIS system in form of a land management information system (LIMS). This should be an immediate task and future approvals should be updated on this system.

10.3 Priority Implementation Actions

The priority actions below should be treated as the initial implementation roadmap. They should be converted into annual work plans, budget lines and departmental performance targets immediately after adoption of the Plan.

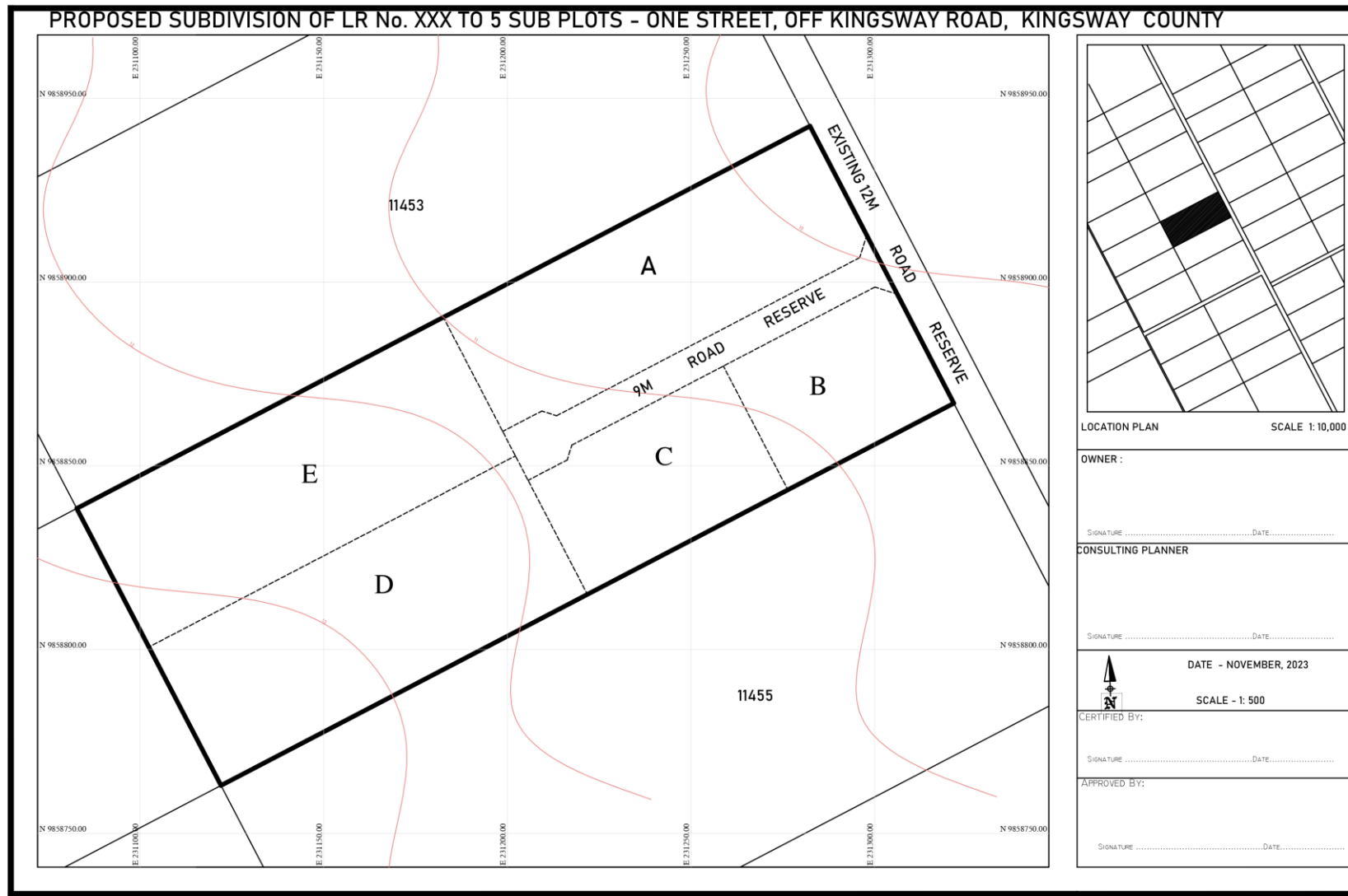
Period	Priority Action	Lead Responsibility
First 6 months	Adopt the regulations; publish the zoning plan and map; establish a GIS-linked approvals register; prepare application checklists; sensitize municipal staff and stakeholders.	Municipal Board, County Department of Physical and Land Use Planning, Municipal Planner
6–12 months	Update the cadastral data & LIMS for the Municipality; Audit public land and wayleaves; map flood, wetland and riparian buffers; identify priority Special Planning Areas; align approval forms and technical circulation procedures.	Municipality, Lands / NLC, County Department of Physical and Land Use Planning, WRA, NEMA, utility agencies
Year 1–2	Implement quarterly reporting; enforce high-risk violations; condition approvals on infrastructure capacity; commence sewerage, drainage, road and public facility priority planning.	Municipality, County departments, NYAHUWASCO / water and sewerage agencies, County Roads Department, KURA, KeNHA and other relevant road agencies
Year 3–5	Review densification outcomes; update zoning map where justified; implement Special Planning Area plans; strengthen revenue and compliance systems.	CECM Lands and Physical Planning, Municipal Board, County Department of Physical and Land Use Planning, County Assembly where amendments are required
2030/2031	Conduct mid-term evaluation and recommend amendments to zoning boundaries, standards and capital investment priorities.	County Government and Municipality
2035/2036	Undertake end-term evaluation and prepare the next-generation zoning plan.	

10.4 Final Statement

The success of the Nyahururu Municipality Zoning Plan will depend less on the existence of the zoning map and more on the consistency of implementation. The Municipality should therefore treat the Plan as an administrative and governance system: every application should be screened, every condition tracked, every public asset mapped, every sensitive area protected and every annual report used to improve subsequent decisions.

This approach will allow Nyahururu to accommodate growth while preserving the environmental quality, residential character, public land, railway corridor, wetland and river systems, tourism assets, agricultural service role, investment confidence and economic strengths that make the Municipality strategically important to Laikipia County.

Annex 1: Sample formats for the bare minimum Presentation of Land Subdivision and Amalgamation Scheme Plans



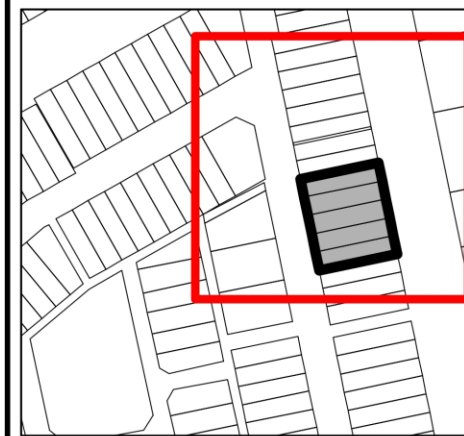
9857300 000000 9857250 000000	<!-- Location Plan Drawing Area -->	LOCATION PLAN SCALE: 1: 2,500	
252250 000000 252300 000000 252350 000000 252400 000000	PROPOSED SUBDIVISION OF LR No. XXX TO 5 PLOTS - ONE STREET, OFF KINGSWAY ROAD, KINGSWAY COUNTY		
SCALE: 1: 1,250 DATE: APRIL, 2022	OWNER: SIGNDATE.....	PREPARED BY: SIGNDATE.....	APPROVAL: SIGNDATE.....

PROPOSED AMALGAMATION PLAN OF LR No. XXXX- GURAINA STREET ROAD OFF KHOJA ROAD, TABIBU COUNTY

BEFORE AMALGAMATION



AFTER AMALGAMATION



Location Plan

Scale 1: 2,500

Owner _____

Signature _____ Date _____

PREPARED BY: _____

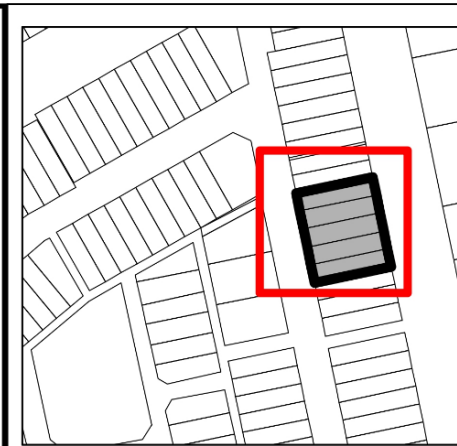
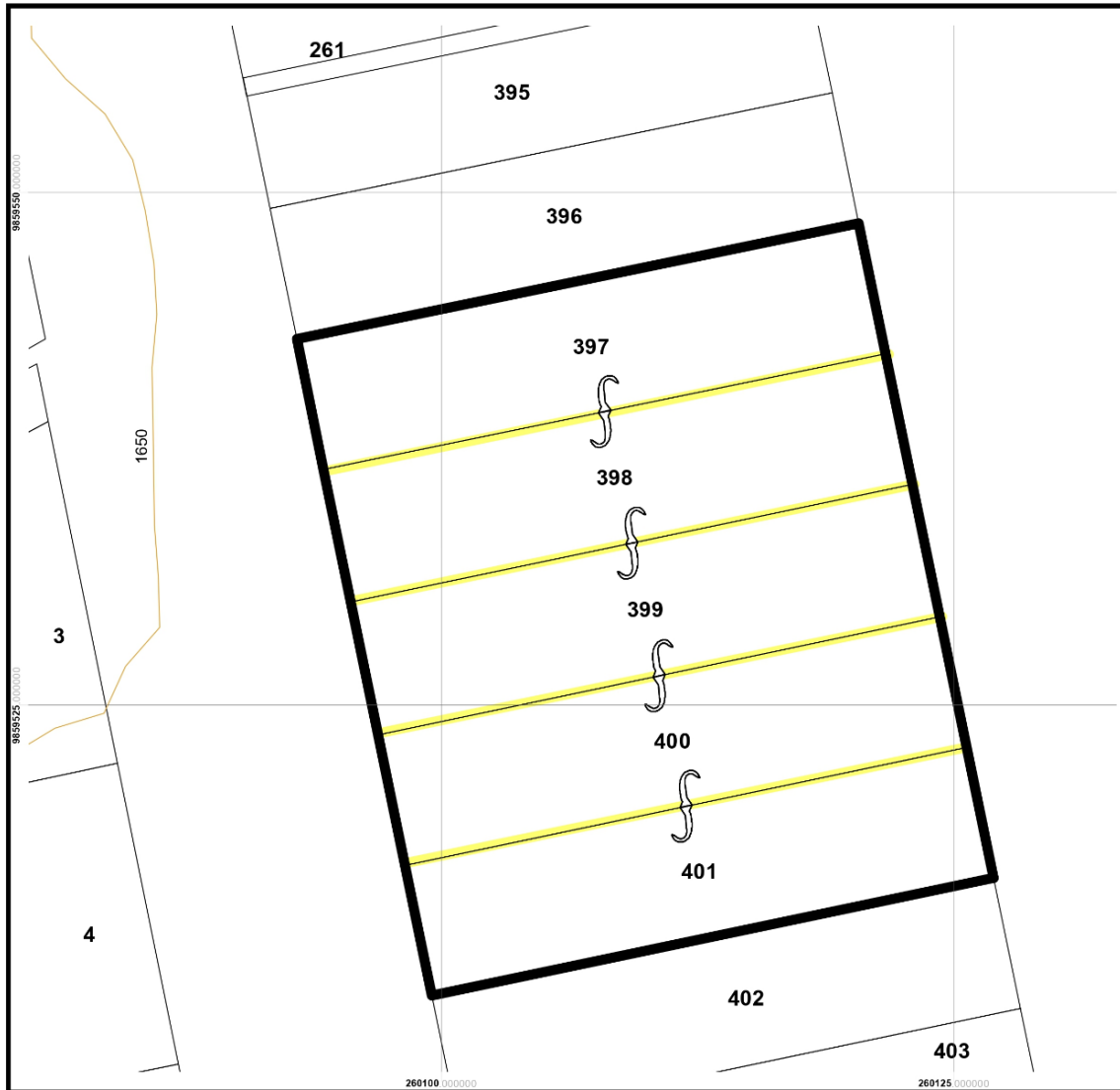
Signature _____ Date _____



Date: 10/12/2023

Scale: 1: 250

PROPOSED AMALGAMATION PLAN OF LR No. XXXX- GURAINA STREET ROAD OFF KHOJA ROAD, TABIBU COUNTY



Location Plan

Scale 1: 2,500

Owner

Signature _____ Date _____

PREPARED BY:

Signature _____ Date _____



Date: 10/12/2023

Scale: 1: 250