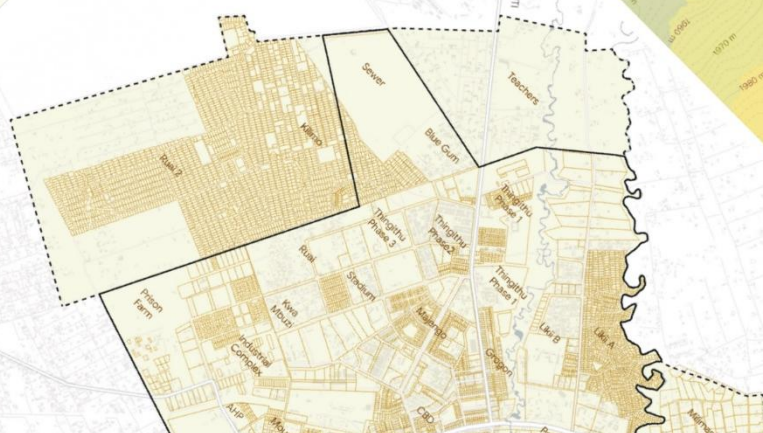
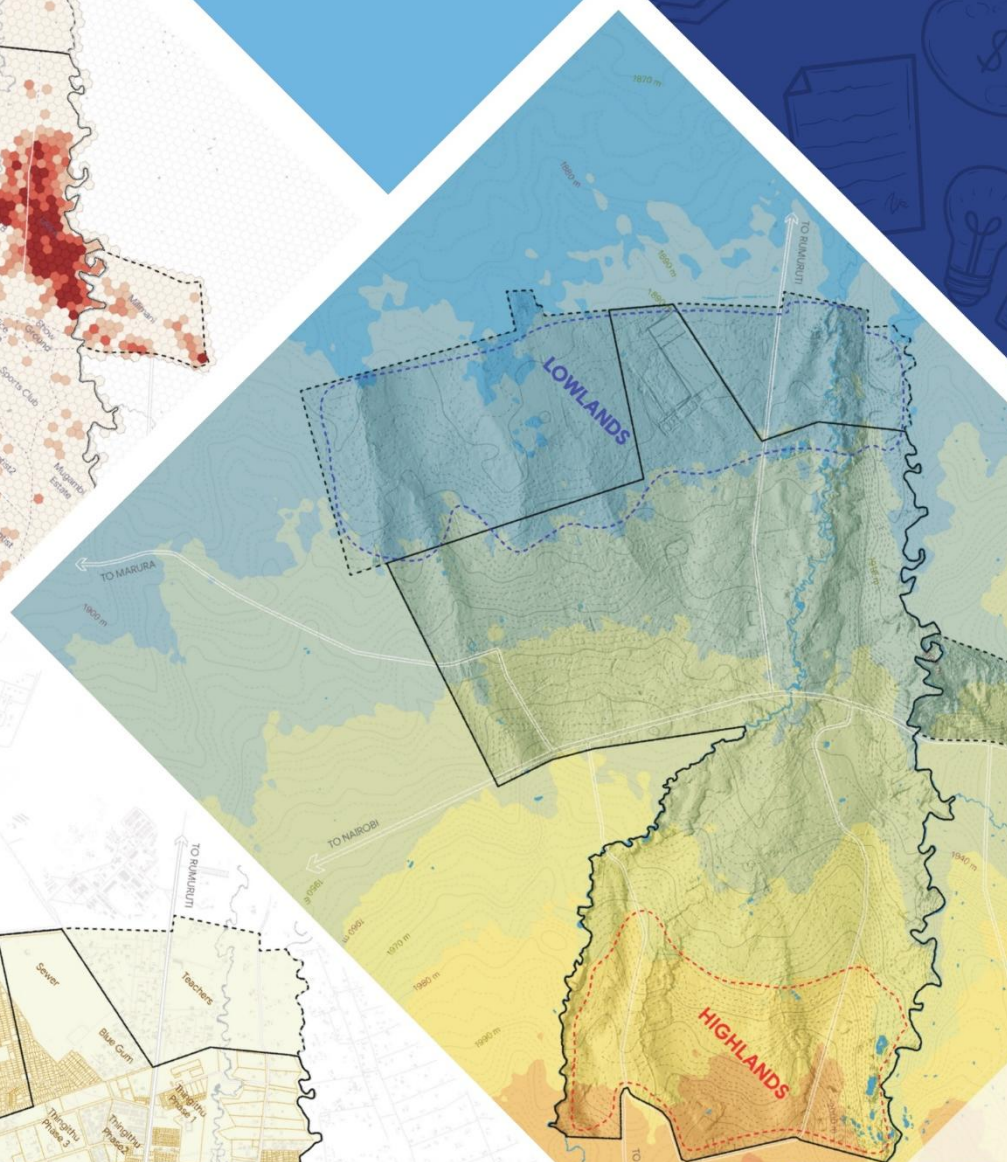
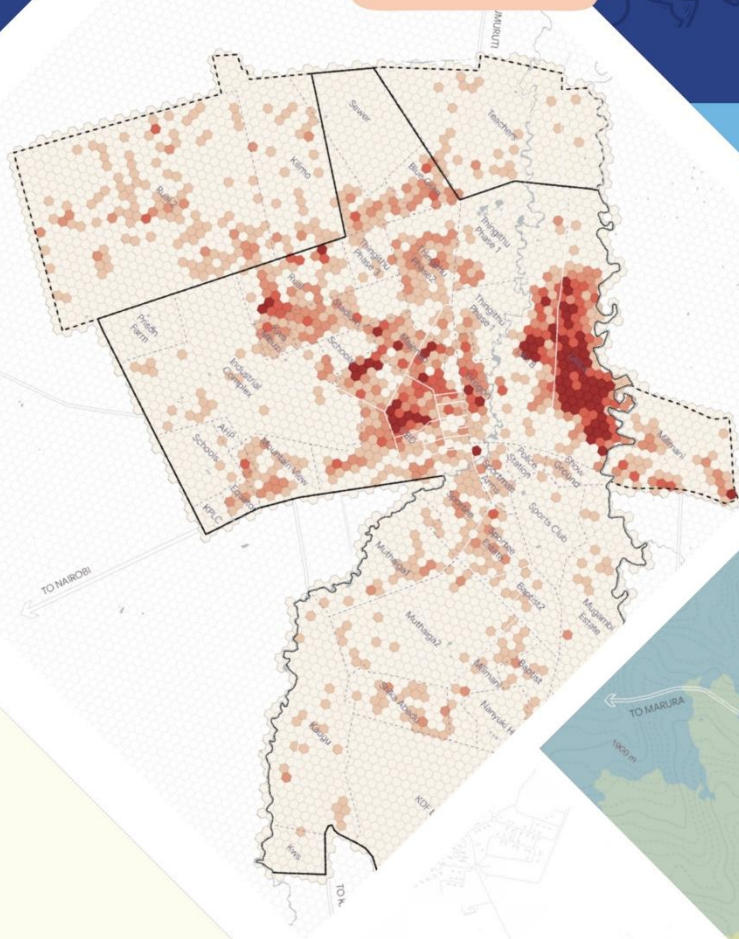




# DRAFT PLAN REPORT

## PREPARATION OF NANYUKI MUNICIPALITY ZONING PLAN (2026-2036)



## CLIENT:



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**Vision:** *Delivering Sustainable Communities; Settlements; and Places*  
**Mission:** *Value Driven and Action Oriented service*

## Document Control:

| Item             | Description                                                                                                                                 |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Contract Title   | Preparation of Nanyuki & Nyahururu Municipalities Zoning Plans 2026 – 2036 (Development & Permitting Standards, Regulations and Guidelines) |
| Contract No.     | LCG/B40/LEHU/01/2025-2026                                                                                                                   |
| Contract Period  | 18 <sup>th</sup> March, 2026 – 18 <sup>th</sup> September, 2026 (6 Months)                                                                  |
| Primary audience | The County Government of Laikipia; Nanyuki & Nyahururu Municipalities; the general public                                                   |

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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. Micheal Mudenyio Akwata**

County Director of Physical Planning, County Government of Laikipia

### Recommended

..... Date .....

**Mr. Ekwam Nabos**

County Executive Committee Member (C.E.C.M.), Infrastructure, Lands & Physical Planning,  
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### Approved

..... Date .....

**Name:** ..... **Designation:** .....

**The County Assembly**  
County Government of Laikipia

### Hansard No.

.....



## FOREWORD



The Fourth Schedule of the Constitution of Kenya (2010) designates key functions to county governments, including the role of county planning and development. The County Governments Act (2012) further tasks county governments with the preparation of municipal zoning plans to facilitate and regulate developments within the confines of a municipality. The Nanyuki Municipality Zoning Plan (2026 – 2036) is prepared in line with these delegations to ensure that the Municipality's growth not only aligns with legal and policy

frameworks, but also grows systematically to reflect the overall goal of the Laikipia County Spatial Plan (CSP).

Nanyuki Municipality is one of the most dynamic and rapidly expanding urban areas within Laikipia County. Officially granted its Municipal Charter on 22<sup>nd</sup> March, 2023, the Municipality continues to demonstrate potential to grow beyond to achieve a higher economic and administrative status in the near future. This upward growth trajectory is heavily influenced by its diverse economic pillars including trade and commerce, livestock and agribusiness value chains, and tourism and hospitality that is anchored to Mt. Kenya and surrounding conservancies, which have attracted multiple investors, significantly boosting the local economy.

The preparation of Nanyuki Municipality Zoning Plan is significant in ensuring that its continuous growth manifests local sustainability. Consequently, lack of a development framework threatens the potential of future investment in terms of unplanned urban sprawl, infrastructure deficits, and environmental degradation. It is, therefore, important that a guide in the form of a zoning plan is formulated to provide a blueprint that strikes balance between spatial growth, economic productivity and community livability, ensuring that both commercial and industrial growth does not encroach upon residential areas and fragile ecosystems within the Municipality. This will ultimately steer the Municipality towards a safe, resilient, inclusive, and sustainable future.

Securing the prompt approval of this zoning plan will enable the Municipality reconfigure land-use patterns and effectively eliminate potential obstacles to its long-term development goals. It is, therefore, my appeal to all stakeholders for full cooperation to ensure its successful adoption and implementation.

Signature: .....

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



## PREFACE



Nanyuki Municipality continues to demonstrate potential in different sectors that significantly contribute to the overall Laikipia County economy. Characterized by high-density urban core that is defined by multifunctional land uses alongside its recognition as a strategic military zone, hosting both the Kenya Defense Forces (KDF) and the British Army Training Unit Kenya (BATUK), future development and expansion of the Municipality is inevitable. As the

department in charge of matters urban development, we are obliged to formulate a strategic framework that will be significant in guiding the systematic and organic expansion of the Municipality, without jeopardizing the key elements that make it a potential zone for investment.

The preparation of the Nanyuki Municipality Zoning Plan (2026-2036) is timely, considering the developments that are already being witnessed within and around the Municipality. Other than infrastructure challenges, residents are susceptible to other urban-related challenges, including encroachment, environmental degradation, and climate hazards such as flooding and seasonal droughts. While the larger county administration has a County Spatial Plan that guides its overall development, smaller administration units such as Nanyuki Municipality require a development framework tailored to its unique and specific development needs.

The Nanyuki Municipality Zoning Plan aims at regulating future developments while providing solutions to current urban challenges, to ensure that land within the Municipality is optimally utilized in line with the provided regulatory framework. Its preparation has been done through consultative engagements between the consultant, the county and municipal technical team, and major stakeholders within the Municipality, including residents, business persons, investors, and both public and private institutions, to ensure that the plan reflects their aspirations.

This zoning plan is carefully curated with development standards, guidelines, and regulations alongside climate change adaptation strategies that will ensure that Nanyuki Municipality's future expansion does not compromise its development character, but rather steer it towards its full potential.

Signature: .....

**Mr. Ekwam Nabos**

**County Executive Committee Member (CECM),**

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

## ACKNOWLEDGEMENT

The successful preparation of the Nanyuki Municipality Zoning Plan (2026 – 2036) was a collaborative process that engaged residents and stakeholders within the Municipality. It is through this process that the Municipality claims full ownership of the plan.

First, I would like to thank the Laikipia County Governor, H.E. Hon. Joshua Wakahora Irungu (E.G.H), H.E. the Deputy Governor Hon. Reuben Kamuri, and the CECM for Infrastructure, Lands & Physical Planning, Housing, Energy & Urban Development Hon. Ekwam Nabos. I also thank the County Executive Committee Members, Chief Officers led by the Department of Lands, Housing and Urban Development, Mr. John Gichuki, County Directors, and technical staff of the various County Departments for their dedicated technical support and inputs.

I would also like to extend my sincere gratitude to the Nanyuki Municipality Physical Planning technical team, capably led by the Chief Physical Planner, Mr. Michael Mudenyio. This acknowledgement extends to the dedicated municipal planners, surveyors, GIS Mapping experts, environmentalists, and engineers whose collective expertise was invaluable. Their dedicated collaboration in data management, information sharing, and active participation in stakeholder engagement meetings demonstrated a high level of professionalism and a steadfast commitment to supporting the Nanyuki Municipality community.

I wish to also thank various institutions under the National Government; Ministries, Departments, and Agencies (MDAs), including the National Land Commission (NLC) led by Mrs. Grace Wauragu, who was invaluable in providing insight into land tenure within the Municipality and sensitizing the community on key roles played by NLC. I would also like to extend my appreciation to other participants, including the National Environment Management Authority (NEMA), Water Resources Authority (WRA), Kenya Wildlife Service (KWS), Kenya Defense Forces (KDF), and British Training Unit Kenya (BATUK) for their insight and collaboration in public participation forums.

I would like to express my appreciation to KREIS Spatial Planning & Consulting Associates Ltd for their impressive work in preparing the zoning plan and formulating development guidelines and standards that will ensure the future of Nanyuki Municipality reflects both the aspirations of the local community and the overall objective of the Laikipia County Spatial Plan. I would like to thank the lead consultant, Planner Samuel Mburu Gituara, for demonstrating expertise throughout the project and ensuring that the delivery of the final plan complied with all legal and policy frameworks.

I would like to extend my gratitude to his team, Planner Peter Maina Kaberere, Peninah Auma Oyembo – Natural Resource Expert, Maureen Esther Nyambura – Assistant Planner, Michael

Muriuki Kinyua – Assistant Planner, and Solomon Karani – GIS Mapping Expert, for their collaborative efforts in ensuring that the key objectives of the project were achieved.

Special thanks to the Municipal Public Participation Department, subcounty and ward administrators, NGOs, CBOs, and other private institution representatives for their participation through each stage of the project.

Finally, I would like to thank the residents of Nanyuki Municipality for their cooperation throughout the project in ensuring that their aspirations were properly articulated in the plan. I would like to acknowledge their dedication to the plan preparation by consistently availing themselves in the public participation forums and providing feedback to any consultation made to them. It is through your views and comments that a zoning plan that reflects your needs and aspirations has been formulated. Your involvement is deeply appreciated.

I firmly believe that the implementation of this zoning plan will shape the Municipality's growth and development to be an inspiration to other urban areas in Kenya.

Signature: .....

**Mr. Anthony Rukwaro**  
**Municipal Manager, Nanyuki Municipality,**  
**County Government of Laikipia**



## EXECUTIVE SUMMARY

The **Nanyuki Municipality Zoning Plan (2026–2036)** has been prepared as a statutory, spatial and operational framework for guiding land use management, development control, infrastructure coordination and sustainable urban growth within Nanyuki Municipality. The Plan translates the strategic directions of the Laikipia County Spatial Plan into detailed, area-specific zoning regulations, development standards and permitting procedures that can be applied in the administration of development applications and the management of future urban growth.

Nanyuki Municipality covers approximately 17 square kilometres and occupies a strategic position within Laikipia County and the wider Mount Kenya region. The Municipality functions as an important administrative, commercial, residential, agricultural-service, tourism, transport, logistics and investment centre. Its economy is supported by trade and commerce, agriculture and livestock value chains, tourism and hospitality associated with Mount Kenya and the surrounding conservancies, real estate development, transport services, public administration and the strategic presence of the Kenya Defence Forces and the British Army Training Unit Kenya. These functions have enhanced the Municipality's economic significance but have also increased pressure on land, housing, infrastructure, public utilities, environmentally sensitive areas and established residential neighbourhoods.

Preparation of the Plan is justified by the need to transition Nanyuki from predominantly reactive development control to proactive, evidence-based and spatially coordinated urban management. The Municipality is experiencing rapid changes in land use, subdivision patterns, building density, housing typologies, commercial activity and development intensity. These changes are particularly evident within and around the Central Business District, major transport corridors, established residential neighbourhoods and the peri-urban fringe. Without an enforceable zoning framework, continued growth may result in incompatible land uses, fragmented subdivisions, uncontrolled densification, infrastructure overload, urban sprawl, encroachment on public land, deterioration of neighbourhood character and degradation of environmental assets.

The Plan is anchored in the Constitution of Kenya, 2010; the County Governments Act, 2012; the Urban Areas and Cities Act, 2011, as amended; the Physical and Land Use Planning Act, 2019; the Environmental Management and Co-ordination Act, 1999; and other applicable land, building, environmental and municipal governance legislation. It is further aligned with Kenya Vision 2030, the National Spatial Plan, the National Land Use Policy, the National Urban Development Policy, the Laikipia County Spatial Plan, the Laikipia County Integrated Development Plan and the Laikipia County Climate Change Action Plan. The Plan also advances

Sustainable Development Goal 11 on inclusive, safe, resilient and sustainable cities and human settlements.

An integrated and participatory methodology was adopted in preparing the Plan. The process combined review of legal and policy frameworks, analysis of existing planning information, neighbourhood assessment, GIS-supported spatial analysis, field verification, infrastructure and environmental mapping, stakeholder engagement and digital survey methods. The digital survey generated 269 responses from residents and stakeholders across the Municipality and was used alongside field observations and technical analysis to identify development trends, neighbourhood concerns, infrastructure deficiencies and preferred zoning interventions. The neighbourhood-based planning approach enabled the Municipality to be analysed through six functional clusters: Baraka/Ruai/Kilimo/Sewage; Shika Adabu/Milimani/Camp George/Muthaiga/Sportee Estate/Sportsmans Arms/Sports Club; Mugambi/Kabiru/Nanyuki High/KDF/KWS/Kaugu; Milimani–Nturukuma/Likii A and B/Teachers; Thingithu/Stadium/Majengo/Blue Gum; and CBD/Mountain View/Equator/Grogon/Asian Quarters. This structure allowed zoning proposals to respond to differences in land use character, development pressure, infrastructure capacity, accessibility, environmental conditions and community preferences.

The baseline assessment establishes that Nanyuki has a varied urban structure comprising a dense and multifunctional CBD, high-density residential and informal settlement areas, medium- and low-density residential neighbourhoods, institutional and military installations, tourism and hospitality facilities, commercial and service-industrial activities, public-purpose land, recreational facilities, conservation-sensitive corridors and peri-urban agricultural interfaces. Densification pressure is particularly evident in the CBD, Likii, Majengo, Thingithu, Teachers and Stadium areas. By contrast, Muthaiga, Milimani, Sportee Estate, Mountain View, Shika Adabu, Mugambi and parts of Ruai require development controls that preserve established residential character while allowing carefully managed and compatible low-impact activities.

The land-tenure assessment indicates that approximately 83 per cent of the mapped municipal area is privately held, while about 17 per cent comprises public or institutional land. Public land is concentrated in major security, utility, administrative and institutional holdings, alongside smaller public facilities distributed across the Municipality. This pattern limits the availability of land for future public facilities and infrastructure and increases redevelopment pressure on privately held land. The Plan therefore emphasises the protection of public land, road reserves, utility wayleaves, riparian areas, institutional land and sites required for future community facilities.

The Municipality benefits from strong regional road connectivity, particularly through the Nairobi–Nanyuki–Isiolo corridor and the roads connecting Nanyuki with Doldol, Rumuruti and Meru. However, internal infrastructure conditions are uneven. Several neighbourhoods, including Ruai, Thingithu, Kilimo, Kaugu and Milimani, experience poor road conditions, inadequate stormwater drainage and seasonal accessibility constraints. The CBD also experiences traffic congestion, pressure on pedestrian spaces and informal occupation of road reserves. Water and sewerage services require progressive expansion, while reported overflows at the existing sewerage treatment facility present environmental and public-health risks. Solid-waste collection is established but remains inconsistent in some areas, resulting in periodic accumulation of uncollected waste. These conditions reinforce the need to link development intensity to demonstrated infrastructure capacity.

The proposed zoning framework adopts a **hybrid land-use management model** that combines clearly defined primary-use zones with controlled mixed-use development. The principal zones comprise high-, medium- and low-density residential areas; commercial areas; business-cum-residential and mixed-use corridors; light and heavy industrial areas; educational zones; public-purpose areas; recreational areas; public utilities; transportation corridors; conservation areas; agricultural areas; and Special Planning Areas. Uses within these zones are classified as permitted, compatible, conditional, prohibited or legally established non-conforming uses. This approach provides reasonable flexibility while maintaining predictability, neighbourhood protection and enforceability in development control. Commercial and mixed-use intensification is directed primarily to the CBD, designated corridors, commercial nodes and selected road frontages. Higher-density residential development is directed to locations with adequate road access, water supply, sewerage, drainage, solid-waste management, fire access and emergency-service capacity. Medium- and low-density residential areas are protected from incompatible industrial, entertainment, warehousing and high-intensity commercial uses. Professional offices, home enterprises, clinics, daycare facilities and other low-impact services may be considered in residential areas where the residential building form, parking arrangement, signage, operating hours and neighbourhood character are maintained.

Industrial activities are directed to designated locations where appropriate access, environmental controls, infrastructure and buffers can be provided. Heavy and potentially hazardous industrial activities will require rigorous environmental assessment, fire and disaster preparedness, effluent management, traffic assessment and separation from residential, educational, health and conservation areas. Special Planning Areas are proposed for locations requiring more detailed planning, institutional consultation, infrastructure coordination or resolution of complex land-use, tenure, environmental or security considerations.

The development-control framework translates the zoning proposals into measurable standards governing minimum plot sizes, subdivision, amalgamation, plot coverage, building height, setbacks, building lines, road access, parking, loading, landscaping, environmental buffers and infrastructure provision. It also establishes requirements for change of use, extension of use, lease renewal, building-plan approval, mixed-use development, industrial development, public facilities, utility installations and development within environmentally sensitive areas. Development intensity is to be determined not merely by plot size, but also by road width, water and sewerage availability, stormwater capacity, parking, emergency access, fire safety, aviation and security restrictions, and the capacity of the surrounding neighbourhood. The permitting framework provides for application screening, verification against the zoning map and schedules, technical circulation, public notification and stakeholder engagement where required, site inspection, technical evaluation, approval or refusal, imposition of measurable conditions, construction-stage inspection, enforcement and occupation or compliance certification. It also provides an appeals and dispute-resolution mechanism consistent with the Physical and Land Use Planning Act. Progressive transition from manual applications to a GIS-linked electronic development application and records-management system is proposed to improve transparency, application tracking, institutional coordination, revenue administration and enforcement.

Climate adaptation and resilience are mainstreamed across the zoning, development-control and infrastructure proposals and are supported by a dedicated climate-resilience chapter. Flooding is identified as the most significant climate-related hazard, followed by drought and water stress and extreme-temperature events. Localised erosion and slope-related risks are considered less prevalent but require site-specific controls where applicable. Climate risks are intensified by increasing impervious surfaces, inadequate drainage, riparian encroachment, declining vegetation cover, water-supply pressure and infrastructure vulnerability. The Plan proposes protection of riparian reserves, wetlands, natural drainage corridors and flood-retention areas; preparation and implementation of a municipal stormwater drainage plan; upgrading and maintenance of drains, culverts and road crossings; rainwater harvesting; water reuse; use of pervious surfaces; urban greening; climate-responsive building design; and strengthened early-warning and emergency-response systems. The municipal greening strategy incorporates the 3–30–300 principle to promote visible tree cover, increased neighbourhood canopy and improved access to public green spaces. Major developments should progressively incorporate landscape plans, passive ventilation, energy efficiency, on-site stormwater management, tree planting and water-conservation measures.



Implementation of the Plan will require coordinated action by the County Government of Laikipia, the Nanyuki Municipal Board, the Municipal Manager, county and municipal technical departments, national agencies, utility providers, infrastructure authorities, landowners, developers and community organisations. Particular attention is required to clarify delegated municipal functions, strengthen professional staffing, establish effective technical-circulation procedures, improve own-source revenue systems, avoid duplication between county and municipal institutions and institutionalise transparent and technically defensible development-control decisions.

The monitoring and evaluation framework converts the Plan into an implementation-management system. The Municipality will be required to track development applications, approvals, refusals, subdivisions, changes of use, inspections, enforcement notices, infrastructure conditions, environmental safeguards, public-land status, climate-resilience measures and stakeholder complaints. Monthly technical updates, quarterly implementation reports and annual zoning implementation reports are proposed. A mid-term review should be undertaken around 2030/2031, followed by an end-term review around 2035/2036 to assess performance, update zoning boundaries and standards where justified, and guide preparation of the succeeding planning framework.

Priority implementation actions include formal adoption and publication of the zoning plan and regulations; establishment of a GIS-linked development-control register; updating of cadastral and land-information records; preparation of standard application checklists; audit and protection of public land and utility wayleaves; mapping and enforcement of riparian and flood-risk buffers; identification and detailed planning of appropriate Special Planning Areas; upgrading of roads, drainage, water and sewerage systems; protection of established residential neighbourhoods; and strengthening of inspection, enforcement, public sensitisation and institutional reporting. Once formally adopted, operationalised and consistently enforced, the Nanyuki Municipality Zoning Plan will provide a coherent and practical basis for managing urban growth, coordinating infrastructure investment, protecting public and environmental assets, improving development-control efficiency and enhancing investment certainty. Its implementation will position Nanyuki as a more compact, inclusive, liveable, climate-resilient and economically competitive municipality within Laikipia County and the wider Mount Kenya region.

Signature: .....

**Mr. John M. Gichuki**

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

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|         |                                                         |
|---------|---------------------------------------------------------|
| BATUK   | British Army Training Unit Kenya                        |
| CBD     | Central Business District                               |
| CCAP    | Climate Change Action Plan (CCAP)                       |
| CGL     | County Government of Laikipia                           |
| CIDP    | County Integrated Development Plan                      |
| CSP     | County Spatial Plan                                     |
| EBK     | Engineers Board of Kenya                                |
| HDR     | High-Density Residential                                |
| GIS     | Geographic Information System                           |
| KeNHA   | Kenya National Highways Authority                       |
| KDF     | Kenya Defense Forces                                    |
| KIPPRA  | Kenya Institute for Public Policy Research and Analysis |
| KMC     | Kenya Meat Commission                                   |
| KNBS    | Kenya National Bureau of Statistics                     |
| KPIs    | Key Performance Indicators                              |
| KPLC    | Kenya Power & Lighting Company                          |
| KURA    | Kenya Urban Roads Authority                             |
| KUSP    | Kenya Urban Support Program                             |
| KWS     | Kenya Wildlife Service                                  |
| LAB     | Laikipia Airbase                                        |
| LDR     | Low-Density Residential                                 |
| MDAs    | Ministries, Departments, and Agencies                   |
| MDR     | Medium-Density Residential                              |
| NAWASCO | Nanyuki Water & Sewerage Company                        |
| NEMA    | National Environment Management Authority               |
| NLC     | National Land Commission                                |
| NOFBI   | National Optic Fibre Backbone Infrastructure            |
| NMT     | Non-Motorized Transport                                 |
| OHS     | Occupational Health and Safety                          |
| PLUPA   | Physical & Land Use Planning Act No. 13 of 2019         |
| PPRB    | Physical Planning Registration Board                    |
| SDGs    | Sustainable Development Goals                           |
| SPAs    | Special Planning Areas                                  |
| UHI     | Urban Heat Island                                       |
| WRA     | Water Resources Authority                               |

# 1 CHAPTER ONE: INTRODUCTION

## 1.1 Background Information

Rapid urbanization with inadequate infrastructure is one of the major challenges facing urban areas in Africa. In Kenya, major urban areas have experienced rapid urban expansion, with population increase being a significant influence. Consequently, relevant agencies have put effort into ensuring systematic urban development to avoid major challenges that affect rapidly growing urban areas, such as inadequate housing, poor infrastructure, inequity in utility and service access, and environmental degradation, among other challenges.

Studies have indicated that 75% of the world's natural resources are utilized in urban areas with subsequent waste generation. Over the years, local governments have initiated physical and land use planning initiatives to promote orderly spatial organization in major urban nodes. These plans have been accompanied by relevant development guidelines and regulations to ensure the aspired urban character is not violated by proposed developments.

According to the Kenya Vision 2030, half of the country's population is anticipated to live in urban areas by the year 2030. As a result, there is a dire need to plan for this growth, with the objective aimed towards sustainable urban development that guarantees thriving urban areas in the next 20 to 30 years. This ambition is anchored on key regulatory frameworks including the Constitution of Kenya 2010, Urban Areas and Cities Act 2011 (amended in 2019), County Governments Acts 2012, the Lands Act 2012, the Land Registration Act 2012, the Land Laws Amendment Act 2016, the Physical and Land Use Planning Act 2019, the Survey Act Cap 299 (revised 2012), the National Land Commission Act 2012, the Environmental Management and Co-ordination Act 1999, and the Environment and Land Court Act 2011.

Laikipia County is one of the fastest-growing counties in the country, with sectors such as agriculture, trade, and tourism contributing to this growth. Major urban nodes such as Nanyuki Municipality are already experiencing inevitable expansion with population influx driven by existing and emerging economic opportunities. This necessitates the formalization of development control policies i.e. strategic frameworks designed to transition from reactive growth to proactive urban management.

As more opportunities emerge in Nanyuki Municipality, its growth in terms of population increase and infrastructure development is imminent. By refining urban governance and land use planning structures, the development control policies will serve as a blueprint for institutionalizing accountability and enhancing the technical capacity of the County Government and the Board of the Municipality in managing the increasing population.

The overarching objective of these zoning regulations is to orchestrate the harmonious and strategic expansion of Nanyuki Municipality, ensuring that physical developments transition from arbitrary growth to a coordinated and compatible urban fabric. These guidelines will integrate social equity, economic viability, and environmental stewardship into a single regulatory framework, creating a predictable environment that is highly attractive to private and institutional investors.

This structured approach does more than just organize land use; it builds a foundation for enhanced municipal revenue generation through formalized property markets and optimized infrastructure. Ultimately, by fostering well-planned living and working hubs, these regulations serve as a primary engine for poverty reduction and sustainable development, directly accelerating the realization of Kenya's Vision 2030 and the Sustainable Development Goals (SDGs); specifically, SDG 11 on Sustainable Cities and Communities.

## **1.2 Terms of Reference**

The terms of reference for this consultancy have been thoroughly internalized and are articulated through a comprehensive framework encompassing the project objectives, scope of work, problem statement, and strategic justification, alongside a structured reporting schedule and other critical parameters detailed herein.

## **1.3 Objectives of the Assignment**

The main objective of this consultancy was to develop zoning plans with supporting zoning standards, regulations, and guidelines for Nanyuki Municipality to guide development control and land use management, and to 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. the Laikipia County Spatial Plan (2023-2033), the Laikipia County Integrated Development Plan (2023-2027), and the National Spatial Plan (2015-2045); and

- vii. To prepare all necessary technical and legal documentation for the formal adoption, approval, and gazettelement of the zoning regulations and standards by the County Executive and the County Assembly.

#### **1.4 Scope of Assignment**

The formulation of these zoning standards, regulations and guidelines is limited to the legal boundaries of Nanyuki Municipality established in the Laikipia County boundaries. Additionally, for planning purposes, abutting areas have also been considered. Nanyuki Municipality is primarily driven by agriculture, trade, commerce, and tourism-related activities, alongside military functions. It covers an approximate area of 17 km<sup>2</sup> as currently delimited. This zoning plan will remain in effect for a planning horizon of ten (10) years, from 2026 to 2036.

#### **1.5 Justification**

Laikipia County is rapidly growing, with its population anticipated to grow to 709,701 persons by the year 2031 (Laikipia County Government, 2023). According to the County Spatial Plan report, Nanyuki Township's population is anticipated to grow to 99,652 persons by the year 2031. This rapid trajectory of urban population growth is projected to place unprecedented strain on existing municipal systems, manifesting as a complex web of environmental, spatial, and socio-economic challenges.

This demographic shift intensifies the competition for finite natural resources, particularly land and potable water, often leading to scarcity and inequitable distribution. Without rigorous physical and land use planning efforts, this pressure will result in haphazard urban sprawl, where low-density residential expansion encroaches upon high-value agricultural zones in the peri-urban fringes. This will ultimately undermine local and regional food security.

Furthermore, the mismatch between population influx and infrastructure deficiencies often forces the expansion of urban informality. This is characterized by the proliferation of unplanned settlements and unregulated trading activities, which operate outside formal legal and economic frameworks. Such density, coupled with inadequate investments in sanitation, accelerates environmental degradation as liquid waste and solid waste management systems become overwhelmed.

In light of these emerging challenges, there is a critical imperative to establish comprehensive zoning regulations that address evolving land-use dynamics and secure the Municipality's long-term sustainability.

The regulations have adopted an integrated framework that harmonizes physical, economic, social, cultural, environmental, and institutional dimensions to unlock Nanyuki Municipality's strategic potential. Designed to control the Municipality's growth over a ten-year timeframe,



they provide for a built-in mechanism for periodic reviews every three to five years to ensure continued relevance. Ultimately, these guidelines provide a stable foundation for public and private investments, serving as a crucial policy instrument for streamlining urban development.

## **1.6 Methodology & Approach**

This methodological approach outlines the framework applied in the preparation of the zoning regulations, development control standards, and permitting guidelines for Nanyuki Municipality. The approach was designed to ensure that the resulting zoning framework responds to the unique spatial, social, economic, and environmental characteristics of the Municipality while supporting sustainable urban growth, efficient land use management, and inclusive community participation.

The methodology integrated neighborhood analysis techniques, Geographic Information Systems (GIS)-based spatial analysis, stakeholder engagement, and digital survey methods to establish evidence-based land use zones and development standards. The process further aligned with applicable national planning legislation, urban development policies, and municipal planning objectives.

### **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:

- i. Inception and review of planning policy frameworks;
- ii. Spatial and neighborhood analysis;
- iii. GIS-based land use and suitability analysis;
- iv. Community and stakeholder engagements;
- v. Digital survey and data collection methods;
- vi. Preparation of zoning regulations and development standards; and
- vii. Validation and refinement of the 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 Nanyuki Municipality. These included:

- i. Existing County/Municipal/Town Local Physical & Land Use Development Plans;
- ii. Nanyuki Municipality Integrated Development Plan (IDeP);
- iii. County spatial planning frameworks;

- iv. Existing land use plans and cadastral information;
- v. Environmental and infrastructure reports;
- vi. Population and socio-economic data; and
- vii. 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 and challenges 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:

- i. Existing and known neighborhoods and settlement patterns;
- ii. Road and infrastructure networks;
- iii. Physical and environmental features;
- iv. Land use characteristics;
- v. Socio-economic interactions; and
- vi. 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:

- i. Dominant land uses;
- ii. Residential density patterns;
- iii. Commercial and industrial activities;
- iv. Building typologies and urban form;
- v. Availability of public amenities and social infrastructure;
- vi. Mobility and accessibility patterns;
- vii. Environmental constraints and sensitive areas; and
- viii. Existing development pressures and growth trends.

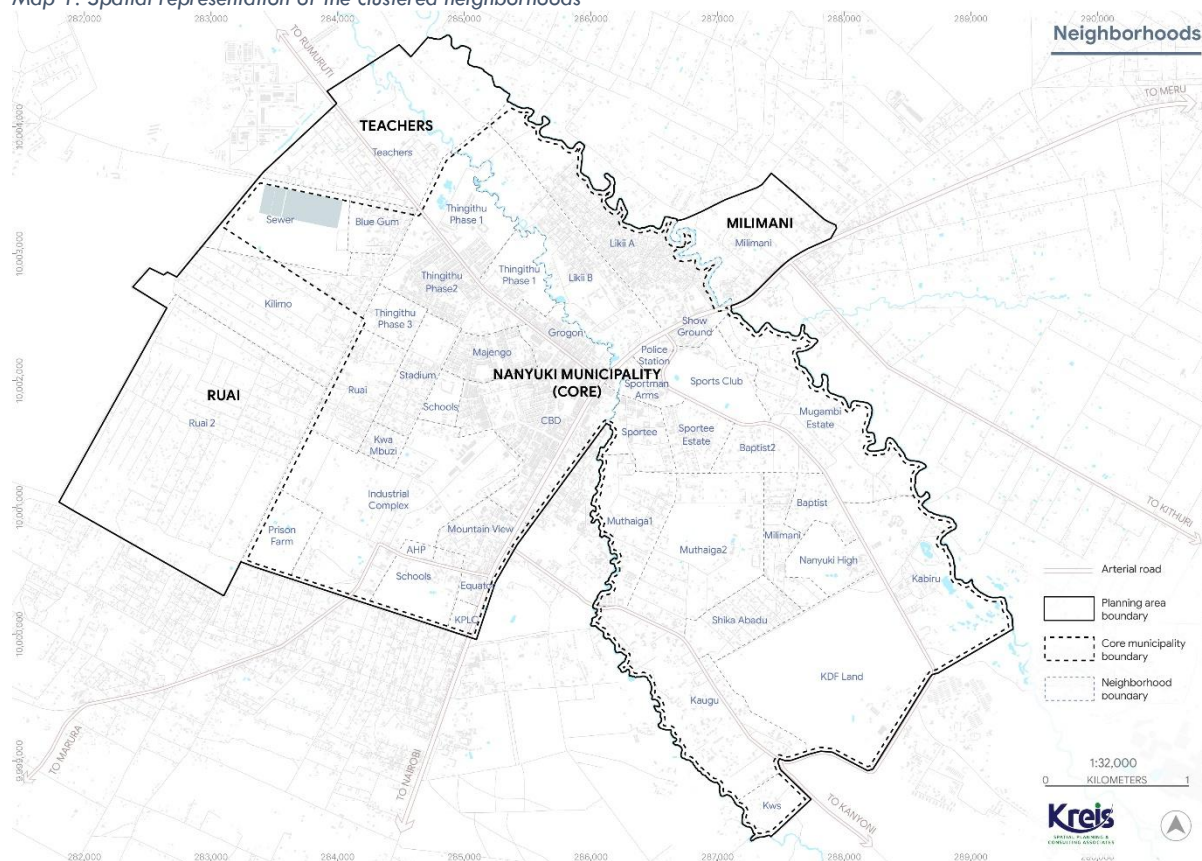
The neighborhood analysis enabled the identification of homogeneous development areas and zones requiring transition controls, redevelopment strategies, conservation measures, or special planning interventions, which allowed grouping them into clusters as outlined below.

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

|                                                                     |                                                                                       |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Nanyuki Municipality Neighborhood/<br>Estate Stakeholder Engagement | Baraka/Ruai/Kilimo/Sewage                                                             |
|                                                                     | Shika Adabu/Milimani/Camp George/Muthaiga/Sportee Estate/Sportsmans Arms/ Sports Club |
|                                                                     | Mugambi/Kabiru/Nanyuki High/KDF/KWS/ Kaugu                                            |
|                                                                     | Milimani (Nturukuma)/Likii A & B/Teachers                                             |
|                                                                     | Thingithu/Stadium/Majengo/Blue gum                                                    |
|                                                                     | CBD/Mountain-view/Equator/ Grogon/ Asian Quarters                                     |

Source: KREIS, 2026

Map 1: Spatial representation of the clustered neighborhoods



Source: KREIS, 2026

### 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;

- v. Public service provision;
- vi. Informal development patterns; and
- vii. 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.

#### **1.6.5.1 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.

#### **1.6.5.2 Development of Land Use Zones**

The neighborhood analysis findings were integrated with GIS spatial analysis outputs to formulate the proposed land use zones. The zoning framework was designed to:

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

GIS mapping further enabled accurate delineation of zoning boundaries and the 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:

- i. Residents and neighborhood associations;
- ii. Business communities;
- iii. Professional and technical stakeholders;
- iv. Community-based organizations;
- v. Institutional landowners;
- vi. Infrastructure agencies; and
- vii. 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 reach, the assignment adopted digital survey methods alongside conventional consultation techniques.

#### *1.6.7.1 Application of Digital Survey Tools*

Digital data collection platforms were utilized to support efficient and wide-scale stakeholder engagement. The tools enabled:

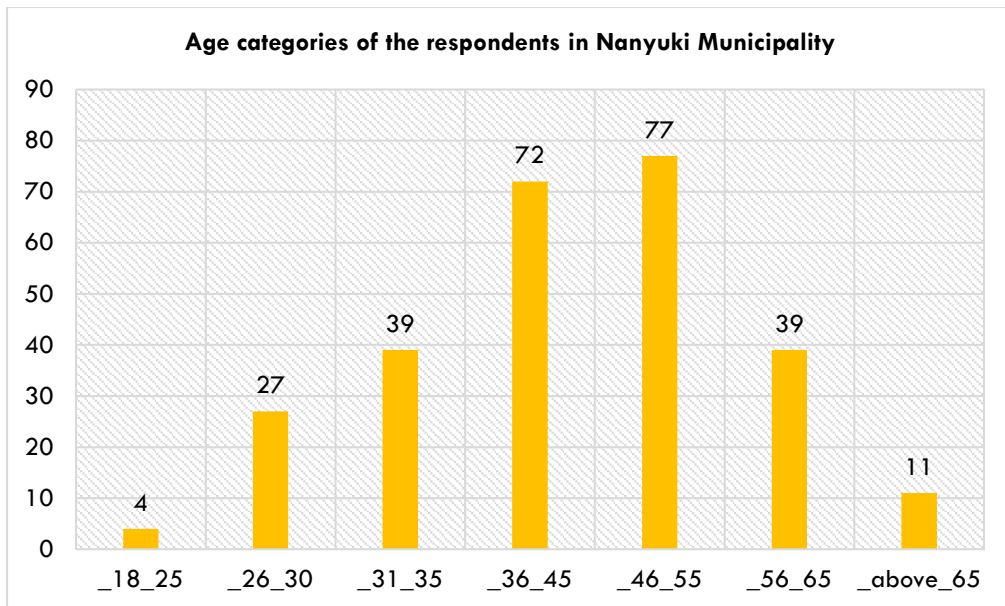
- i. Online community questionnaires;
- ii. Mobile-based surveys;
- iii. Geo-referenced field data collection;
- iv. Real-time response monitoring; and
- v. Digital mapping of community concerns and development issues.

The digital approach significantly improved accessibility for residents and stakeholders who were not able to participate in the physical meetings. The use of digital survey methods provided several methodological advantages, including:

- i. Wider geographical coverage across neighborhoods;
- ii. Increased participation levels;
- iii. Faster data collection and processing;
- iv. Improved data accuracy and consistency;
- v. Enhanced spatial referencing of responses; and
- vi. Efficient integration of community feedback into GIS analysis.

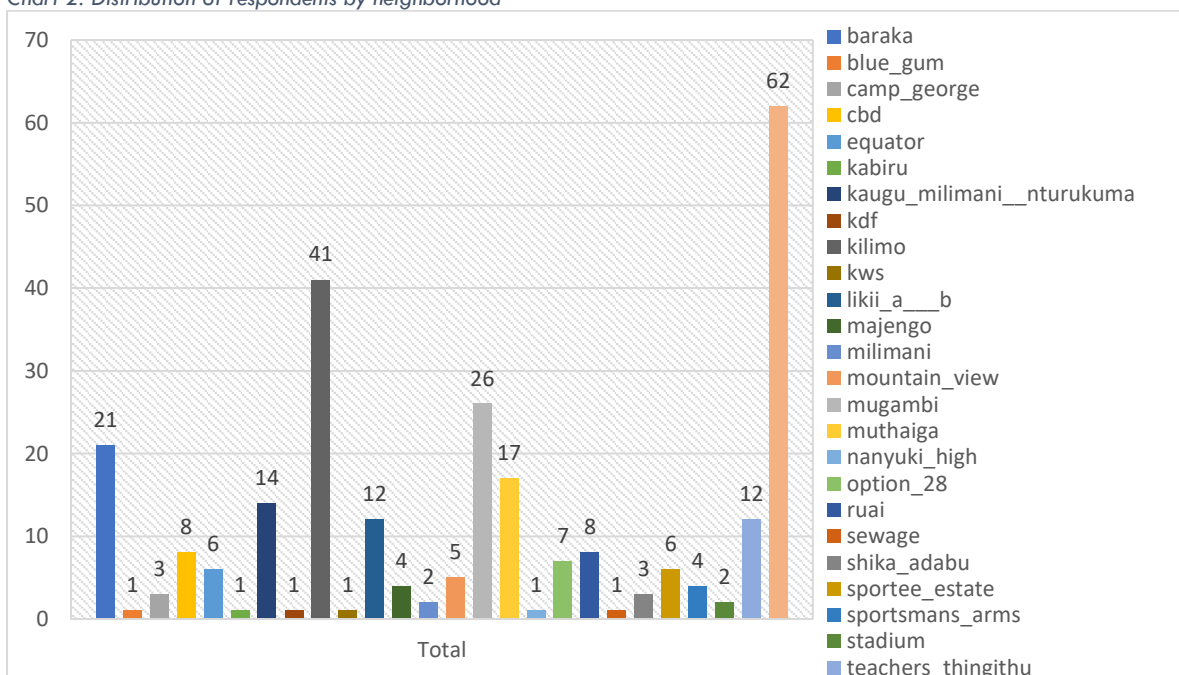
The approach also enabled the timely consolidation of stakeholder perspectives for incorporation into the zoning and development control proposals. The survey was responded by the following categories of people:

*Chart 1: Age distribution by count of the respondents in Nanyuki Municipality*



Source: KREIS digital survey, 2026

Chart 2: Distribution of respondents by neighborhood



Source: KREIS digital survey, 2026

### 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:

- i. Permitted and conditional land uses;
- ii. Plot coverage and floor area controls;
- iii. Building height and density regulations;
- iv. Setbacks and building lines;

- v. Parking and access requirements;
- vi. Environmental and landscape controls;
- vii. Mixed-use development provisions;
- viii. Special planning areas and transition zones; and
- ix. Development permitting procedures.

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

#### **1.6.9 Validation and Refinement**

The 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 inputs.

#### **1.6.10 Conclusion**

The methodological approach adopted for the preparation of the zoning regulations, development and permitting standards for Nanyuki 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.

Nanyuki Municipality is undergoing a decisive urban transition driven by commerce, tourism, military and logistics functions, residential demand, rural-urban migration and increasing pressure on land around the CBD, established neighbourhoods and major transport corridors. These forces create substantial opportunities for investment and service delivery, but they also heighten the risk of incompatible land uses, fragmented subdivisions, infrastructure overload, environmental degradation, loss of public land and conflict between investors and residents if not managed through a clear regulatory framework.

The proposed zoning regulations provide the practical bridge between the situational analysis and day-to-day development control. They recognize that Nanyuki cannot be managed through rigid single-use zoning alone. The Municipality requires controlled flexibility: residential

neighbourhoods may accommodate carefully managed professional and community services where character is preserved; commercial and mixed-use corridors may intensify where infrastructure supports them; industrial growth may be directed to suitable locations with adequate buffers and environmental controls; and public-purpose, strategic installation and environmentally sensitive areas must be protected.

The zoning plan should therefore be implemented as a living management instrument supported by GIS data, clear permit procedures, transparent public participation, enforceable approval conditions, routine inspections, structured reporting and regular review. If adopted and consistently applied, the Plan will help Nanyuki guide growth toward compactness, resilience, economic productivity, neighbourhood liveability and protection of the public and environmental assets that underpin its long-term competitiveness.

### **1.7 Reporting Framework and Expected Output**

The preparation of the zoning standards, guidelines and regulations was carried out in phases within the stipulated timeline. It had different forms of outputs, including reports and GIS spatial outputs. These outputs, in particular, include the following:

- i. Desired planning policies and regulations;
- ii. Standards of access roads;
- iii. Plot coverages;
- iv. Building heights and plot ratios;
- v. Building densities;
- vi. Building setbacks;
- vii. Digital topographic maps; and
- viii. Cadastral information and an inventory of all physical and social infrastructure within Nanyuki Municipality.



## 2 CHAPTER TWO: LEGAL, POLICY AND INSTITUTIONAL FRAMEWORK

### 2.1 Legal and Policy Framework

The zoning standards, regulations and guidelines for Nanyuki Municipality are anchored within the following legal, policy, and institutional frameworks:

Table 2: Legal and Policy Framework

| S/No.                  | Legal/Policy Document        | Description                                                                              | Relevant Provision                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Relevance to the Assignment                                                                                                                                                                                                                                                                  |
|------------------------|------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Legal Framework</b> |                              |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                              |
| 1.                     | Constitution of Kenya, 2010  | The supreme law in Kenya, which provides for a devolved system of governance.            | <p>Article 60(1) mandates the use and management of land in an equitable, efficient, productive, and sustainable manner.</p> <p>Article 66(1) provides for the regulation of land use and property in the interest of defense, public safety, public order, public morality, public health, or land use planning.</p> <p>Part 2(8) of the Fourth Schedule outlines the county planning and development function assigned to county governments.</p>                       | <p>The preparation of these zoning standards, regulations, and guidelines for Nanyuki Municipality is an exercise of the county's planning function.</p> <p>These regulations and building standards will act as tools for development regulation through sustainable land use planning.</p> |
| 2.                     | County Governments Act, 2012 | It operationalizes county governments by outlining their delegated powers and functions. | <p>Each county government is tasked with guiding, facilitating, and harmonizing development within its area of jurisdiction.</p> <p>In doing so, Section 111(1) mandates county governments to prepare city or municipal land use plans, city or municipal building and zoning plans, and city or urban areas building and zoning plans.</p> <p>Section 111(2) directs that these plans shall be the instruments for development facilitation and development control</p> | <p>This assignment falls under the preparation of urban areas' building and zoning plans; which will act as regulatory instruments for guiding and facilitating development within Nanyuki Municipality.</p>                                                                                 |

| S/No. | Legal/Policy Document                              | Description                                                                                    | Relevant Provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Relevance to the Assignment                                                                                                                                                                                                                                         |
|-------|----------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       |                                                    |                                                                                                | within the respective city or municipality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                     |
| 3.    | Physical and Land Use Planning Act, 2019           | The Act provides for the planning, use, regulation, and development of land.                   | <p>Part IV, Section 55(g) outlines the objectives of development control in ensuring orderly and planned building development, planning, design, construction, operation, and maintenance.</p> <p>In Section 56(a), county governments shall have the power, within their areas of jurisdiction, to prohibit or control the use and development of land and buildings in the interests of proper and orderly development.</p> <p>Section 56(b) gives county governments the power to consider and approve all development applications and grant all development permissions.</p> <p>Further, Section 56(e) mandates county governments to formulate by-laws to regulate zoning with respect to use and density of development.</p> | The zoning standards, regulations and guidelines for Nanyuki Municipality are development control tools to be used by the County Government of Laikipia and Nanyuki Municipality to regularize current and guide future urban developments within the Municipality. |
| 4.    | Urban Areas and Cities Act, 2011 (Amendment, 2019) | The Act provides for the classification, governance, and management of urban areas and cities. | <p>Part V, Section 38 provides for the preparation of integrated development plans for cities or urban areas as instruments for development control.</p> <p>Under the First Schedule of the Amendment Act, planning and development control is listed as an essential provision for classification of a municipality.</p>                                                                                                                                                                                                                                                                                                                                                                                                           | These zoning standards, regulations, and guidelines for Nanyuki Municipality will act as development control instruments in line with the provisions of this Act.                                                                                                   |

| S/No.                   | Legal/Policy Document                               | Description                                                                                                                        | Relevant Provision                                                                                                                                                                                     | Relevance to the Assignment                                                                                                                                                                                                                 |
|-------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.                      | Environmental Management and Coordination Act, 1999 | This Act provides for the establishment of an appropriate legal and institutional framework for the management of the environment. | In its environmental quality standards, the Act prohibits the discharge of poison, toxic, noxious or obstructing matter, radioactive wastes or other pollutants into the aquatic environment.          | These zoning regulations are key in reiterating this provision since open wastewater discharge into environmentally fragile ecosystems such as streams and rivers, and poor solid waste management are notable urban challenges in Nanyuki. |
| <b>Policy Framework</b> |                                                     |                                                                                                                                    |                                                                                                                                                                                                        |                                                                                                                                                                                                                                             |
| 6.                      | Kenya Vision 2030                                   | Kenya's development blueprint, which aims to transform the country into a newly industrializing, middle-income country by 2030.    | Its Economic Pillar aims at moving the country's economy up the value chain by increasing global competitiveness in economic sectors such as tourism.                                                  | Nanyuki Municipality is a renowned tourist destination, with high revenue generation from tourism-related activities.                                                                                                                       |
| 7.                      | National Land Use Policy, 2017                      | It aims to ensure that land and land-based resources in Kenya are used in an environmentally and socially responsible manner.      | It provides for proper management of land resources, land use planning to enhance sustainable development, promote environmental conservation and preservation.                                        | The implementation of these zoning standards, regulations, and guidelines for Nanyuki Municipality will promote sustainable land use management.                                                                                            |
| 8.                      | National Urban Development Policy, 2016             | It provides a framework within which urban areas and cities contribute to realizing the broad goals of Kenya's Vision 2030.        | It highlights strengthened urban governance and management, development planning, urban investments, and the delivery of social and physical infrastructure for urban areas and cities.                | Therefore, these zoning regulations and building standards are an approach to promote sustainable urban development within Nanyuki Municipality.                                                                                            |
| 9.                      | 2030 Agenda for Sustainable Development             | It provides global transformative goals and targets to guide sustainable development.                                              | Sustainable urbanization and participatory human settlement planning are key targets for the 11 <sup>th</sup> goal of making cities and human settlements inclusive, safe, resilient, and sustainable. | These zoning standards and regulations for Nanyuki Municipality will ensure the creation of inclusive, safe, sustainable, and resilient urban spaces.                                                                                       |

| S/No.                                          | Legal/Policy Document                              | Description                                                                                                                                                    | Relevant Provision                                                                                                                                                                                                                                                                                                                                       | Relevance to the Assignment                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10.                                            | New Urban Agenda                                   | It provides a guideline for the achievement of the SDGs through establishing partnerships to find solutions to urban challenges.                               | It aims at readdressing the way cities and human settlements are planned, designed, financed, developed, governed, and managed to promote sustained and inclusive economic growth, while protecting the environment and mitigating against climate change.                                                                                               | These zoning regulations and guidelines for Nanyuki Municipality will help achieve well-planned, developed, and governed urban settlements in line with the New Urban Agenda (NUA).                                                                                                                                          |
| <b>County Policy &amp; Legislative Context</b> |                                                    |                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                              |
| 11.                                            | Laikipia County Spatial Plan (CSP)                 | This is the overall spatial framework intended to guide land use management and infrastructure development in the county for a period of 10 years (2023-2033). | <p>Preparation of lower-level physical and land use development plans, as well as urban area-specific zoning regulations should be anchored on the provisions of the CSP.</p> <p>These include the CSP's provisions on urban development strategies, land use management, the general zoning framework and development standards within urban areas.</p> | <p>The zoning plan provisions for Nanyuki Municipality must be provided in full compliance with the provisions of the CSP.</p> <p>They unpack the general county zoning framework to fit the specific development goals and needs of the Municipality, ensuring effective development control at the neighborhood level.</p> |
| 12.                                            | Laikipia County Integrated Development Plan (CIDP) | This plan captures the county's development priorities, strategies, sector programmes, and flagship projects for the period 2023-2027.                         | It aims at ensuring that resource allocation and appropriation of funds at the county level are guided by well-laid-out sector-specific strategies and programmes.                                                                                                                                                                                       | These zoning regulations and guidelines for Nanyuki Municipality will help realize the urban development sector priorities and programmes.                                                                                                                                                                                   |
| 13.                                            | Laikipia County Climate Change Action Plan (CCAP)  | The plan provides climate change adaptation and mitigation strategies for the whole county for the period 2023-2027.                                           | <p>It identifies urban areas as key hotspots of climate-related risks such as flooding and the urban heat island effect.</p> <p>It recommends increasing the adaptive capacity of urban systems to respond to climate hazards through nature-based solutions and climate-resilient infrastructure development.</p>                                       | These zoning standards, regulations, and guidelines for Nanyuki Municipality provide an analysis of the exposure and sensitivity of urban systems to climate hazards, ensuring that development standards adhere to green building technologies, nature-based solutions, and climate-proof infrastructure.                   |

## 2.2 Institutional Framework & Mandates

Table 3: Institutional Framework

| Institution                                        | Role/Function                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Government Institutions</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| State Department for Housing and Urban Development | <ul style="list-style-type: none"> <li>Oversees matters relating to urban housing, urban planning, and urban development.</li> <li>Development and enforcement of planning and zoning regulations is a function of its Urban and Metropolitan Department.</li> <li>In collaboration with the World Bank, the Kenya Urban Support Program (KUSP) was launched to help in establishing and strengthening urban institutions, improving service delivery, and implementing infrastructure developments in the municipalities.</li> <li>The KUSP II funding and capacity development have enabled Nanyuki Municipality to improve its urban governance and prepare an investment framework for infrastructure development.</li> </ul> |
| NLC County Coordinator                             | <ul style="list-style-type: none"> <li>Mandated to monitor and exercise oversight responsibilities regarding land use planning across the country.</li> <li>Provide oversight on the zoning plan preparation process, reviewing project outputs, and giving feedback.</li> <li>Providing information regarding the availability of public land within Nanyuki Municipality for the establishment of public utilities and social amenities.</li> <li>Providing necessary information with respect to tenure security options.</li> </ul>                                                                                                                                                                                           |
| KURA                                               | <ul style="list-style-type: none"> <li>Providing necessary information regarding urban road classes and reserves to guide land subdivision regulations on road access requirements (permitted widths).</li> <li>Participate in validating the zoning regulations, reviewing project outputs, and giving feedback.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                      |
| NEMA                                               | <ul style="list-style-type: none"> <li>Providing information regarding environmental and natural resource challenges and opportunities within Nanyuki Municipality.</li> <li>Assist in the zoning of environmentally sensitive areas and in the formulation of appropriate regulations for conservation of the natural environment.</li> <li>Reviewing project outputs and giving feedback in relation to carrying out environmental impact assessments before construction and the development regulations along and around buffer zones.</li> <li>Participate in validating the project outputs.</li> </ul>                                                                                                                     |
| KPLC                                               | <ul style="list-style-type: none"> <li>Providing information regarding power connectivity networks and infrastructure capacity gaps for the various land use zones within Nanyuki Municipality.</li> <li>Participate in validating the zoning regulations, reviewing project outputs, and giving feedback.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                             |
| Water Resources Authority (WRA)                    | <ul style="list-style-type: none"> <li>Providing information on water resource management regulations that guide the abstraction of groundwater to meet the rising water demand as the Municipality's population continues to increase.</li> <li>Participate in validating the zoning regulations, reviewing project outputs, and giving feedback.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                     |
| Area Chiefs                                        | <ul style="list-style-type: none"> <li>Assist in the dissemination of information to residents and stakeholders regarding public participation and stakeholder</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

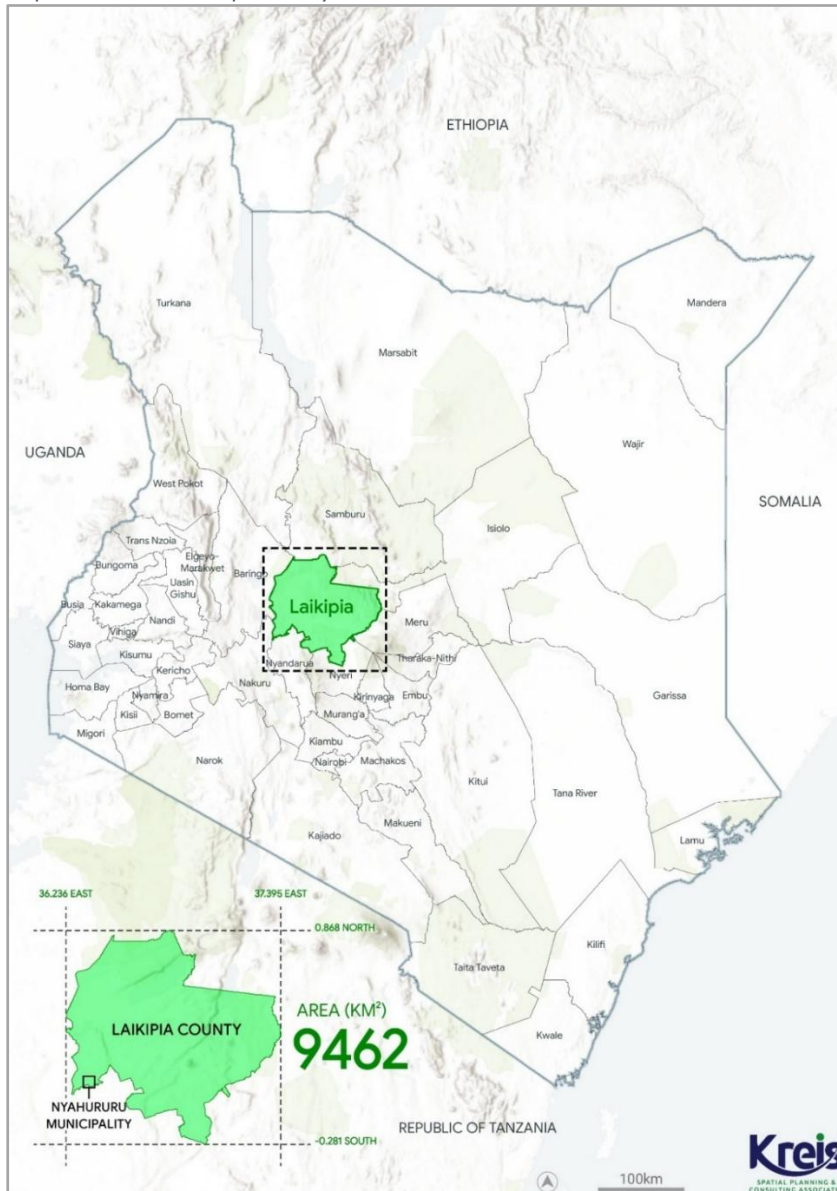
| Institution                                                                                                           | Role/Function                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                       | <p>engagement forums to ensure that the zoning regulations capture the development goals and aspirations of the people of Nanyuki.</p> <ul style="list-style-type: none"> <li>Participate in providing any relevant information to the consultant aimed at achieving the project objective.</li> <li>Assist in providing security to the consultant when required.</li> <li>Participate in validating the project outputs.</li> </ul>                                                                                                                                                                                                                                |
| <b>County Government Institutions</b>                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| County Government of Laikipia                                                                                         | <ul style="list-style-type: none"> <li>As stipulated in the Constitution of Kenya (2010) and the County Governments Act (2012), the preparation of these zoning standards, regulations and guidelines for Nanyuki Municipality is a planning function of the County Government of Laikipia.</li> <li>Domiciled under the Department for Lands, Physical Planning, Urban Development, Energy, Water and Natural Resources, Infrastructure, and Public Works, the regulations will be a tool for effective development control within the Municipality of Nanyuki.</li> </ul>                                                                                          |
| County Executive Committee Member for Infrastructure, Lands & Physical Planning, Housing, Energy & Urban Development. | <ul style="list-style-type: none"> <li>Providing information regarding achieving the project objective and ensuring the successful execution of the assignment.</li> <li>Participate in validating the zoning regulations, reviewing project outputs, and giving feedback to the consultant.</li> <li>Coordinate the adoption of the final zoning plan and regulations by the County Executive for purposes of approval.</li> </ul>                                                                                                                                                                                                                                  |
| Chief Officer for Lands, Housing and Urban Development.                                                               | <ul style="list-style-type: none"> <li>Participate in sensitizing the residents and stakeholders on the importance of the zoning regulations.</li> <li>Reviewing and giving feedback with respect to the project outputs.</li> <li>Participate in validating the zoning regulations.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                      |
| County Assembly                                                                                                       | <ul style="list-style-type: none"> <li>Participate in validating and approving the zoning regulations for implementation and necessary enforcement.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Nanyuki Municipality                                                                                                  | <ul style="list-style-type: none"> <li>Under its Municipal Charter, Nanyuki Municipality is mandated with, among other functions, the development and enforcement of municipal plans and development control.</li> <li>The Municipality's Board is tasked with controlling land use, land subdivision, developments, and zoning within the Municipality.</li> <li>The Plan provides a spatial development framework that outlines the basic guidelines for land use management within the Municipality.</li> <li>It also provides for the regulation of the building character, form, and function of the various permitted uses within the Municipality.</li> </ul> |
| Directors of various County Departments                                                                               | <ul style="list-style-type: none"> <li>Provide technical oversight and assistance to the consultant.</li> <li>Provide any relevant information that is beneficial to the undertaking of this zoning plan preparation process.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                             |
| County & Municipal Technical Teams                                                                                    | <ul style="list-style-type: none"> <li>Participate in sensitizing the residents and stakeholders on the importance of the zoning regulations.</li> <li>Reviewing and giving feedback with respect to the project outputs.</li> <li>Participate in validating the zoning regulations.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                      |

### 3 CHAPTER THREE: BASELINE INFORMATION OF PLANNING AREAS

#### 3.1 Location and Context

Laikipia County lies between latitudes 0°18'S & 0°51'N and between longitude 37°11'E & 37°24'E and stretches across an area of about 9,462 km<sup>2</sup>. Nanyuki Municipality is one of the three municipalities established in Laikipia County, alongside Rumuruti and Nyahururu.

Map 2: Location of Laikipia County in the national context



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

Laikipia County borders Samburu County to the North, Isiolo County to the northeast, Meru County to the southeast, Nyeri County to the South, Nyandarua County and Nakuru County to the southwest, and Baringo County to the west, as shown in Map 3 below. It lies along the

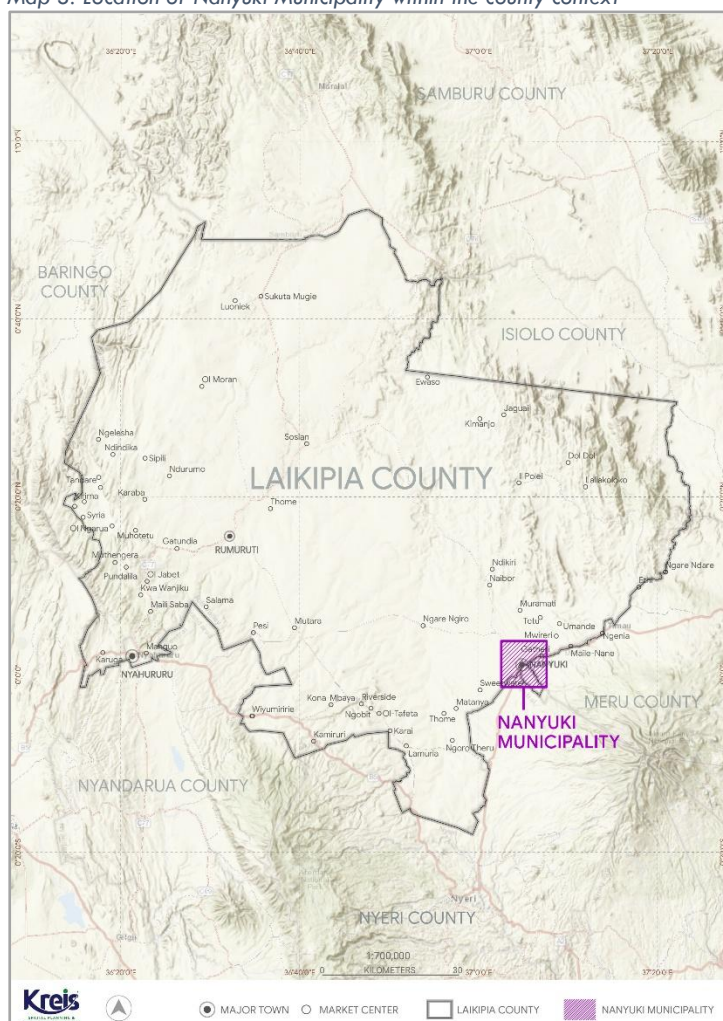


Equator and is bounded to the East by the lower slopes of Mt. Kenya, to the South West by the Aberdare Ranges, and to the West by the Rift Valley Escarpment.

Nanyuki Municipality is situated in the south-eastern part of Laikipia County and serves as a major gateway to northern Kenya. The municipality occupies a strategic position along the Nairobi–Isiolo transport corridor, which forms part of the larger Lamu Port–South Sudan–Ethiopia Transport (LAPSSET) corridor. Its location enhances regional connectivity and strengthens its role as a commercial, tourism, administrative, and transportation hub within the county and the wider region.

The municipality also benefits from its proximity to Mount Kenya, major wildlife conservancies, agricultural zones, and military installations, all of which contribute significantly to its economic growth and urban development. The strategic regional location of Nanyuki Municipality has led to increased population growth, investment opportunities, and demand for urban services and infrastructure, thereby underscoring the importance of effective zoning and spatial planning to guide sustainable urban expansion and orderly land use development

Map 3: Location of Nanyuki Municipality within the county context

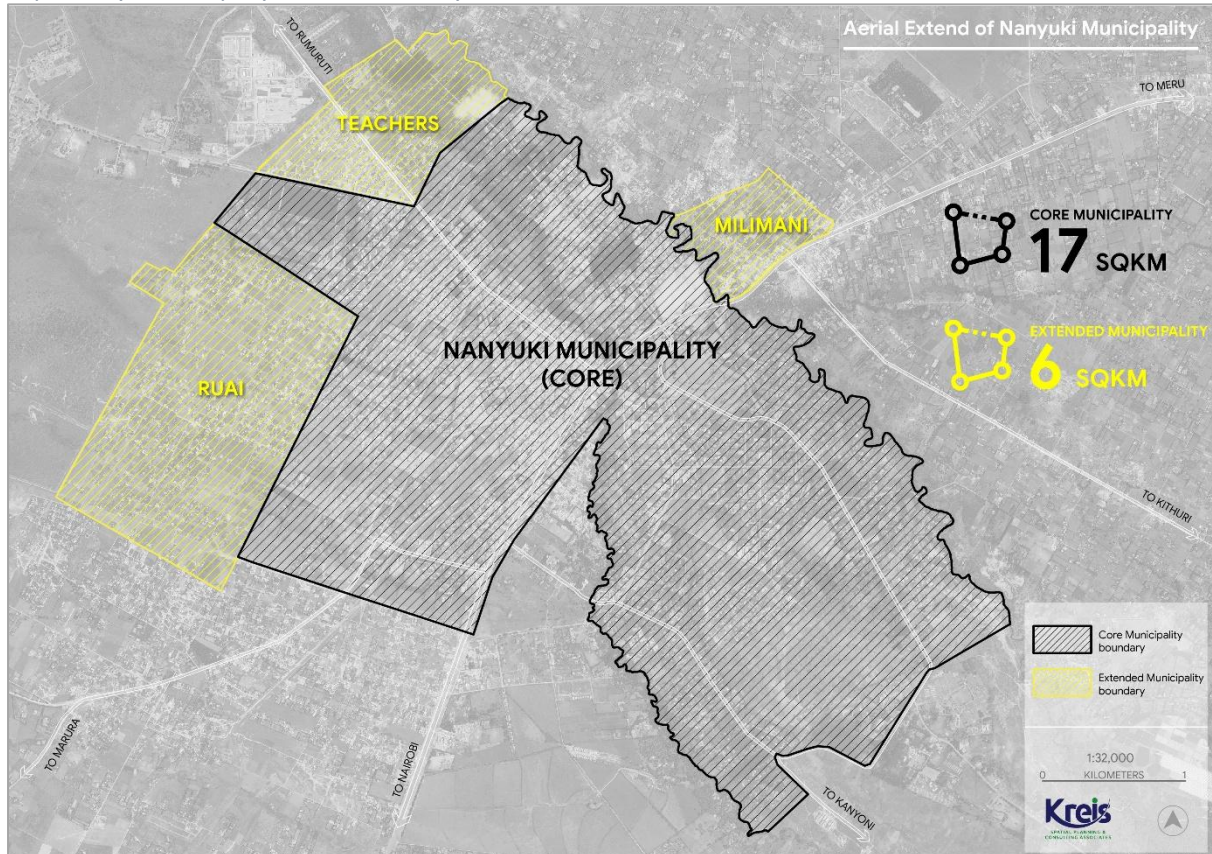


Source: KREIS, 2026 (modified from IEBC boundaries data, 2013)



In its current boundary alignment, Nanyuki Municipality measures approximately 17 km<sup>2</sup>, but for purposes of the zoning plan intervention, the adopted planning area extends beyond the core Municipality boundary to about 23 km<sup>2</sup>, covering Baraka, Ruai, Teachers and Milimani local neighborhoods. This is shown in the map below.

Map 4: Nanyuki Municipality in its local boundary context



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

### 3.2 Administrative Context

Laikipia County comprises five sub-counties; Laikipia East, Laikipia North, Laikipia West, Laikipia Central, and Nyahururu. Nanyuki is the headquarters of Laikipia East Sub-County and is located within the boundaries of Nanyuki Township and Thingithu wards. Nanyuki Municipality was granted its Municipal Charter on 22<sup>nd</sup> March, 2023, which provided for the establishment of the Board of the Municipality (comprising 9 members) as the administrative authority. The Municipal Manager acts on behalf of the Board as the administrative head of the Municipality of Nanyuki.

The Charter outlines the functions of the Board of the Municipality, among them being to control land, land sub-division, land development and zoning by public and private sectors for any purpose; including industry, commerce, markets, shopping and other employment centers, residential areas, recreational areas, parks, entertainment, passenger transport, agriculture,

and freight and transit stations within the framework of spatial development plans and master plans for the Municipality.

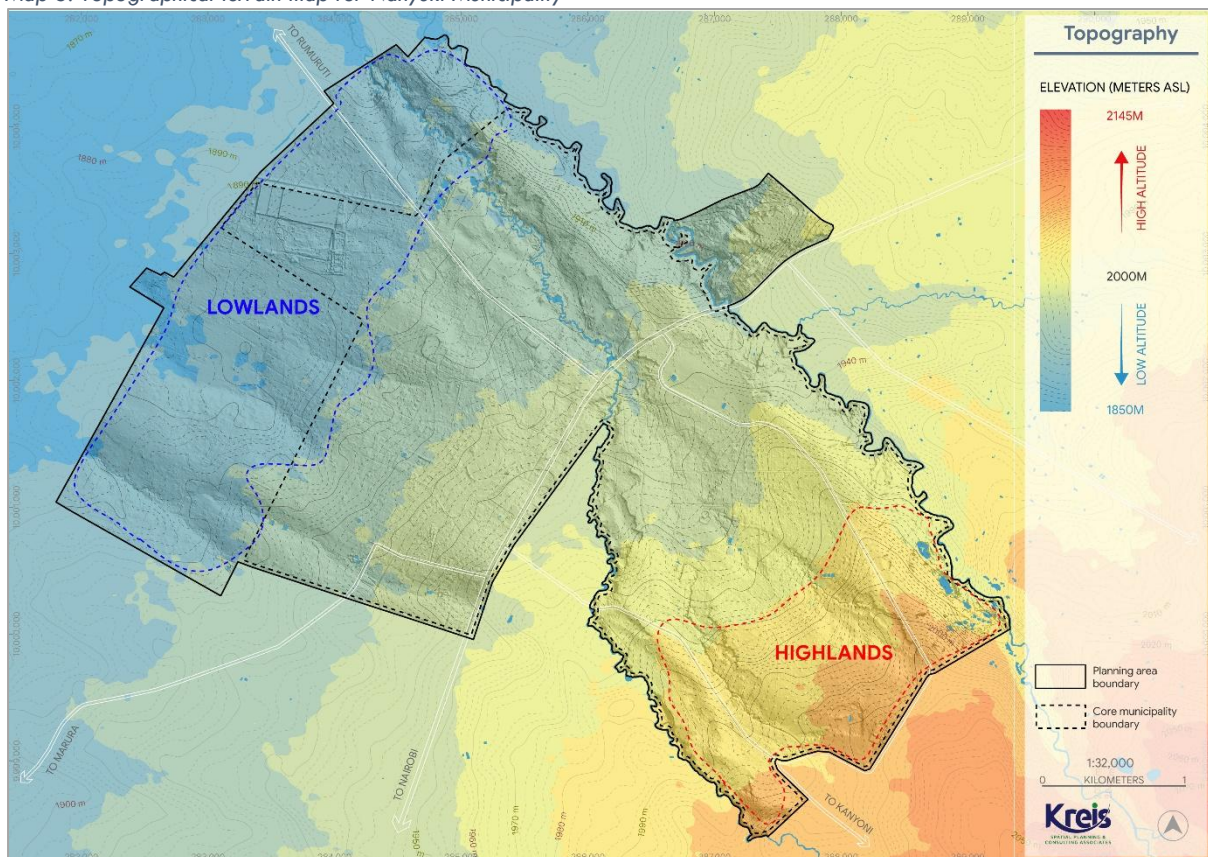
### 3.3 Physical Environment

The natural landscape structure of Nanyuki Municipality is shaped by its topography, relief, geology, and soils. These give rise to a diversity of ecosystems and species which form the foundation of the people's socio-economic, environmental, and cultural well-being. The sections below discuss the characteristics of the physical environment in detail.

#### 3.3.1 Topography & Altitude

Nanyuki Municipality is positioned in a high-altitude area, within a contour range of 1,778m – 2,141m above sea level. The Mt. Kenya landmass has a significant climatic influence over the Municipality owing to its strategic location on the leeward side of the Mt. Kenya ecosystem. This gives rise to several altitude-related agro-ecological zones that range from sub-humid to semi-arid and arid habitat zones as the proximal zones abutting the municipal boundaries.

Map 5: Topographical terrain map for Nanyuki Municipality



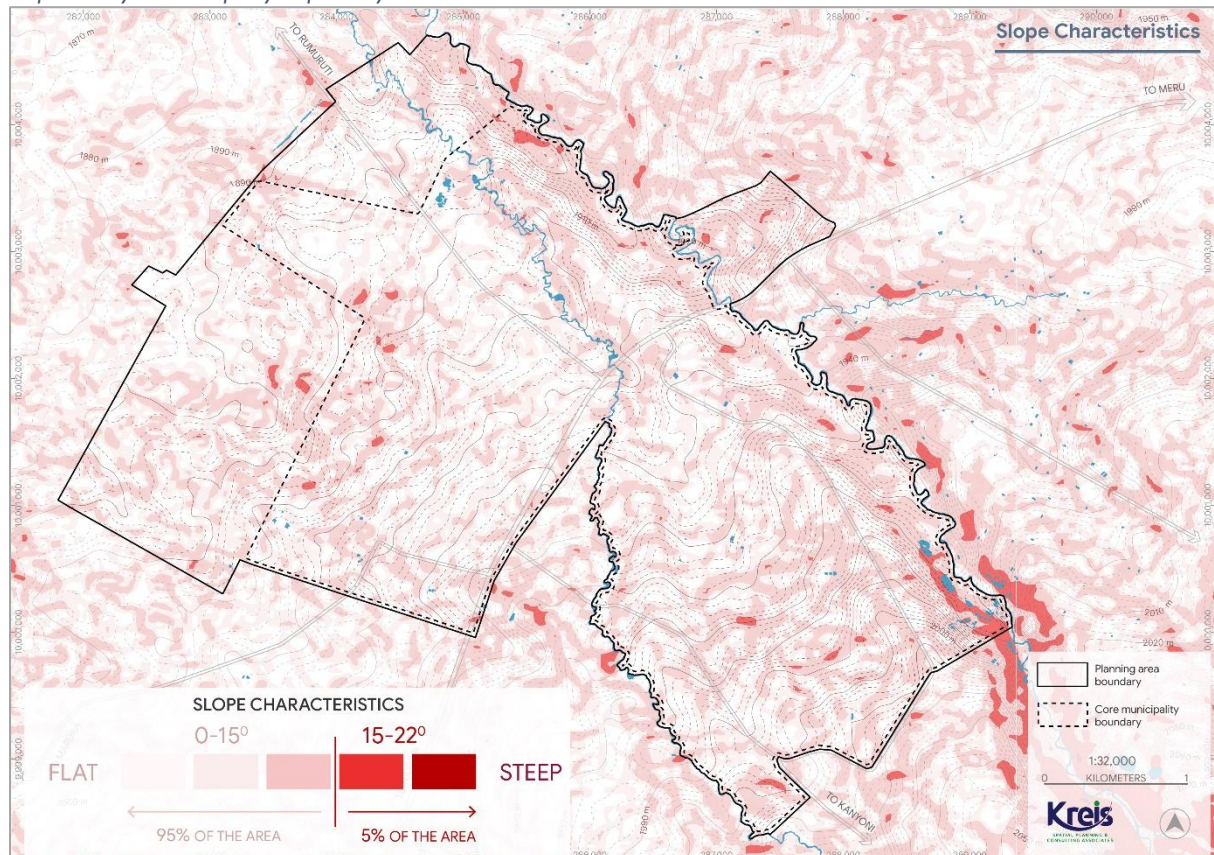
Source: KREIS, 2026

These zones allow for crop farming, livestock keeping, and wildlife conservation as the main economic activities with a direct influence on the urban activities undertaken within the core urban centre of Nanyuki Municipality. The terrain is generally flat with slightly undulating



landscapes which allow for the establishment of both smallholder and commercial farms, still evident within the Municipality's peri-urban areas. The flat nature of the municipality makes it susceptible to flooding risk. However, if well engineered, the slope index as seen in map 6 would naturally allow drainage of stormwater along streams, channels, and constructed drains, reducing urban flooding risks. It would be necessary for the Municipality to provide budgetary appropriations for the construction and improvement of drainage systems to avert manage the flooding risk.

Map 6: Nanyuki Municipality slope analysis



Source: KREIS, 2026

### 3.3.2 Climate

Laikipia County experiences a relief-type of rainfall due to its altitude and location. The seasonal distribution of rainfall is influenced by the Inter-Tropical Convergence Zone near the Equator, where the northeast and southeast trade winds meet.

Nanyuki area receives an average annual rainfall of between 800-1000mm, with the lower average attributed to its location on the leeward side of Mt. Kenya (Laikipia County Government, 2023). The rainfall patterns favor crop farming and livestock keeping as the main economic activities for residents within the Municipality's peri-urban areas.

Average annual temperatures are warmest in the central region of the county with mean temperatures of 18-20°C. Temperatures within Nanyuki Municipality range from 16-18°C,

(Laikipia County Government, 2023). The warm weather favors outdoor activities such as bike riding, nature walks, and game drives, which in turn contribute to increased revenue generation from tourism-related activities.

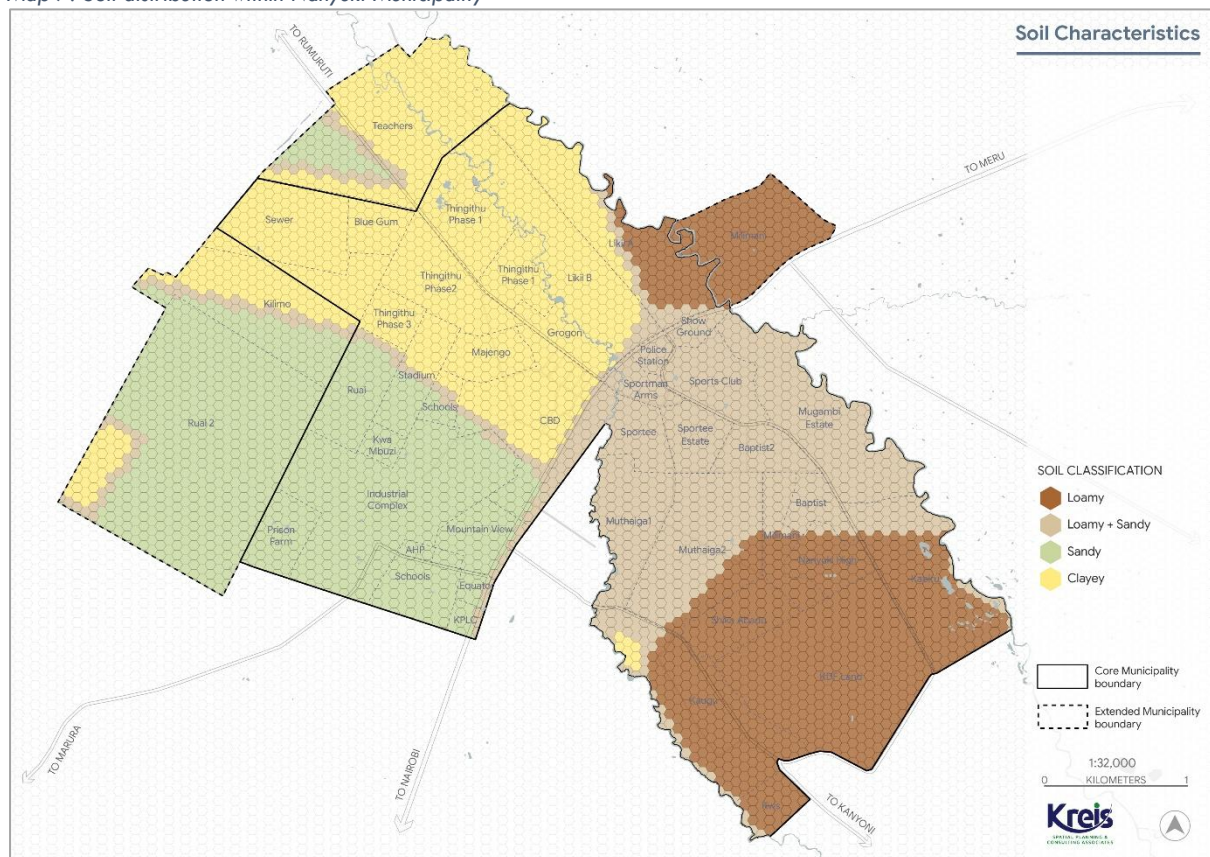
### 3.3.3 Geology and Soils

The rock formation for Nanyuki Municipality has been defined as volcanic lavas and deposits, which are characterized by volcanic sediments of the Nanyuki formations and basalt lavas.

The soil characteristics within Nanyuki Municipality are loamy, loamy-sandy, sandy, and clayey, as shown in Map-7 below. The highland zones of Milimani, Nanyuki High, Kabiru, and Shika Adabu areas have loamy soils whose porosity and available water capacity support crop farming. The agricultural-potential areas stretch to Muthaiga, Sportee, and Mugambi estates, with loamy-sandy soils. The Ruai 1 & 2 neighborhoods have sandy soils with poor water retention and low nutrient content.

The CBD, Thingithu phases 1, 2 & 3, Likii A & B, Grogon, Majengo, and Blue Gum areas have clayey soils that are sticky when wet and extremely hard when dry. Urban flooding risks within the core commercial zones are therefore imminent, worsened by the blockage of natural drains and the lack of adequate/ high-capacity stormwater drainage infrastructure.

Map 7: Soil distribution within Nanyuki Municipality



Source: KREIS, 2026



### 3.4 Natural Resource Base

The Municipality has a rich natural base for terrestrial resources, including:

#### 3.4.1 Rangelands

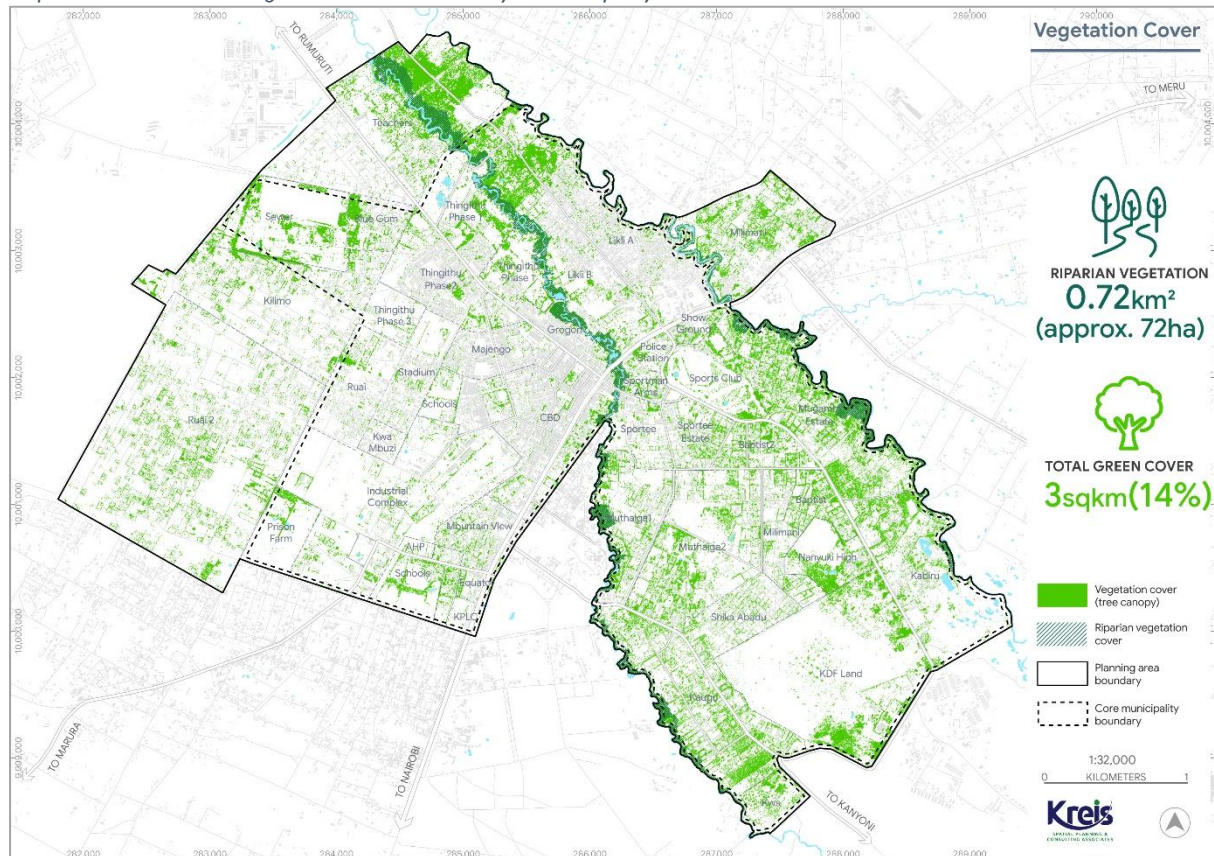
The ASAL regions within proximity to Nanyuki Municipality are dominated by rangeland ecosystems, specifically within the Umande and Tigithi wards. Characterized by high mean temperatures and low annual rainfall, these shrublands and grasslands provide a critical habitat for diverse wildlife species.

Due to its strategic location and seamless accessibility, a significant number of tourists seeking wildlife recreation and rangeland experience stay in hotel facilities within Nanyuki Municipality. In turn, they help boost the local economy and generate revenue.

#### 3.4.2 Vegetation Cover

This comprises riparian vegetation along Likii and Nanyuki rivers and tree canopies within institutions, homesteads, green open spaces, speculative lands, and along road corridors. The riparian vegetation is essential for riverbank stabilization, soil erosion control, and minimizing flood-related hazards. The tree canopy cover helps regulate surface temperature rise caused by the Urban Heat Island phenomenon, promoting a healthier urban environment and enhancing the urban aesthetics.

Map 8: Green cover and vegetation index within Nanyuki Municipality



Source: KREIS, 2026

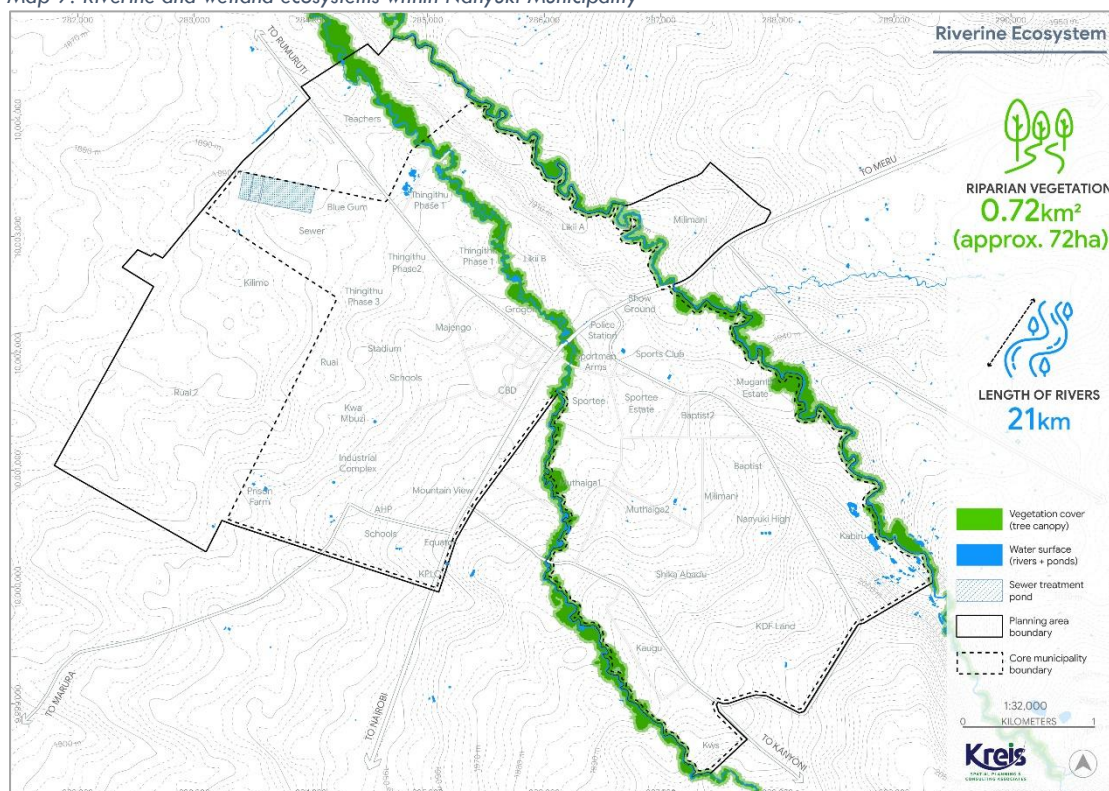
Riparian vegetation conservation efforts, afforestation, and urban greening initiatives are essential in ensuring a sustainable balance between green and grey spaces within the Municipality. This calls for additional green parks and open spaces, street trees, urban gardens, green roofs within buildings, urban forests, and landscaped public spaces within Nanyuki Municipality.

### 3.4.3 Water Towers and Catchment Areas

Laikipia County sources water from two major water towers, Mt Kenya and Aberdare Ranges. These mountain ranges serve as primary catchment areas for numerous perennial rivers that traverse the Laikipia plateau, eventually draining into the upper Ewaso Ng'iro North basin and towards the Lorian Swamp.

As shown in Map-9 below, a significant portion of Nanyuki Municipality's outer boundaries are defined by Likii and Nanyuki rivers, which act as the main sources of water for irrigation farming, livestock watering, and domestic use in neighboring settlement areas such as Likii A & B, Thingithu Phase 1, and Grogon. River Likii is the main intake point for NAWASCO's water treatment plant, which serves Nanyuki Municipality and its environs. However, unregulated abstraction by upstream users results in water resource conflicts.

Map 9: Riverine and wetland ecosystems within Nanyuki Municipality



Source: KREIS, 2026

There are pockets of wetlands that play a crucial role in flood control and act as water sources for domestic use and livestock watering.

### 3.4.4 Minerals

Nanyuki's mineral profile is defined by the Mount Kenya suite, which provides high-grade phonolites, basalts, and trachytes used extensively for ballast and building stones.

The area also contains specialized deposits of kaolin (white clay), bentonite clay, and volcanic tuffs, while the surrounding riverbeds are vital sources of industrial sand and gravel. The availability of mineral resources presents economic opportunities related to quarrying and mining activities.

## 3.5 Population and Demography

The 2019 National Population and Housing Census reported Laikipia County's population to be 518,560 persons; with 259,440 males, 259,102 females and 18 intersex persons. The average household size stood at 3 persons.

### 3.5.1 Population Size

As established, Nanyuki Municipality is within Nanyuki Township and part of Thingithu Wards. The table below demonstrates populations for these wards per the 2019 National Population and Housing Census report.

Table 4: Population distribution across the wards where Nanyuki Municipality is located

| Ward      | Total Population (2019) | Land Area (Sq. Km) |
|-----------|-------------------------|--------------------|
| Nanyuki   | 37,913                  | 36.0               |
| Thingithu | 37,307                  | 103.5              |

Source: KNBS, 2019

The urban population for Nanyuki, as per the 2019 National Population and Housing Census report, was 72,813 persons. For purposes of articulating population statistics in the areas covered by Nanyuki Municipality, the urban centre population statistics have been adopted and used to project the future scenarios.

### 3.5.2 Population Projection

The annual average population growth rate of Laikipia County is estimated at 2.64%. 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 the natural logarithm base of 2.71828;  $r$  is the rate of increase (2.9) divided by 100, and  $t$  represents the time period (normally at a 5-year interval). The population projections for Nanyuki Municipality are estimated as follows:

Table 5: Population projections based on urban centre population statistics

| Municipality | Total Urban Centre Population (2019) | Population Projections |         |         |
|--------------|--------------------------------------|------------------------|---------|---------|
|              |                                      | 2025                   | 2030    | 2035    |
| Nanyuki      | 72,813                               | 85,220                 | 156,234 | 227,256 |

Source: KREIS, 2026

As seen from Table 5 above, the increasing urban population within the Municipality indicates an increased demand for housing, socio-economic opportunities, social amenities, and infrastructure utilities.

Congestion, competition for scarce resources such as fresh water, informality sprawl, unplanned settlements, and poor waste management are some of the anticipated urban challenges. This justifies the need for sound zoning regulations to enable effective development control.

### 3.5.3 Population Density

The population density for Laikipia County, as per the 2019 National Population and Housing Census report, stood at 55 persons per square kilometer. From the population figures contained in Table 2, the density across the Municipality can be quantified as follows:

Table 6: Population densities based on urban centre population statistics

| Municipality | Total Population (2019) | Land Area (Sq. Km) | Density (Persons/Sq. Km) |
|--------------|-------------------------|--------------------|--------------------------|
| Nanyuki      | 72,813                  | 17                 | 4,283                    |

Source: KREIS, 2026

Urban areas in Kenya have a high population density, with the nationwide average estimated at approximately 1,971 persons per square kilometer, according to 2019 population census data. This density is heavily concentrated in major urban hubs, with Nairobi City County exceeding 6,200 people per km<sup>2</sup> and Mombasa County over 5,400 per km<sup>2</sup>.

If these national averages are anything to go by, then the computed density for Nanyuki Municipality tells a story of a highly urbanizing human settlement area that not only needs adequate zoning and development regulations, but also requires a high degree of compliance and enforcement in development control.

### 3.5.4 Urbanization Dynamics

Urban population growth has been accelerated by the Municipality's role as a regional commercial node and tourism hub, together with its administrative functions. The key drivers of this growth are natural population increase and rural-urban migration. Nanyuki's attraction as an activity centre is attributed to its strategic location along the Nairobi–Nanyuki–Isiolo (A2) Road, proximity to Mt. Kenya, and numerous economic opportunities in sectors such as agriculture, trade, commerce, tourism, hospitality, agro-processing, manufacturing, real estate, transport, financial services, health, and education.

Its positioning as a gateway to the northern Kenya region has further enhanced its regional significance, increased investment opportunities, and induced socio-economic growth. The presence of military-related activities linked to the Kenya Defense Forces and the British Army Training Unit Kenya British presence have also strengthened Nanyuki's role as a growth center.



As a result, the Municipality experiences increasing demand for adequate and affordable urban housing, infrastructure, and social amenities.

Population projections indicate a continuous increase in the urban population. Without proper zoning guidelines to inform development control, the Municipality is at risk of unprecedented urban sprawl into surrounding periphery areas, proliferation of informal settlements, land use conflicts, increased urban informality, poor waste management, increased vulnerability to climate-related hazards, over-exploitation of natural resources, and strain on infrastructure utilities and social amenities.

### **3.6 Land Use and Human Settlement in Nanyuki Municipality**

With an approximate area of 9,462.2 km<sup>2</sup>, Laikipia County is ranked as the 15<sup>th</sup> largest county in Kenya. The major land cover defining Laikipia's physiographic characteristics includes forests, savannahs/rangelands, riparian reserves, and wetlands. The dominant land uses in the county include agriculture, ranching, pastoralism, wildlife conservation, urban and rural settlements, industry, and mining, among others.

The Laikipia County Spatial Plan identified Nanyuki, alongside Nyahururu and Rumuruti, as a major primary node that determines the growth propensity of the county as a whole. The sections below characterize and bring out the existing and predominant land use activities within the Municipality as proposed in the County Spatial Plan.

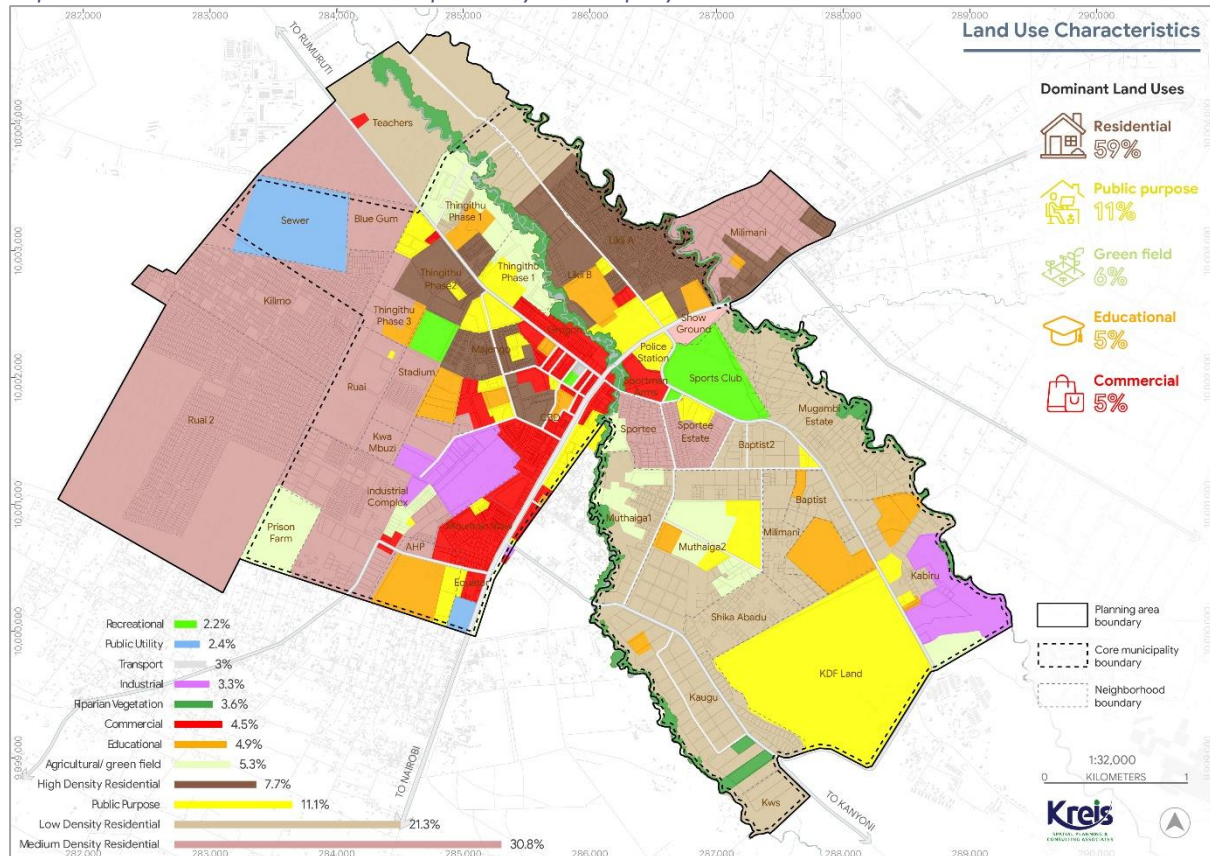
#### **3.6.1 Existing Land Use Distribution**

Nanyuki Municipality serves as a critical economic hub for the overall Laikipia plateau, supporting trade, commerce, agro-processing, financial services, and a thriving hospitality sector driven by the numerous tourism-related opportunities. The land use structure is characterized by a high-density urban core that transitions into expansive, multifunctional uses. The central business district and its immediate suburbs, such as Thingithu phases 1, 2 & 3, Likii A & B, Majengo, Grogon, and Mountain View, are dominated by commercial, residential, and mixed-use developments. Neighborhoods with high-density residential developments include Likii A & B, Thingithu Phase 2, and Majengo. These areas are mainly viewed as informal settlements.

The general Ruai 1 & 2, Kilimo, Kwa Mbuzi, Sportee Estate, and Milimani areas are medium-density residential neighborhoods, while Muthaiga 1 & 2, Shika Adabu, Baptist, and Mugambi estates are characterized as low-density residential areas. There are pockets of agricultural farmlands within the residential areas, key to ensuring urban food security. Other significant land uses include educational, public purpose, public utilities, industrial (agro-processing and manufacturing), transportation, and recreational uses (green spaces and sports club).

Additionally, Nanyuki is a strategic military zone, with significant land allocated to KDF and BATUK. These installations not only occupy large physical footprints but also dictate the Municipality's demand for urban housing, infrastructure, and services.

Map 10: Generalized land use distribution map for Nanyuki Municipality



Source: KREIS, 2026

Nanyuki has been experiencing extensive urban sprawl characterized by residential densification and the conversion of former agricultural land into speculative real estate (Laikipia County Government, 2023). According to the Laikipia CSP, the area defining Nanyuki Municipality was generally classified as a primarily commercial zone, with only a small area within the peripheral area bordering Thingithu being classified as a medium-density residential area. The preparation of these specific zoning regulations, permitting and development standards is not only timely but also necessary since they offer an opportunity to define the land uses in a granular and more specific manner.

### 3.6.2 Informal Settlements

Nanyuki Municipality, like many rapidly urbanizing towns in Kenya, is characterized by the presence of informal settlements that have emerged as a result of urbanization, population growth, and a constrained formal housing market. These settlements are typically situated on undeveloped or marginal land, lacking adequate access to basic services such as clean water, sanitation, electricity, and solid waste management infrastructure. The proliferation of informal

settlements within Nanyuki is driven by a combination of factors, including the high cost of formal housing, tenure insecurity, limited serviced land, proximity to employment centres, and the influx of rural-urban migrants seeking economic opportunities in the Municipality.

According to Laikipia County Spatial Plan (2023-2033), the Laikipia East Constituency, of which Nanyuki Ward is the administrative and commercial hub, hosts several identifiable informal settlements. These settlements are characterized by high-density, unplanned structures constructed mainly from temporary materials such as iron sheets, timber, and mud. The spatial distribution of these settlements is influenced by land tenure arrangements, proximity to major roads, and access to water sources. Insecurity of tenure remains a significant challenge in these areas, as many households occupy land without formal legal recognition, which in turn constrains investment in housing improvements and basic infrastructure.

### 3.7 Housing & Urban Form

Nanyuki Municipality presents a unique mix of both rural and urban housing characteristics as it continues to grow from an administrative town into a key regional growth centre. The Municipality's housing patterns reflect its rapid urban growth, the presence of different income groups, and the influence of major institutions, particularly the Kenya Defence Forces and the British Army Training Unit Kenya. This section explores the different housing typologies, settlement density patterns, and the ongoing balance between urban sprawl and more compact forms of development across neighborhoods within the zoning boundary.

#### 3.7.1 Housing Typologies

The Laikipia County Spatial Plan identifies five broad housing typologies within Nanyuki Municipality: bungalows, maisonettes, flats/apartments, row housing, and informal housing. However, these typologies are not uniformly distributed; their spatial concentration is shaped by land values, infrastructure access, neighborhood character, and historical development patterns. The map & table below illustrate the spatial distribution of dominant housing typologies and settlement characteristics across the Municipality.

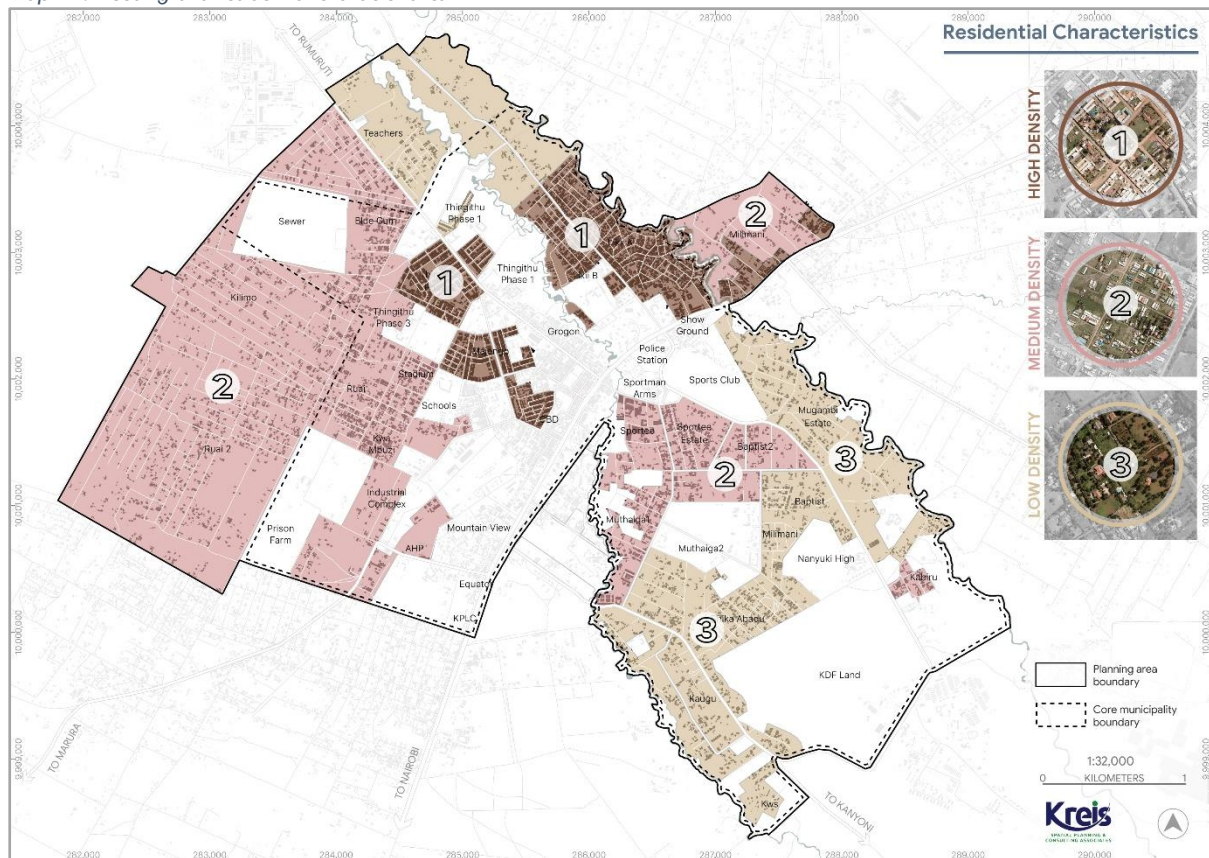
Table 7: Distribution of housing typologies Across Nanyuki Municipality's neighborhoods

| Housing Typology | Neighborhood Concentration                                | Dominant Tenure         | Income Segment | Observed Trend                                                    |
|------------------|-----------------------------------------------------------|-------------------------|----------------|-------------------------------------------------------------------|
| Bungalows        | Muthaiga, Milimani, Ruai, Mountain View, Sportee, Equator | Owner-occupied          | Middle-income  | Plateauing; infill subdivisions; more residential units coming up |
| Maisonettes      | Muthaiga, Thingithu, Camp George environs                 | Rental (expat/military) | Upper-middle   | Growing; driven by BATUK/KDF                                      |

| Housing Typology   | Neighborhood Concentration                            | Dominant Tenure   | Income Segment | Observed Trend                     |
|--------------------|-------------------------------------------------------|-------------------|----------------|------------------------------------|
| Flats / Apartments | CBD, Thingithu, Teachers/Thingithu, Kilimo, Likii A/B | Rental            | Mixed-income   | Rapidly growing; densification     |
| Row Housing        | Sportee Estate, select planned nodes                  | Mixed             | Middle-income  | Emerging; institutional developers |
| Informal Housing   | Likii A, Likii B, Majengo                             | Rental (informal) | Low-income     | Expanding; in-situ densification   |

Source: KREIS, 2026

Map 11: Housing and residential characteristics



Source: KREIS, 2026

The questionnaire survey administered to 269 Nanyuki Municipality residents provides empirical grounding for these observed patterns. When asked about the types of construction occurring in their estates, 51.7% of respondents reported multi-family housing or townhouse developments, 39.4% reported apartment or flat construction, and 23.8% reported new religious institutions.

The prevalence of multi-family and apartment construction was concentrated in Thingithu, Kilimo, and the CBD. This signals a structural shift towards higher-density living arrangements, driven by land scarcity, rising values, and the rental demands of a growing population of military personnel, civil servants, and migrant workers. In the informal settlements of Likii A, Likii B, and





| Density Tier  | Units/Ha | Neighborhoods                          | Densification Pressure                    |
|---------------|----------|----------------------------------------|-------------------------------------------|
| High          | 60–80    | Thingithu, Teachers/Thingithu, Stadium | High; apartment construction accelerating |
| Medium        | 30–60    | Mugambi, Baraka, Kilimo, Sportee       | Moderate; gradual infill and subdivision  |
| Low-Medium    | 10–30    | Muthaiga, Equator, Milimani            | Low; larger plots, slower turnover        |
| Low (<10)     | Under 10 | Ruai, Mountain View, Shika Adabu       | Emerging; agricultural conversion active  |
| Institutional | N/A      | Laikipia Airbase, BATUK, Camp George   | Restricted; height-capped                 |

Source: KREIS, 2026

The relationship between density and infrastructure is critical. The population projections indicate that Nanyuki's urban population will grow from 72,813 persons in 2019 to 85,220 persons in 2025, 156,234 persons in 2030, and 227,256 persons by 2035. This trajectory will drive higher demand for housing, water, sewerage, and roads. The neighborhoods currently experiencing the high densification pressure (Thingithu and Kilimo) also report the highest incidence of infrastructure deficits, with impassable roads and inefficient sewer systems cited as the top development priorities by 39.4% and 21.6% of survey respondents, respectively.

### 3.7.3 Urban Sprawl versus Compact Development

Nanyuki's spatial growth over the past two decades has been characterized by extensive urban sprawl. The Municipality has experienced residential densification and conversion of former agricultural land into speculative real estate. This pattern has been documented in the County Spatial Plan and confirmed by the resident surveys.

The questionnaire survey provides a neighborhood-level picture of this sprawl dynamic. Respondents were asked what land use changes they have observed in their localities:

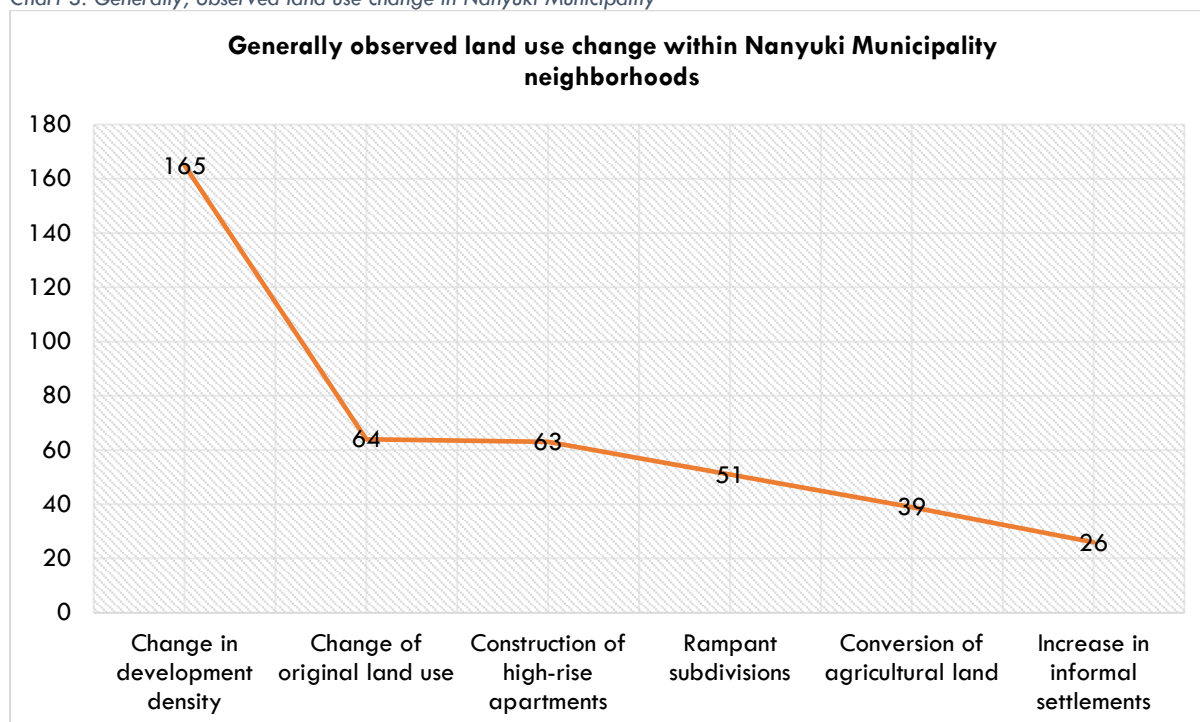
Table 9: Outlines observed changes in land use within the neighborhoods of Nanyuki Municipality

| Observed Change                      | Responses (n=269) | Share of Respondents | Most Affected Neighbourhoods                                   |
|--------------------------------------|-------------------|----------------------|----------------------------------------------------------------|
| Change in development density        | 165               | 61.3%                | Kilimo (31), Thingithu (27), Mugambi (19), Baraka (17)         |
| Change of original land use          | 64                | 23.8%                | Thingithu (10), Baraka (9), CBD (5), Muthaiga (6)              |
| Construction of high-rise apartments | 63                | 23.4%                | Teachers/Thingithu (8), Kilimo (6), Mugambi (6), Thingithu (6) |
| Rampant subdivisions                 | 51                | 19.0%                | Kaugu/Milimani (8), Baraka (9), Mugambi (10), Likii (4)        |
| Conversion of agricultural land      | 39                | 14.5%                | Kaugu/Milimani (7), CBD (4), Ruai (3)                          |
| Increase in informal settlements     | 26                | 9.7%                 | Likii A/B (3), Majengo (2), Thingithu (2)                      |

Source: KREIS, 2026



Chart 3: Generally, observed land use change in Nanyuki Municipality



Source: KREIS digital survey, 2026

The most significant finding is that 61.3% of respondents across virtually every neighborhood have observed an increase in development density. This is not confined to the urban core; even peri-urban areas like Kaugu/Milimani and Baraka report density increases driven by subdivisions and infill construction. The Kaugu/Milimani cluster is particularly notable: 8 of 14 respondents (57.1%) reported rampant subdivisions, and 7 reported conversions of agricultural land. This is the highest proportion of any area, confirming that the urban fringe is experiencing the most acute pressure from speculative land conversion.

The patterns observed in Thingithu and Teachers are distinct: high-rise apartment construction alongside land use change. This reflects a planned densification corridor adjacent to the CBD, where market forces are driving vertical development.

In contrast, the informal settlements of Likii A/B show in-situ densification and expansion of informal housing. This is a different form of sprawl linked to affordability deficits rather than speculative investment. The Municipality lacks updated, structured planning regulations that delineate areas zoned for different intensities of development.

### 3.8 Land Tenure & Ownership Patterns

Land tenure in Nanyuki Municipality reflects the historical evolution of land ownership and administration in Laikipia County. Within and around the municipal boundary, private leasehold and freehold interests coexist with public land occupied by national and county institutions and, in the wider peri-urban context, community land interests and historical customary claims. This

mixed tenure structure influences land availability, development intensity, land values, subdivision patterns, infrastructure provision and the practical implementation of zoning controls. An understanding of tenure and ownership patterns is therefore essential to the formulation of realistic development standards and implementation mechanisms.

### 3.8.1 Land Tenure Systems

Article 61(2) of the Constitution of Kenya classifies land as public, community or private. Private land may be held under freehold or leasehold tenure (Article 64), while section 5 of the Land Act recognizes freehold, leasehold, partial interests - including easements - and customary land rights. Within Nanyuki Municipality, private leasehold and freehold interests predominate, while substantial areas are held or used by public institutions for security, wildlife conservation, health, education, administration and utility services. Public institutional land is not a separate form of tenure; it is a functional category of public land whose development and disposal are governed by constitutional, statutory and institutional requirements. Within Nanyuki's zoning boundary, all four forms of tenure are represented and are summarized below.

Table 10: Summary of land tenure types, legal basis, spatial extent, and development implications in Nanyuki Municipality

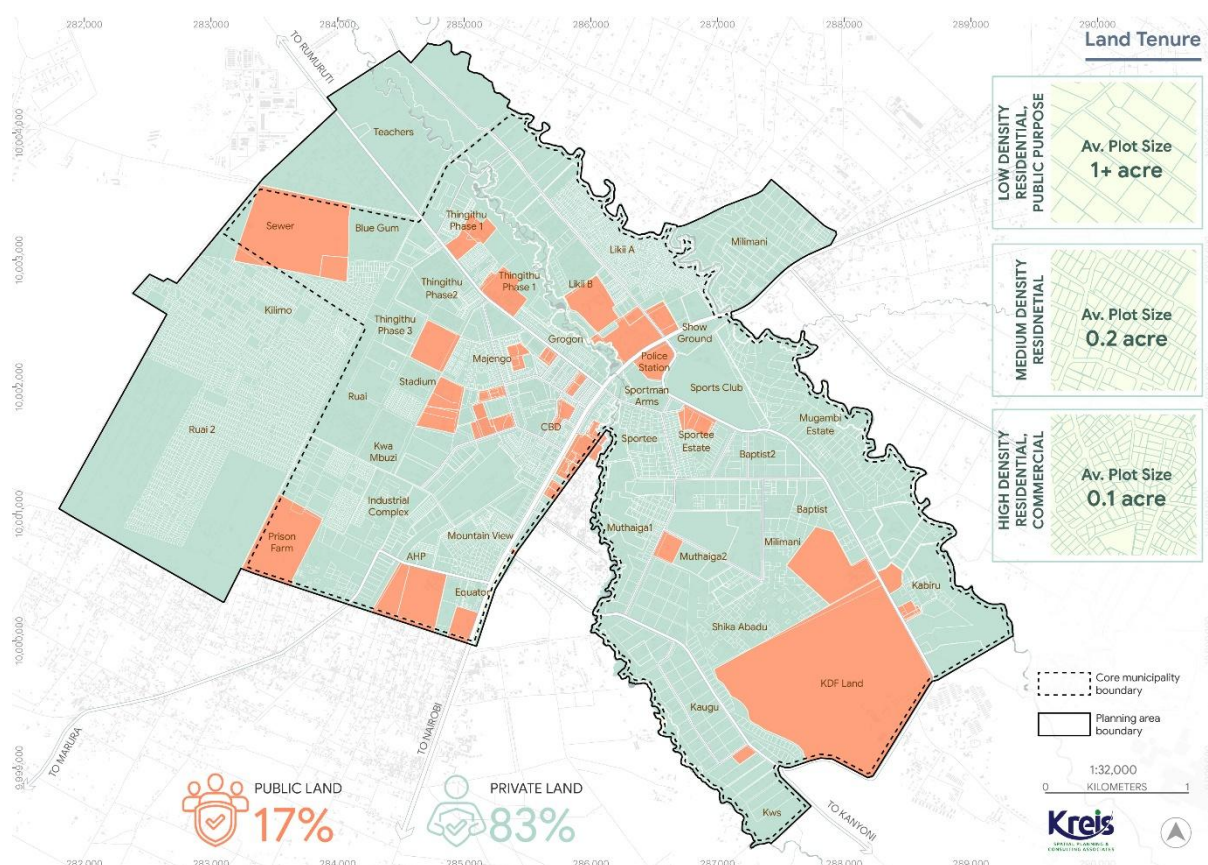
| Tenure Type                 | Legal Basis                                                   | Where Found in Nanyuki                                                                                                                                                    | Development Implications                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Leasehold<br>(Predominant)  | Land Act 2012, s.5(b)<br>Registration of Titles Act (Cap 281) | Thingithu, Muthaiga, Mugambi, Likii A & B, Teachers/Thingithu, Equator, Sportee Estate, Mountain View, Majengo, CBD, Stadium, Camp George, Shika Adabu, Kaugu (portions), | Development is subject to the registered user, lease term, special conditions, land rent and other encumbrances. Subdivision and change or extension of user requires county development permission and the applicable land administration and registration processes. Approaching lease expiry or uncertainty over renewal may affect investment and redevelopment decisions. |
| Freehold<br>(Limited areas) | Land Act 2012, s.5(a)<br>Registered Land Act (Cap 300)        | Baraka, Ruai, Kilimo, Milimani, Turukuma                                                                                                                                  | Freehold confers an indefinite proprietary interest but does not exempt land from zoning, subdivision, environmental, building and infrastructure requirements. These areas are particularly susceptible to market-led subdivision and conversion, which may increase density and service demand where not guided by approved plans.                                           |

| Tenure Type                                      | Legal Basis                                            | Where Found in Nanyuki                                                                                                                       | Development Implications                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Customary Rights                                 | Land Act 2012, s.5(d)<br>Constitution Art. 63          | Intermittent historical Maasai pastoral claims on the municipal periphery                                                                    | Unregistered; vulnerable to encroachment; formalization required for legal recognition; Community Land Act (2016) provides a transition pathway.                                                                                                                                                                                                                                                           |
| Military /<br>Public<br>Institutional            | Government Lands Act (Cap 280)                         | Laikipia Airbase, BATUK, Nanyuki Teaching & Referral Hospital, public schools, KWS, County government offices, NAWASCO facilities            | The land is generally committed to public or strategic functions and is not ordinarily available to the open land market. The zoning plan should safeguard existing and future public uses, access, wayleaves and security or aviation buffers. Ordinarily, development around such land has restricted access; height caps; not subject to normal market dynamics; disposal requires government approval. |
| Partial interests, restrictions and encumbrances | Land Act, section 5(1)(c); Land Registration Act, 2012 | Road reserves, utility wayleaves, easements, riparian reserves, restrictive covenants and other interests occurring across the municipality. | These interests reduce or condition the developable portion of a parcel and must be mapped and respected during subdivision, development permission and infrastructure planning. Title searches and cadastral verification are required before assigning or exercising development rights.                                                                                                                 |

Source: KREIS, 2026

The spatial analysis indicates that approximately 83 per cent of land within the mapped municipal area is privately held, while about 17 per cent comprises public or institutional land. Public land is concentrated in a limited number of large holdings, including security, utility and other institutional sites, alongside smaller public facilities distributed across neighbourhoods. Because much of this land is already committed to specific public functions, the municipality has limited flexibility to use it for other purposes without the requisite legal and institutional processes. This pattern concentrates urban growth and redevelopment pressure on the remaining private land and underscores the need for efficient land use, protection of public reserves and strategic acquisition or reservation of sites for future infrastructure and community facilities.

Map 13: Classification of land within Nanyuki municipality



Source: KREIS, 2026

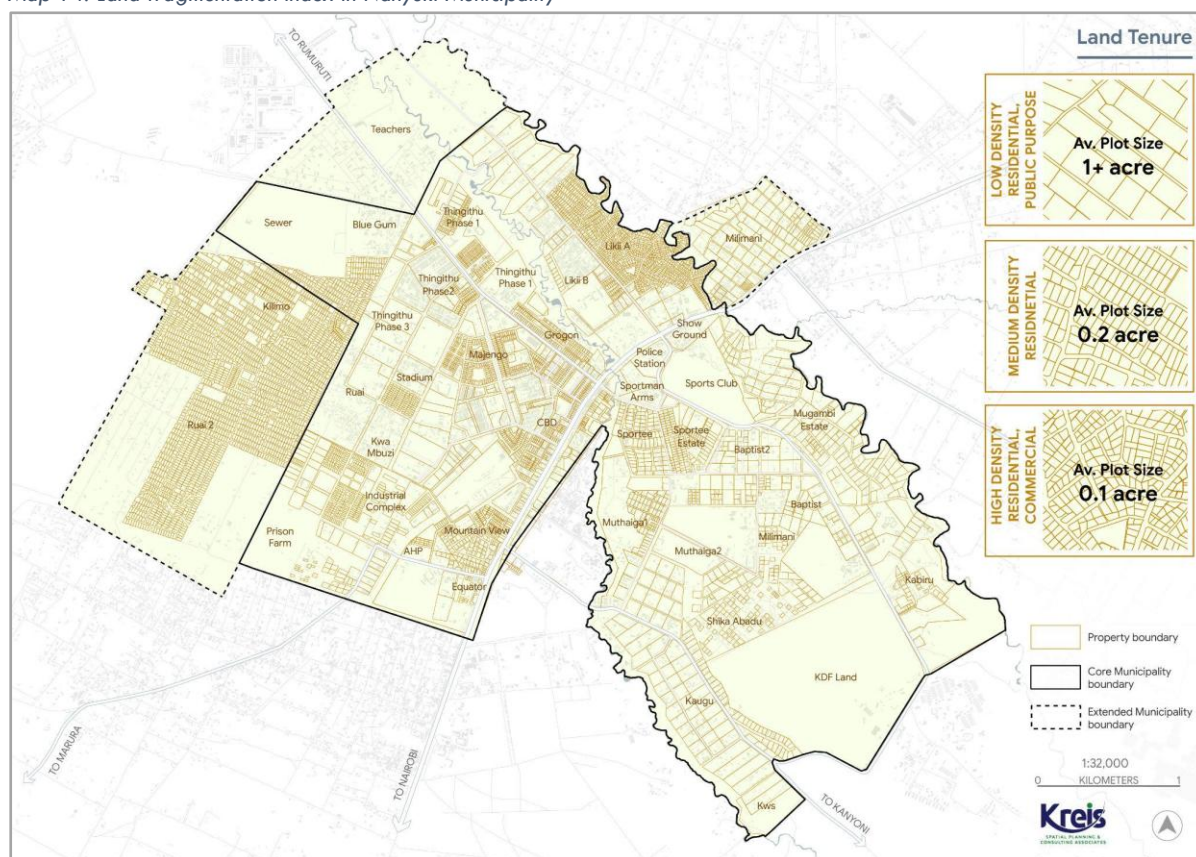
### 3.8.2 Land Fragmentation Index

Land fragmentation refers to the progressive subdivision of a parent parcel into smaller holdings. In an urban setting, subdivision can support access to land and compact development where it is coordinated with infrastructure and development standards. However, uncontrolled or poorly designed subdivision can generate undersized or irregular plots, inadequate road access and utility reserves, increased pressure on water and sanitation systems, and costly retrofitting of infrastructure. Within Nanyuki Municipality, the intensity of fragmentation varies according to neighbourhood history, tenure, proximity to the central business district and transport corridors, and prevailing land-market pressure.

The parcel pattern shown in Map 14 indicates a broad transition from larger plots in low-density residential, public-purpose and peripheral areas to smaller plots in medium- and high-density residential and commercial neighbourhoods. Indicative average plot sizes range from approximately 0.1 acre in high-density residential and commercial areas, to about 0.2 acre in medium-density residential areas, and one acre or more in low-density residential and public-purpose areas. These averages should be interpreted as spatial indicators rather than uniform standards, because actual parcel sizes and service conditions vary within each neighborhood.



Map 14: Land fragmentation index in Nanyuki Municipality



Source: KREIS, 2026

As part of the household and stakeholder questionnaire, respondents were asked to indicate their preferred minimum plot size. The responses provide an indication of market expectations and attitudes towards subdivision; they should not, on their own, be treated as the basis for determining statutory minimum plot sizes. The results are summarized in Table 11.

Table 11: Minimum Plot Sizes in Nanyuki Municipality

| Minimum Plot Size Preferred | Responses (n=269) | Share of Respondents |
|-----------------------------|-------------------|----------------------|
| 0.045 Ha (1/8 acre)         | 110               | 40.9%                |
| 0.1 Ha (1/4 acre)           | 92                | 34.2%                |
| 0.2 Ha (1/2 acre)           | 44                | 16.4%                |
| 0.4 Ha (1 acre)             | 23                | 8.6%                 |

Source: KREIS, 2026

Of the 269 respondents, 75.1 per cent preferred plots measuring 0.1 ha (approximately one-quarter acre) or less, including 40.9 per cent who selected approximately 0.045 ha. The findings demonstrate strong demand for small, relatively affordable plots and are consistent with the prevalence of small-plot marketing and subdivision in the municipality. This demand can support compact urban growth in appropriately serviced high-density and mixed-use areas; however, it may also intensify fragmentation and infrastructure deficits where subdivision precedes roads, drainage, water supply, sewerage or adequate space for on-site sanitation.

Consequently, the zoning plan should not adopt a single minimum plot size for the entire municipality. Minimum plot sizes and subdivision standards should be differentiated by zone and informed by the intended land use, permitted density and building typology, road access, water and sewerage availability, stormwater management, parking, open-space requirements and the capacity of the receiving infrastructure. Smaller plots may be appropriate in fully serviced high-density and mixed-use zones, while larger plots will be necessary in low-density, peri-urban and on-site sanitation areas.

Large freehold ranches outside the municipal boundary continue to influence land values and outward growth, while military and institutional holdings within the municipality remove substantial areas from the ordinary development market. These conditions increase pressure on accessible private land and reinforce the need to promote orderly densification, protect strategic public land and infrastructure corridors, and coordinate subdivision with infrastructure investment.

The Land Control Act (Cap 302) in full compliance with PLUPA provides the legal framework for controlling agricultural subdivision through Land Control Boards, but in practice, these controls have been inconsistently enforced. The zoning plan will establish clear minimum plot sizes by zone, mandate planning approval for all subdivisions, and link development permissions to service availability; measures that are essential to containing further fragmentation-driven sprawl.

### **3.9 Economy and Livelihood Systems in Nanyuki Municipality**

Laikipia County's economy is driven by different sectors, including a vibrant natural resource base encompassing wildlife species, rangelands, forests, water resources, extensive lands, and wetlands. The county's natural resource base has influenced key economic activities such as trade and commerce, tourism, hospitality, manufacturing, agro-processing and value addition, mining and quarrying.

#### **3.9.1 Key Economic Drivers**

The key economic drivers in Nanyuki Municipality include agriculture, trade and commerce, and tourism. Primarily, Nanyuki's economy is driven by the service sector, specifically tourism, hospitality, and trade, complemented by a significant military and logistics presence. Nanyuki is famously recognized for its equator crossing, a landmark that draws a steady stream of local and international tourists. Visitors often gather to witness iconic demonstrations intended to illustrate the Coriolis Effect, where locals use water to show the subtle shifts in Earth's rotation between the Northern and Southern Hemispheres. Also, the presence of military bases in Nanyuki



provides a unique and stable fiscal stimulus by creating a steady demand for local supplies, real estate, and retail services.

Categorized under Upper Midland (UM5 – UM6) and Low Highlands (LH 1 - 5) agro-ecological zones, Nanyuki's economy is supported by agricultural activities. The dominant agricultural activities in Nanyuki include Beef farming, crop farming (sorghum, hay and millet), fish farming, and dairy farming. According to the Laikipia County Spatial Plan, Nanyuki has milling plants for supporting the value addition of maize and wheat products.

### **3.9.2 Employment Patterns**

Employment patterns in Nanyuki Municipality reflect the diversity of the local economy, with the service sector emerging as the largest employer. Formal employment is concentrated in public administration (county and national government offices), military and security services, tourism and hospitality (hotels, lodges, and tour operators), financial services, education, and healthcare. The Nanyuki military bases are among the largest single employers in the Municipality, providing direct employment to thousands of personnel and indirect livelihoods through supply chains and service contracts.

The agricultural sector provides significant employment, particularly for the peri-urban and rural population engaged in crop farming, livestock keeping, and agro-processing. However, agricultural employment is largely informal and seasonal, subject to the vagaries of rainfall patterns and market prices. The trade and commerce sector absorbs a substantial portion of the labor force through wholesale and retail activities, with Nanyuki serving as a regional commercial hub for the wider Laikipia region and adjacent counties. The manufacturing sector, though smaller in employment share, provides formal jobs in agro-processing, milling, and value addition industries.

According to the Laikipia County Spatial Plan, the labour force participation rate in Laikipia East sub-county, where Nanyuki is located, is estimated at 65-70%, with youth (15-34 years) accounting for a significant proportion of both employed and unemployed persons. Unemployment and underemployment remain persistent challenges, particularly among the youth, driving engagement in the informal sector as a livelihood coping strategy.

### **3.9.3 Informal Sector Dynamics**

The informal sector forms a significant component of the economy within Nanyuki Municipality and functions as both a source of employment and a mechanism for service delivery. Rather than operating at the margins of the urban economy, informal activities are deeply embedded within the Municipality's socio-economic structure, supporting livelihoods for a large proportion of residents. Key informal sector activities include Jua Kali enterprises, street trading, boda boda transport services, tourism-related enterprises, and casual construction labor.

Retail and market trading constitute the most visible forms of informal activity within the Municipality. Street vendors and hawkers are concentrated along major avenues within the Central Business District (CBD), while roadside kiosks cluster around the Likii A and Likii B entry points. Open-air trading in second-hand clothing, fresh produce, and foodstuffs is prominent in Majengo, whereas smaller neighborhood retail nodes serve areas such as Thingithu and Mugambi. Informal trade activities are closely linked to high pedestrian movement corridors, transport termini, and residential neighborhoods with limited access to formal commercial infrastructure.

The boda boda subsector also plays a critical role in urban mobility and employment creation. Boda boda stages are concentrated along junctions of the A2 corridor, around the CBD bus park fringe, and at neighborhood entry points in Likii, Majengo, Thingithu, and Baraka. Beyond transport provision, the sector supports a broader informal economy through motorcycle repair services, fuel retailing, and auxiliary trade activities.

Tourism-linked informal activities are concentrated around the Equator marker and other visitor attraction points within the Municipality. Local operators provide guiding services, photography, souvenir sales, and demonstrations related to the Equator phenomenon. In addition, the presence of the Kenya Defence Forces and the British Army Training Unit Kenya bases indirectly stimulates informal economic activity through demand for rental housing, domestic labor, repair services, food supply and small-scale retail enterprises.

*Plate 1: The equator crossing section within Nanyuki Municipality*



Source: KREIS, 2026

Casual labor associated with the construction sector is also substantial, reflecting ongoing urban expansion and real estate development within the Municipality. Daily wage labor supports

residential, commercial, and infrastructure projects, particularly within rapidly developing peri-urban neighborhoods.

### **3.10 Infrastructure Utilities and Services**

The level of urban development is largely determined by the quality of physical infrastructure, which includes water reticulation networks, drainage systems, mechanisms of waste management, energy sources, and telecommunications networks. This is complemented by the level of access to social infrastructure such as education facilities, health centers, recreation facilities, social halls, community centers, rescue centers, disaster and fire emergency response facilities.

#### **3.10.1 Transport Infrastructure**

Transport infrastructure facilitates connectivity between core urban nodes and within the locality. It includes road, railway, and air transport networks – roads/streets/walkways, railway lines, and airways. These are supported by key amenities including bus parks/ matatu termini facilities, bus stops, parking spaces, helipads, and non-motorized transit.

##### **3.10.1.1 Road Infrastructure**

The Nanyuki Municipality's road network is anchored on key transport corridors linking major towns, including:

- i. Nairobi – Nanyuki – Isiolo (A2) Road
- ii. Nanyuki – Doldol (B10) Road
- iii. Nanyuki – Rumuruti Road
- iv. Nanyuki – Meru Road

The A2 Road serves as a vital commercial backbone, facilitating trade and commerce between Laikipia and the neighboring counties of Nyeri, Meru, and Isiolo. This transport corridor acts as a primary artery for regional connectivity and inter-county commerce, strategically positioning Nanyuki Municipality as a key activity node within the region.

The Laikipia CSP identified the Nanyuki-Rumuruti Road as a key transport, infrastructure, and economic corridor for future upgrading to facilitate seamless linkage between Nanyuki and Rumuruti municipalities, and support linear developments in Mutara and Ng'are Ng'iro. The Nanyuki – Naibor Road serves as a major link between Nanyuki Municipality and the inner ranches and northern conservancies which are a major tourism and conservation zone.

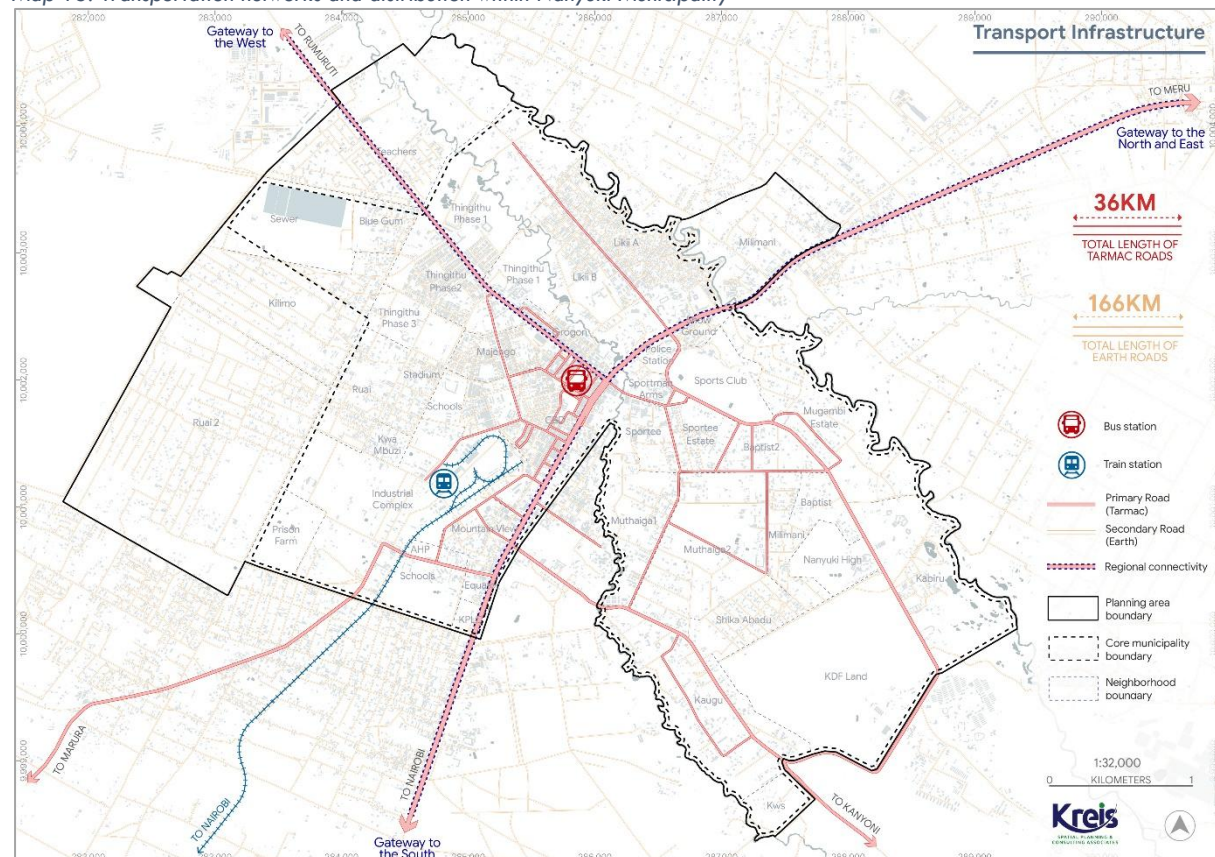
Within the Municipality, accessibility and circulation are enhanced by major arterial roads branching off the A2 Road to serve major commercial and residential zones, among other key areas. The western side of the Municipality is served by Likii Road, which serves residents and the Laikipia Airbase. The Nanyuki Teaching and Referral Hospital, alongside several administrative offices and the cottage residential area are served by Hospital Road. The

industrial zone of the Municipality is served by the Old Market and Slaughterhouse Road, which facilitates the movement of raw materials and finished goods.

Road transport infrastructure within the urban core comprises an integrated network of streets and lanes, complemented by amenities such as stormwater drainage systems, street lighting, and standardized traffic signage, NMT facilities like paved walkways, road corridor greening, and dedicated on-street parking. These urban roads facilitate trade and commerce activities, which dominate the urban core. They are, however, strained by traffic snarl-ups during peak hours, urban flooding risks, and increased informal trading activities along road reserves.

The existing transport corridors are essential facilitators of urban-rural linkages and have induced the growth of linear secondary towns. They are also key in guiding the land use structure of Nanyuki Municipality, as they offer opportunities for seamless connectivity between the urban core and its periphery areas, allowing people to live within the less dense peri-urban areas and commute to workplaces, markets, and access social amenities within the Municipality.

Map 15: Transportation networks and distribution within Nanyuki Municipality



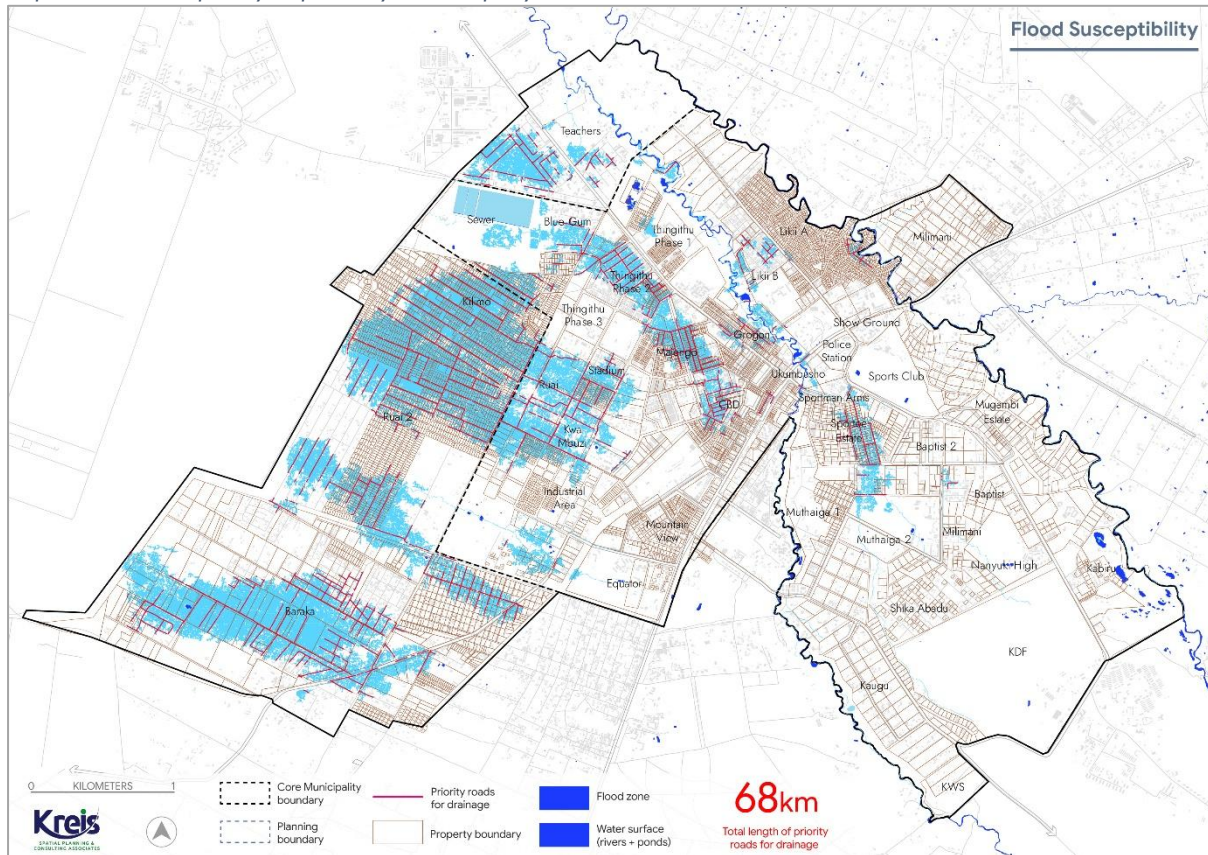
Source: KREIS, 2026

Circulation roads within Ruai area are undeveloped and are prone to flooding, making accessibility in the area a major challenge especially during the rainy seasons. Other areas, such as Thingithu, Kilimo, Kaugu, and Milmani, have also reported poor roads that become impassable during rainy seasons. Most of the roads lack stormwater infrastructure, making the



areas susceptible to flooding. Additionally, some roads lack amenities such as streetlights, walkways, and signage.

Map 16: Flood susceptibility map in Nanyuki Municipality



Source: KREIS, 2026

Plate 2: Neighborhood access roads within Nanyuki Municipality

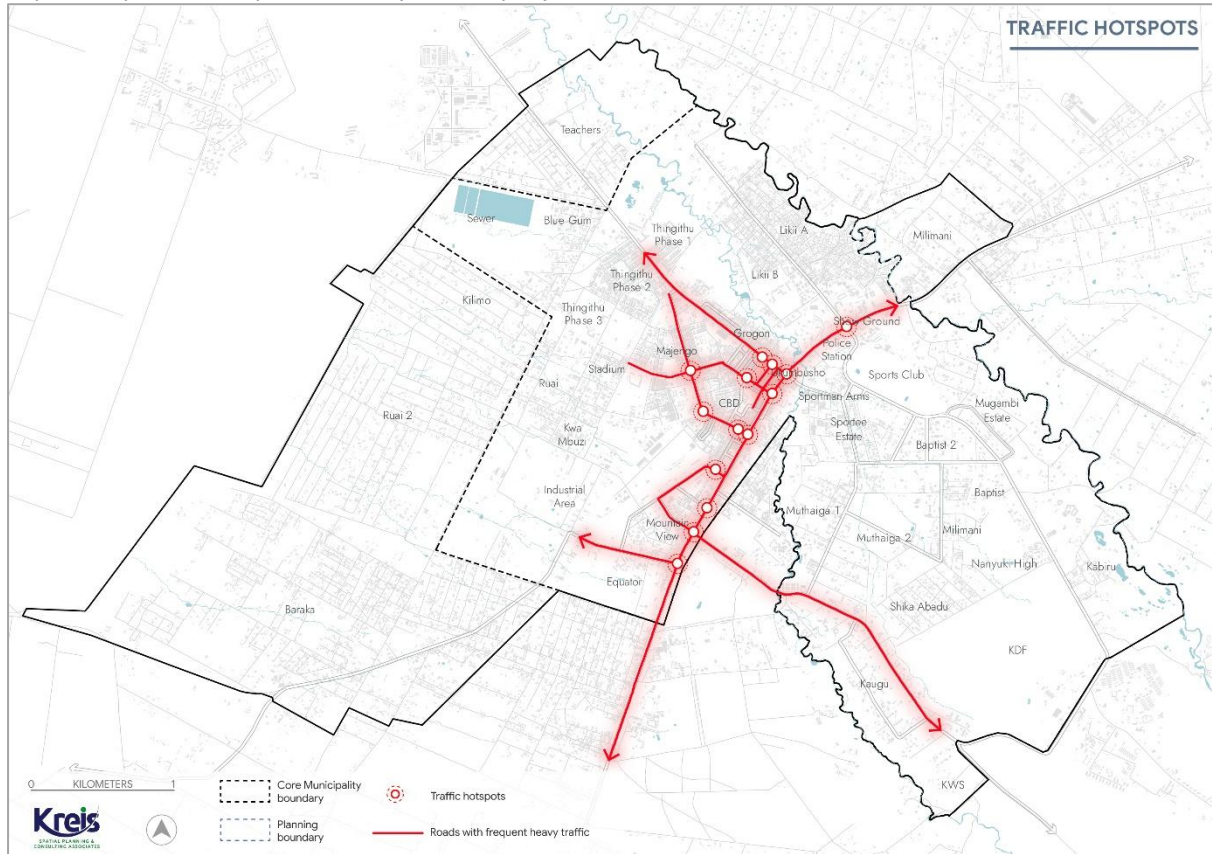


Source: KREIS, 2026

In the same breadth, a lot of traffic congestion is experienced in various hotspots within the CBD of Nanyuki and this will require strategic interventions from the County and Municipality in evacuating traffic from and to the CBD. This could be in form of enhancing directional flow of traffic or opening new corridors where regional traffic can be offered an opportunity to bypass the CBD.



Map 17: Major traffic hotspots within Nanyuki Municipality



Source: KREIS, 2026

### 3.10.1.2 Rail Infrastructure

Nanyuki Municipality is strategically linked to the City of Nairobi via the Nairobi–Nanyuki meter-gauge railway line, which provides a cost-effective and secure logistics solution for the industrial, agricultural, and mining sectors. Notably, the revival of livestock-specific wagons from Nanyuki to the Kenya Meat Commission (KMC) in Athi River offers a significant incentive for pastoralists, ensuring direct access to markets while drastically reducing transit costs and animal shrinkage.

Plate 3: Nairobi - Nanyuki meter gauge Railway Line



Source: Laikipia County Spatial Plan, 2023

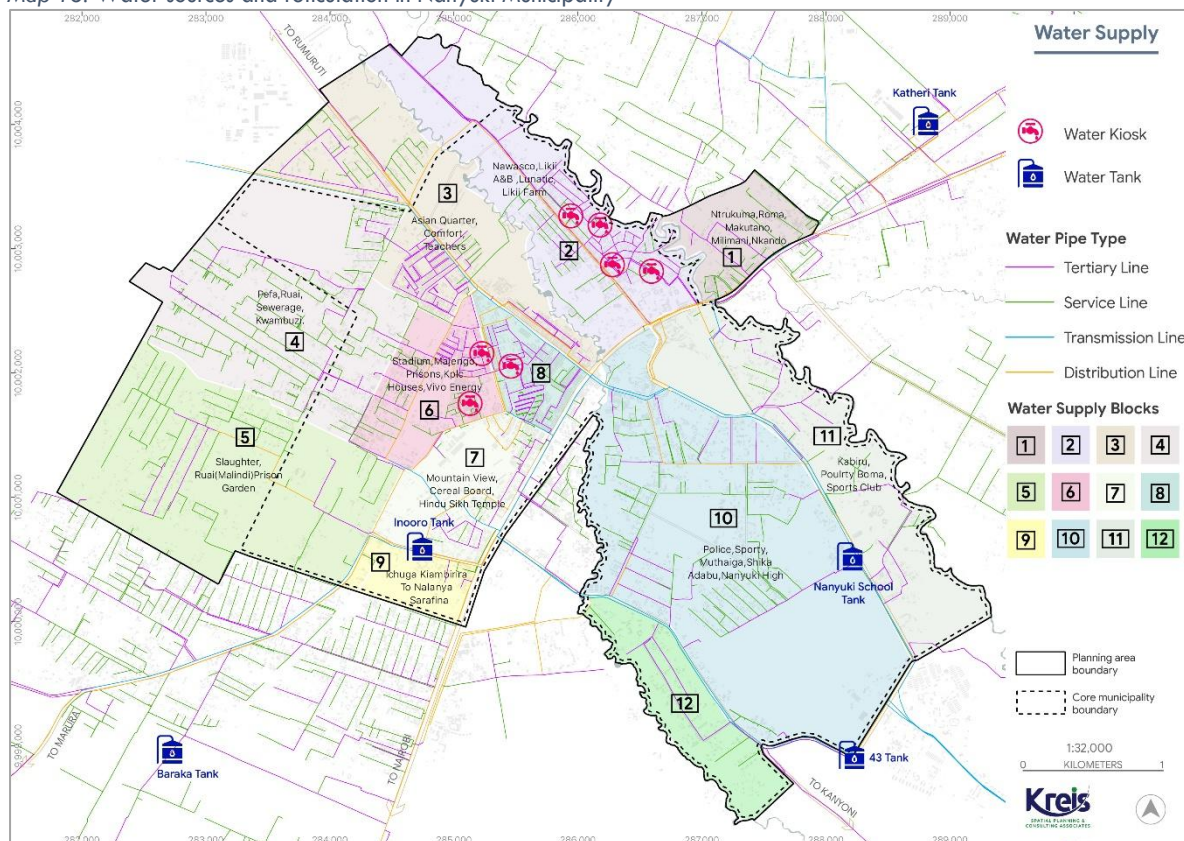
### 3.10.2 Water and Sewer Systems

Urban households and commercial properties within Nanyuki Municipality are served by centralized piped water systems managed by the Nanyuki Water and Sewerage Company (NAWASCO). These regulated municipal reticulation networks form the backbone of water supply infrastructure. To bridge the gap in areas with intermittent supply or limited reach, these formal utilities are complemented by a private network of water vendors and mobile water bowers, which serve as essential alternative providers for households and businesses outside the immediate reach of the main distribution lines.

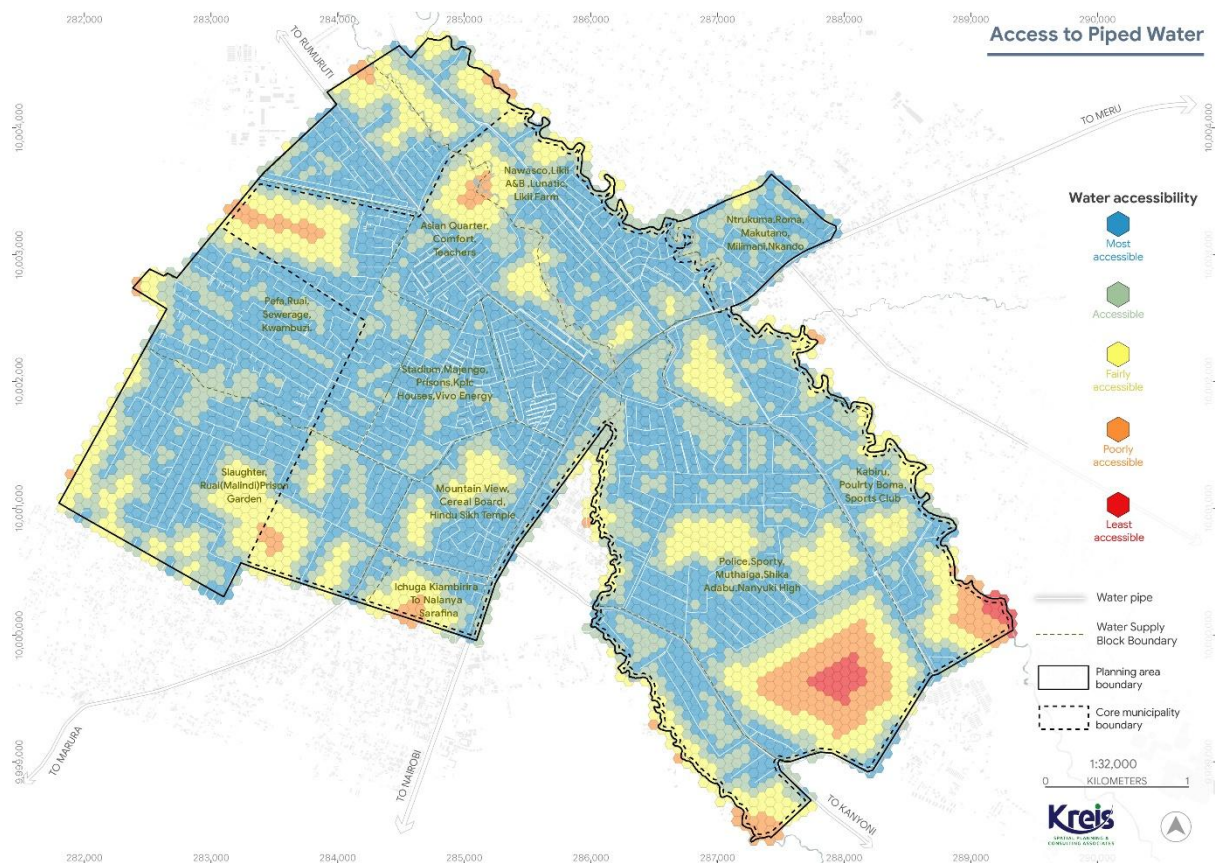
The projected population increase will induce a high demand for water supply within the Municipality. Alongside proposals for increasing NAWASCO's water storage capacity and reticulation networks, there is a need to increase awareness of rainwater harvesting and the installation of micro-scale grey wastewater treatment facilities for reuse within buildings.

On liquid waste management, it is reported that the current sewerage treatment plant is susceptible to overflows, posing environmental and health risks to residents. There is a need to identify a potential site for the establishment of a new sewerage treatment plant, while the current one is being rehabilitated. From the land analysis presented, this opportunity can be explored outside the core municipality boundary where land is available or within the existing institutional land including the KDF land.

Map 18: Water sources and reticulation in Nanyuki Municipality







Source: KREIS, 2026

### 3.10.3 Solid Waste Management

According to the Laikipia County CSP, residents of Nanyuki Municipality generate approximately 0.45 kg of solid waste per capita per day on average, with material densities fluctuating from 100 kg/m<sup>3</sup> to 600 kg/m<sup>3</sup>. This variability is a direct result of differing land-use activities. Nanyuki's service-oriented economy produces bulkier, low-density waste.

The Municipality maintains an established solid waste management system characterized by organized collection routines and designated collection sites (Laikipia County, 2023). The Municipality has situated waste skips in residential areas for waste disposal and collection operations. It oversees a structured workforce and a fleet of refuse trucks to ensure efficient waste disposal and environmental compliance within the Municipality's limits.

Conversely, these operations have become inconsistent, resulting in heaps of uncollected garbage which in turn become environmental hazards. There is a need to establish a comprehensive solid waste management strategy to ensure consistency in solid waste handling within the Municipality.

Plate 4: A designated waste skip within a residential area



Source: KREIS, 2026.

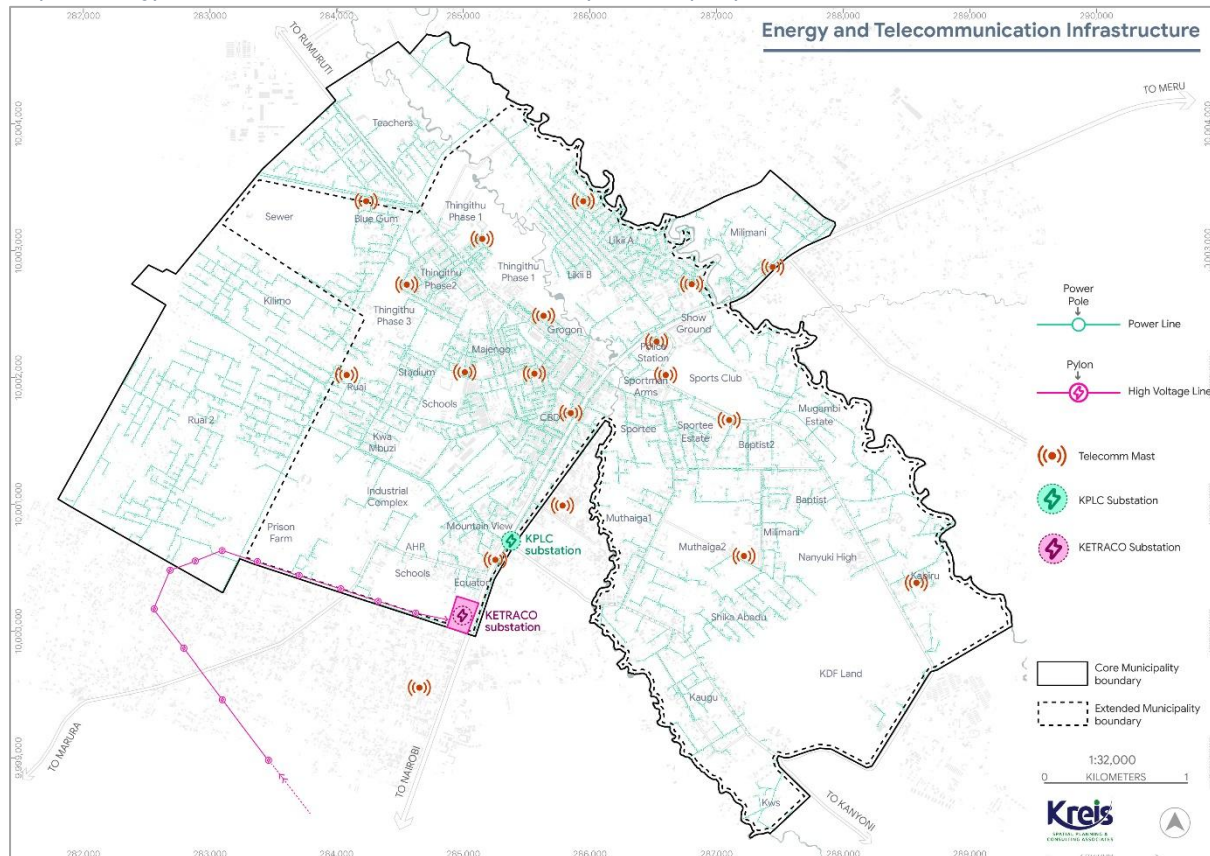
#### **3.10.4 Energy and Telecommunication Connectivity**

Electricity is the main form of lighting energy in Nanyuki Municipality, with connections to the national grid system supplied by Kenya Power and Lighting Company (KPLC). Nanyuki serves as a primary energy hub for Laikipia and Mt. Kenya West region. The Nanyuki substation (132/33kV) serves as a major transmission terminal that receives high-voltage power from the Kiganjo (Nyeri) line and acts as the starting point for regional extensions, including the Nanyuki–Isiolo–Meru 132kV line and the Nanyuki–Rumuruti line. There is also the Nanyuki Township substation (33/11kV) that serves as a distribution station, which specifically manages the lower-voltage feeders supplying the Nanyuki CBD, the British Army (BATUK) & Laikipia Air Base (LAB) installations, and residential areas.

According to the Laikipia CSP, Laikipia County has expanded its digital infrastructure by integrating into the National Optic Fibre Backbone Infrastructure (NOFBI), which currently provides high-speed connectivity to the key urban hubs of the county, including Nanyuki. This backbone has been a catalyst for modernization across multiple sectors, most notably within the healthcare system.



Map 19: Energy and telecommunication infrastructure in Nanyuki Municipality



Source: KREIS, 2026

### 3.10.5 Social Infrastructure

These include physical facilities and organizational systems that support the delivery of essential services, ultimately fostering the development of human capital and community well-being. They are developed to enhance the quality of life and depict a functioning society, providing the spaces and services necessary for health, education, and social cohesion.

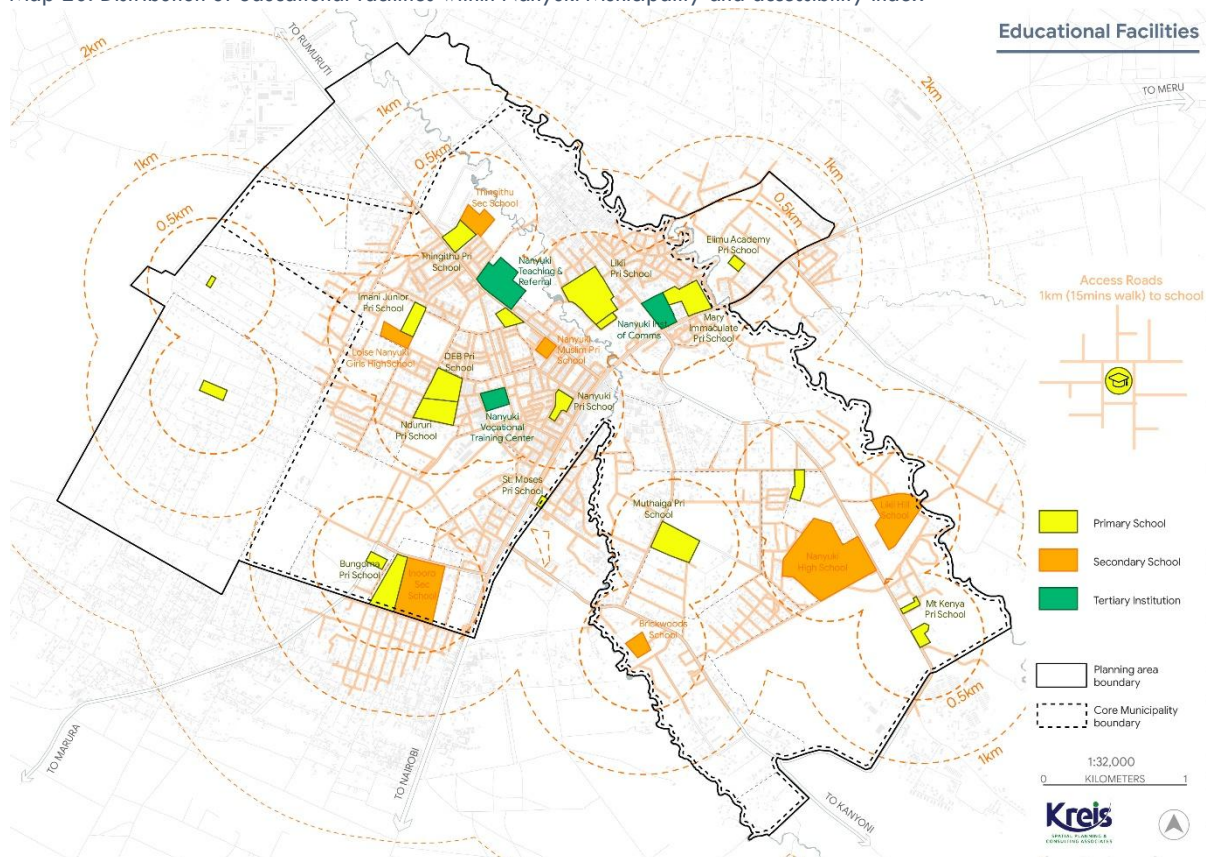
#### 3.10.5.1 Education Infrastructure

Educational infrastructure in Nanyuki Municipality is characterized by a high concentration of specialized schools and tertiary institutions that serve both the local population and the wider Laikipia and Mt. Kenya region. The educational landscape is defined by high-capacity institutions like Nanyuki High School, a leading national boys' school, alongside a growing network of tertiary facilities such as Karatina University (Nanyuki Campus), the Nanyuki Vocational Training Centre, and numerous privately-owned technical training institutes.

These educational facilities are supported by modern digital infrastructure, enabling a blend of traditional classroom learning and technical, hands-on skill development. The Municipality also features a strong private sector presence, including international schools that cater to a diverse, multicultural population. However, well established tertiary institutions still lack in the municipality. As far as access is concerned, all facilities are within 0.5 km accessibility index.



Map 20: Distribution of educational facilities within Nanyuki Municipality and accessibility index



Source: KREIS, 2026

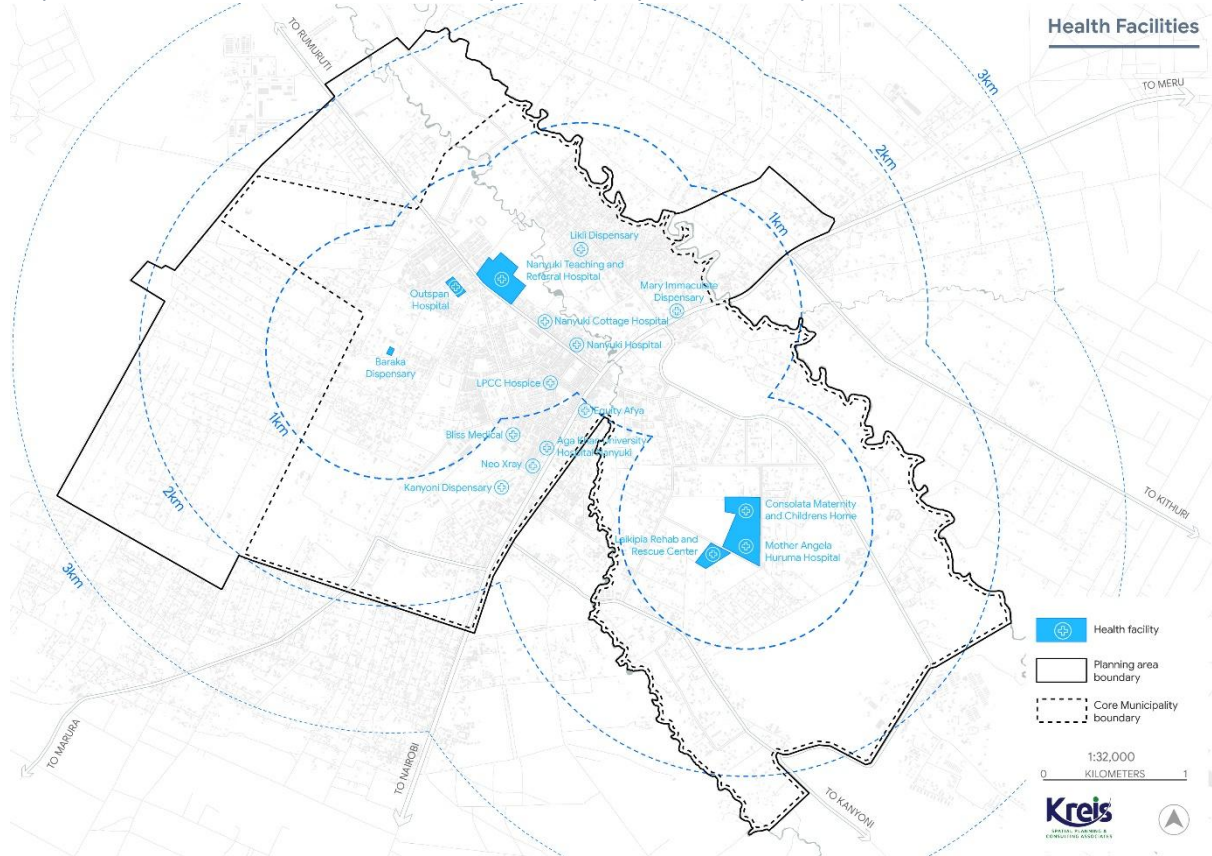
### 3.10.5.2 Health Infrastructure

The health infrastructure within Nanyuki Municipality forms a sophisticated regional medical corridor, blending the modernized public referral system with high-capacity private and mission-led facilities. The sector is anchored by the Nanyuki Teaching and Referral Hospital (NTRH), a Level 5 facility that has distinguished itself as a digital health pioneer. Through integration with the National Optic Fibre Backbone Infrastructure (NOFBI), NTRH leverages advanced telemedicine and real-time patient monitoring to complement its specialized units, including the oncology center and a dedicated maternal health wing (Ministry of Health, 2026).

The private sector further bolsters regional capacity through the Nanyuki Cottage Hospital and Consolata Hospital, both of which provide critical inpatient care, specialized surgical services, and multidisciplinary clinics catering to a diverse regional and international demographic. Specialized facilities such as the Nanyuki Maternity & Nursing Home ensure a comprehensive continuum of care. Public dispensaries include Likii, Baraka, and Kanyoni.

Collectively, these institutions form a robust health infrastructure capable of managing complex clinical cases, ranging from primary healthcare to advanced diagnostic imaging and chronic disease management. As seen in map 19, over 60% of the municipality access these facilities within an accessibility radius of 1km while the 40% remain within an accessibility radius of 2km.

Map 21: Distribution of health facilities within Nanyuki Municipality and accessibility index



Source: KREIS, 2026

### 3.10.6 Recreational Infrastructure

These include spaces, facilities, and managed natural environments designed to support leisure, physical activities, and social interaction. These assets contribute directly to improved public health, environmental sustainability, and local economic growth through tourism and commerce.

Nanyuki Stadium serves as the primary sports and multi-purpose recreation hub for Laikipia County (Laikipia County Government, 2023), providing essential infrastructure for organized athletics, community gatherings, and national celebrations.

Other key recreational facilities within the Municipality are:

- i. Nanyuki Sports Club (Golf/Tennis)
- ii. Nanyuki Showground
- iii. Nanyuki Central Park
- iv. Equator Marker Park
- v. Mount Kenya Wildlife Conservancy

### 3.11 Past Planning Efforts and Current Development & Permitting Standards

From the onset, the zoning plan for Nanyuki Municipality seeks to enhance the provisions of other precedent plans in a more profound manner to allow room for sound and precise implementation in the development control of the Municipality. Some of the existing generalized zoning

regulations for the Municipality, as provided in the Laikipia County Spatial Plan, are provided in Table 14 below.

As observed, the development regulations lack precise geographical geotagging on where and how they would be implemented within the Municipality since they are provided in a generalized manner that defines different permitted land uses in different zones.

As a matter of detail, the formulation of the Nanyuki Municipality zoning plan, permitting and development standards builds up in the operationalization of the general regulations while making sure every geographical space within the Municipality is catered for.

Table 12: 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Residential (High-rise apartments &amp; mixed-use buildings)</li> <li>Commercial (Retail outlets/stores, offices, guest houses, restaurants, pubs etc.)</li> <li>Educational (Schools, ICT centers, libraries)</li> <li>Public purpose (Health facilities, social halls, administration offices etc.)</li> <li>Recreational (Open spaces/parks)</li> </ul> | <ul style="list-style-type: none"> <li>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).</li> <li>Sufficient parking – preferably on the entire ground floor.</li> <li>Commercial stores and office suites shall be allowed strictly within the first and second floors.</li> <li>Commercial recreational places like restaurants, pubs, hotels, and guest houses shall be allowed in buildings bordering major streets.</li> <li>Adherence to Kenya's Building Code on setbacks, plot ratio, plot coverage, facades, etc.</li> <li>Adherence to sustainable building materials to curb the growth of informal urban settlements.</li> <li>All residential apartments shall have septic tanks or connections to municipal sewers where possible.</li> <li>Regular solid waste collection is recommended via private service providers/ CBOs/ the County Government.</li> </ul> | <ul style="list-style-type: none"> <li>The zoning regulations will apply and geotag these land use regulations by plot &amp; street character, building &amp; neighborhood character and ensure that while remaining consistent with the provisions of the CSP, they are applied with precise geographical positioning.</li> <li>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.</li> <li>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.</li> </ul> |
| <ul style="list-style-type: none"> <li>Commercial</li> <li>Residential</li> </ul>                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>There shall be the delineation of the urban</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Permitted Use                                                                                                                                                                | Land Use Regulations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The Gap to be addressed by the zoning regulations, permitting and development standards |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| (Urban housing) <ul style="list-style-type: none"> <li>Recreational</li> <li>Educational</li> <li>Public purpose</li> <li>Public Utilities</li> </ul>                        | boundaries and reclassification of these centers. <ul style="list-style-type: none"> <li>Nanyuki town shall be conferred municipality status upon meeting the UACA stipulated provisions.</li> <li>There shall be a review and updating of the existing Local Physical and Land Use Development Plans for Nanyuki town.</li> <li>Vertical multi-storey commercial buildings with a minimum of four floors (Ground+3) are recommended.</li> <li>One-way streets are recommended within the core business zones for efficient circulation.</li> <li>Angle on-street parking is recommended for maximum space utilization.</li> <li>Adherence to Kenya's Building Code on setbacks, plot ratio, plot coverage, facades, etc.</li> <li>There shall be an audit of all public lands within the boundaries of these towns.</li> </ul> |                                                                                         |
| <ul style="list-style-type: none"> <li>Residential</li> <li>Industrial</li> <li>Commercial</li> <li>Educational</li> <li>Public purpose</li> <li>Public utilities</li> </ul> | <ul style="list-style-type: none"> <li>Medium-density residential areas with single-dwelling units and multi-dwelling apartments.</li> <li>Sufficient parking spaces within the commercial zones.</li> <li>Adherence to Kenya's Building Code on setbacks, plot ratio, plot coverage, facades, etc.</li> <li>Adherence to sustainable building materials to curb the growth of informal urban settlements.</li> <li>All residential apartments shall have septic tanks or connections to sewers where possible.</li> <li>Regular solid waste collection is recommended via private service</li> </ul>                                                                                                                                                                                                                           |                                                                                         |

| Permitted Use                                                 | Land Use Regulations                                                                                                                                                                                                                                                                                                                                                 | The Gap to be addressed by the zoning regulations, permitting and development standards |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
|                                                               | <p>providers/ CBOs/ the County Government.</p> <ul style="list-style-type: none"> <li>Adherence to EMCA regulations on solid and liquid waste disposal from the industries.</li> <li>Adherence to EMCA regulations on air and noise pollution.</li> <li>Adherence to buffer zones around protected areas and ecologically fragile lands such as wetlands.</li> </ul> |                                                                                         |
| Water and sewerage treatment plant and related infrastructure | <ul style="list-style-type: none"> <li>The capacity of these treatment plans shall be increased commensurate with the service areas.</li> <li>The County Government shall establish sewer systems in all primary and secondary urban centers.</li> </ul>                                                                                                             |                                                                                         |
| Airbase-related use                                           | <ul style="list-style-type: none"> <li>No high-rise buildings shall be permitted within existing and demarcated flight paths (low-rise - G+1 - allowed).</li> <li>Buildings with a maximum of 3 floors (Ground+2) shall be permitted within lands adjacent to the airbase.</li> </ul>                                                                                |                                                                                         |

Source: Laikipia County Spatial Plan, 2023



## **4 CHAPTER FOUR: PROPOSED ZONING FRAMEWORK**

### **4.1 Introduction**

The Nanyuki Municipality Zoning Plan is significant in ensuring that its future growth aligns to the stipulated guidelines without compromising its unique character. This plan is guided by statutory frameworks including legal and policy frameworks, the Laikipia County Spatial Plan, the Physical Planning Handbook alongside the Nanyuki residents' aspirations as brought forth during the various stakeholder engagements.

The zoning plan intends to guide the orderly, equitable, efficient, productive and sustainable development of land within Nanyuki Municipality. The proposed land use regulations translate the zoning plan into practical development-control rules for land use, building typology, density, subdivision, change of use, infrastructure provision, environmental safeguards, public facility protection and enforcement.

### **4.2 Land Use Zoning**

Land-use zoning is the systematic division of an urban area into geographically defined zones within which specified land uses, development densities, building forms, plot characteristics and environmental standards are permitted, conditionally permitted or prohibited. It translates an approved spatial plan into legally enforceable rules governing matters such as residential, commercial, industrial, institutional, recreational, agricultural and conservation uses. Theoretically, zoning is founded on the State's regulatory or "police power" to reconcile individual property rights with the collective interest by preventing incompatible uses, managing externalities, protecting public health and safety, coordinating infrastructure, conserving environmentally sensitive areas and promoting orderly urban growth.

In contemporary planning, however, zoning should extend beyond rigid separation of uses to support compatible mixed uses, compact development, social inclusion and climate resilience. As a good-governance instrument, it must be evidence-based, predictable, transparent, participatory and applied consistently, thereby limiting arbitrary development decisions, protecting legitimate expectations, promoting equitable access to urban opportunities and providing an accountable basis for development permission and enforcement.

The formulation of Nanyuki Municipality Zoning plan takes into account the existing development character, the existing challenges and the proposed land use zones by the residents to ensure the proposed land uses complement each other while also proposing strategies to ensure full optimization of these land use zones. The land use zones have been proposed in consistency with the Physical Planning Handbook which has established a standardized land use classification

system that prescribes distinct color codes for cartographic uniformity and clarity. This further prevents ambiguity in the presentation and interpretation of the plans local citizens who are not familiar with the planning frameworks while also ensuring compliance during the approval process. An extract of this classification is shown in figure 1.

Figure 1: An extract of land use zones definition from Physical & Land Use Planning Handbook, 2025

| 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 |

Source: Directorate of Physical Planning, 2025

### 4.3 Summary synthesis of findings on zoning priorities

The analysis of data obtained throughout the stakeholder engagement forums was significant in establishing key frameworks including preferred land uses, undesired land uses, building heights and land fragmentation sizes. Overall, the findings provide an important community-informed basis for zoning Nanyuki Municipality. The data confirms that residents generally favour a controlled, predominantly residential urban structure, supported by well-located commercial services, public parks, hospitality, offices and mixed-use activities in appropriate nodes and corridors. At the same time, residents expressed strong concern over incompatible activities such as nightclubs, industrial uses, petrol stations and unregulated high-density residential development within established neighbourhoods.

The formulation of this zoning plan has therefore adopted a differentiated and performance-based approach to development control. This means that land use permissions should vary by

neighbourhood character, infrastructure capacity, environmental sensitivity, road access, existing development pattern and planned growth potential. Rather than applying uniform controls across the municipality, the regulations have classified land uses as permitted, conditional or prohibited within each zone. This will provide a practical basis for approving compatible development, rejecting incompatible proposals, and guiding investors towards appropriate locations.

The final zoning regulations and permitting standards have translated these findings into clear development parameters covering permitted uses, conditional uses, prohibited uses, minimum plot sizes, building heights, setbacks, plot coverage, parking standards, access requirements, environmental controls, public health safeguards and infrastructure thresholds. This will enable Nanyuki Municipality to manage growth in a predictable, transparent and legally defensible manner while balancing community preferences, economic development, environmental protection and orderly urban transformation. The summary of findings have been discussed in the subsequent sections.

#### **4.3.1 Most preferred land uses across the municipality**

The analysis of neighbourhood zoning preferences indicates a strong municipal-wide inclination towards residential land use, particularly low-density residential development comprising single-dwelling housing. This preference reflects the existing character of several established neighbourhoods in Nanyuki Municipality, where residents place high value on privacy, controlled densities, environmental quality, orderly neighbourhood form, and protection from incompatible land uses. The strong preference for single-dwelling residential use, followed closely by multi-family and townhouse typologies, suggests that the zoning framework should preserve low-density and medium-density residential character areas while allowing carefully regulated transitions in areas experiencing urban growth pressure.

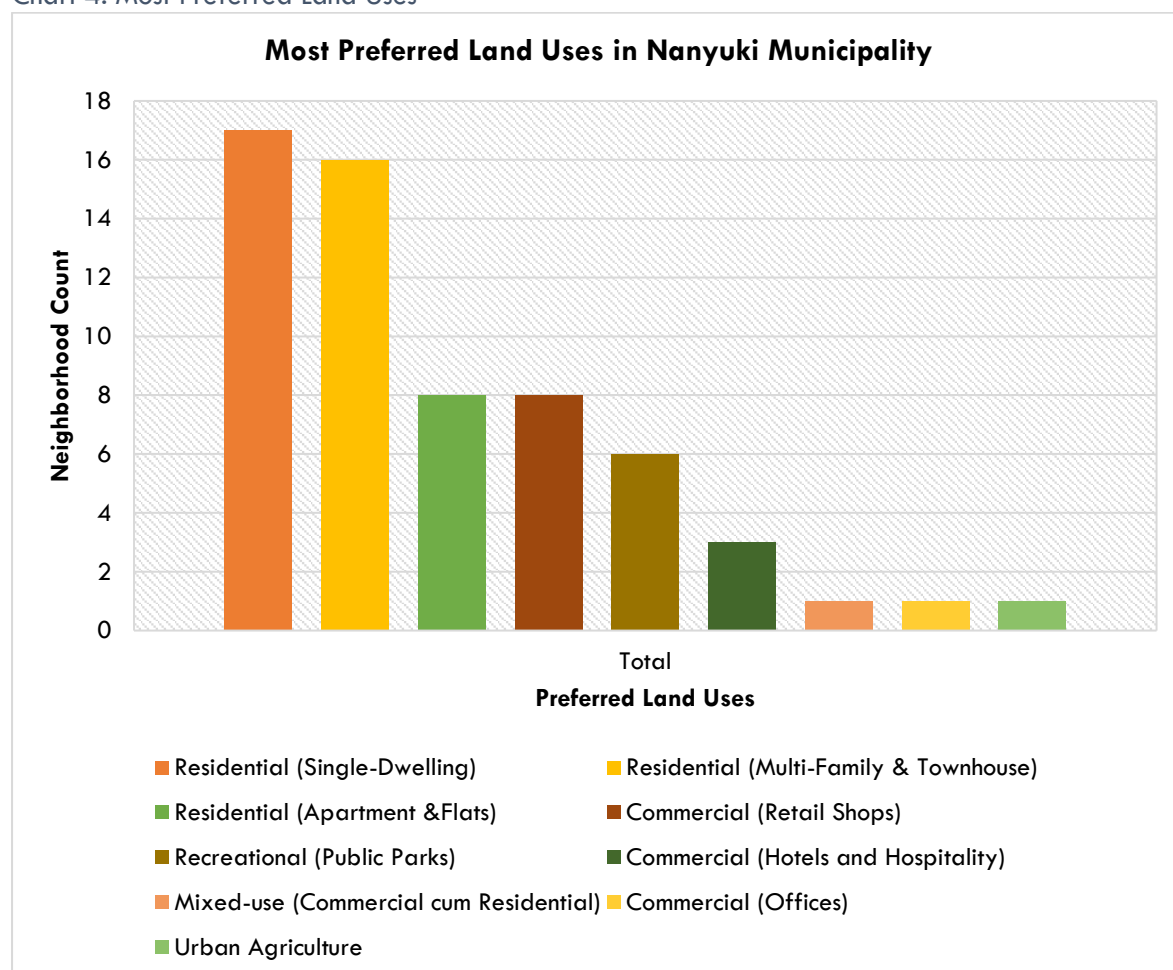
At the neighbourhood level, areas such as Mugambi Estate, Muthaiga Estate and Shika Adabu demonstrate a preference for either single-dwelling houses or controlled multi-family/townhouse development. This points to the need for differentiated residential zoning rather than a uniform residential classification across the municipality. In such areas, low rise apartments and flats should only be permitted where supported by road capacity, plot size, availability of water and sewerage infrastructure, neighbourhood character, and acceptable building height controls. The zoning plan have therefore established a hierarchy of residential zones, ranging from low-density residential areas to medium-density residential and higher-density residential zones.

The preference for commercial retail, recreation, hospitality, mixed-use development, offices and urban agriculture, although comparatively lower than residential uses, confirms the need for a balanced zoning structure that supports neighbourhood-level services and local economic

activity. Retail shops, offices and mixed-use developments should be directed to designated commercial nodes, activity streets, neighbourhood centres and transition corridors rather than being scattered indiscriminately within purely residential areas. Public parks and recreational spaces should be deliberately reserved as essential community amenities, especially in neighbourhoods undergoing densification. Urban agriculture, where appropriate, may be accommodated in peri-urban and lower-density zones subject to public health, environmental and nuisance controls.

From a policy and implementation perspective, the findings support a zoning approach that protects established residential neighbourhoods while guiding growth towards suitable nodes, corridors and mixed-use areas. The zoning regulations have therefore defined permitted, conditional and prohibited uses for each neighbourhood category, with clear development control standards on density, building height, plot coverage, setbacks, parking, access, infrastructure adequacy, environmental management and compatibility with adjoining uses. The chart below amplifies these findings.

Chart 4: Most Preferred Land Uses



Source: Kreis, 2026

#### **4.3.2 Most undesired land uses within the municipality**

The analysis of least preferred land uses shows a clear and strong objection to entertainment-related commercial uses, particularly nightclubs, across the municipality. This reflects community concerns over noise, traffic generation, public safety, late-night activity, disorder, parking pressure and potential incompatibility with residential neighbourhoods. In the zoning framework, nightclubs and similar entertainment uses have therefore not been permitted by right in residential zones. They have carefully been considered within clearly designated commercial or entertainment zones, subject to strict conditional-use approval, noise control requirements, operating-hour restrictions, parking provision, security management, fire safety compliance, and adequate separation from sensitive uses such as residences, schools, hospitals and religious institutions.

Industrial uses, including heavy manufacturing, light manufacturing, warehousing and petrol stations, also attracted significant opposition. This indicates a strong preference by residents to separate potentially hazardous, nuisance-generating or traffic-intensive activities from residential neighbourhoods. Heavy industrial and warehousing activities should therefore be confined to properly planned industrial zones with adequate road access, buffer areas, environmental safeguards, waste management systems, stormwater controls and fire safety provisions. Light industrial uses may be considered in designated light industrial or service-commercial areas, but only where they do not undermine residential amenity or create unacceptable environmental and traffic impacts.

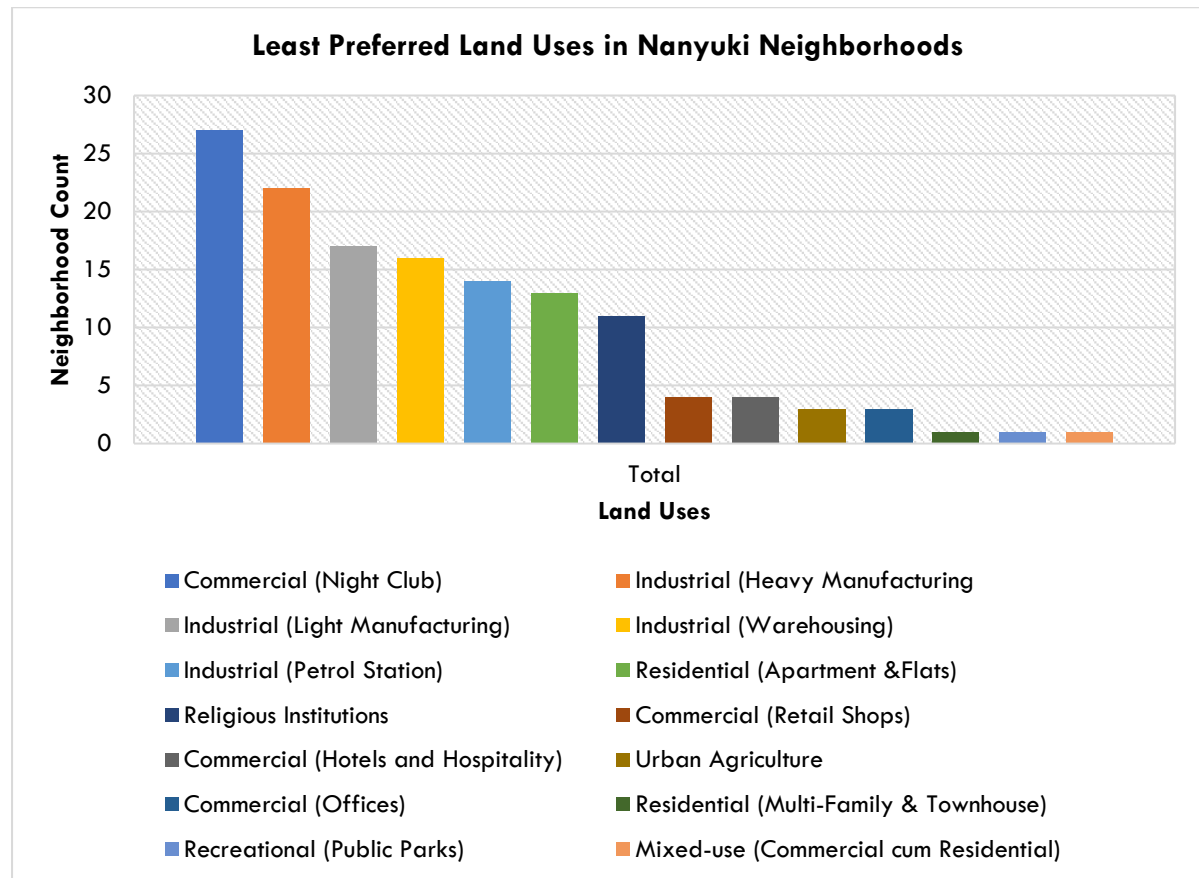
The opposition to apartments and flats in certain neighbourhoods is particularly important for zoning policy. It does not necessarily mean that apartments are unsuitable for the municipality as a whole; rather, it indicates that higher-density residential development should be spatially targeted and subjected to clear performance criteria. Apartments and flats should be encouraged in areas with sufficient infrastructure, proximity to public transport, access to urban services, and compatibility with the intended urban form. In low-density neighbourhoods, such development should be restricted or subjected to transition controls, including height limits, plot-size thresholds, access requirements, parking standards, privacy controls and infrastructure capacity assessment.

The findings also show that objections to some uses are neighbourhood-specific. This reinforces the need for a locally responsive zoning plan rather than broad municipal-wide permissions. The permitting framework have therefore distinguished between uses that are prohibited due to incompatibility, uses that may be allowed conditionally after technical assessment, and uses that are permitted as-of-right (primary use). This approach will provide certainty to residents,



investors and development control officers while safeguarding neighbourhood character, public health, safety and environmental quality.

Chart 5: Least Preferred Land Uses



Source: Kreis, 2026

#### 4.3.3 Preferred average height limit for buildings across the municipality

The preferred building height analysis demonstrates that most neighbourhoods favour a low-rise to medium-rise built form. The strongest preference is for G+1 development, followed by G+3 development, indicating that many residents support a controlled urban form that maintains neighbourhood character, limits excessive bulk, and aligns with existing infrastructure capacity. This preference is particularly relevant for established residential neighbourhoods where road widths, drainage systems, water supply, sewerage capacity and parking availability may not adequately support intensive vertical development.

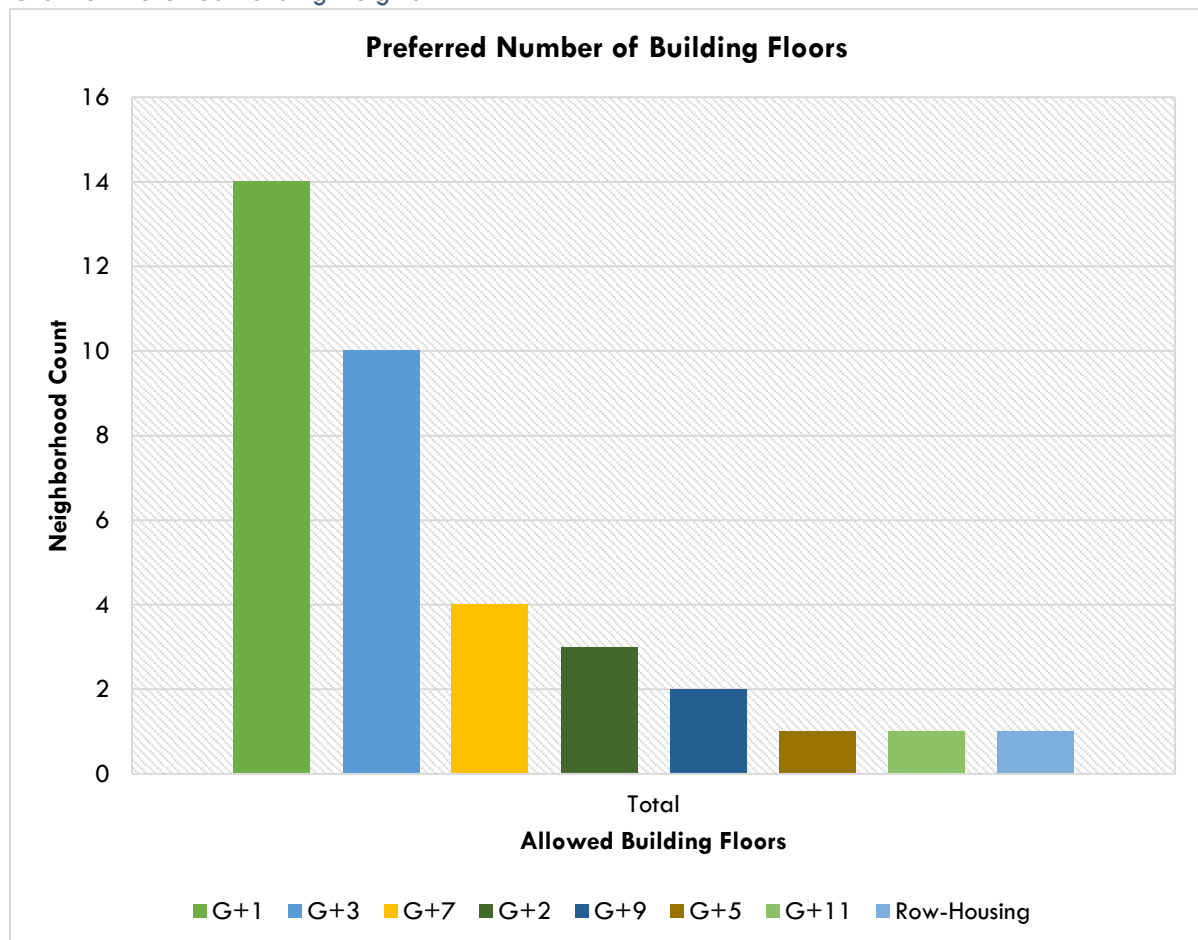
The responses also indicate some acceptance of higher building heights, including G+5, G+7, G+9 and isolated higher-rise preferences such as G+11. These higher height categories should not be interpreted as a general municipal-wide standard. Instead, they should be applied selectively in areas with demonstrated capacity to accommodate higher densities, such as the central business district, major commercial nodes, mixed-use corridors and areas served by adequate infrastructure and transport access. The zoning plan should therefore adopt a graduated height framework, where building heights increase progressively from low-density

residential neighbourhoods towards commercial centres, transport corridors and strategic growth nodes.

For implementation, height controls should be linked to land use, plot size, road reserve width, infrastructure capacity, fire safety access, parking provision, daylight and ventilation requirements, environmental considerations, and urban design quality. In low-density residential zones, G+1 or G+2 may be appropriate. In medium-density residential and townhouse zones, G+2 to G+3 may be considered, subject to plot size and infrastructure adequacy. In mixed-use and commercial corridors, higher limits may be allowed where the municipality confirms that the development will not overwhelm existing services or adversely affect adjoining properties.

The permitting standards should also provide for conditional approvals where applicants seek to exceed the base height limit. Such approvals should be supported by technical justification, including traffic impact assessment, infrastructure capacity confirmation, stormwater management, fire safety compliance, parking analysis, environmental and social safeguards, and urban design review. This will allow Nanyuki Municipality to accommodate growth while avoiding unplanned densification and infrastructure strain.

Chart 6: Preferred Building Heights



Source: Kreis, 2026

#### 4.3.4 Preferred Land Size Across the Municipality

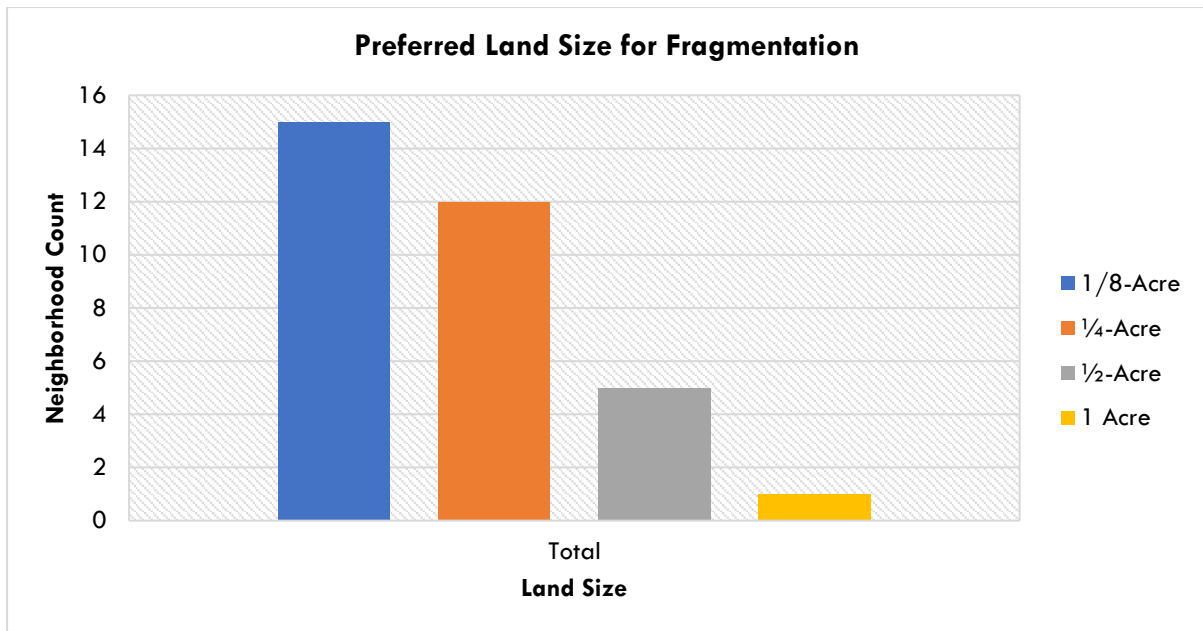
The findings on preferred land sizes demonstrate that land fragmentation is a significant planning concern in Nanyuki Municipality. The most commonly preferred minimum parcel size is 1/8 acre (0.045 Ha), followed by 1/4 acre (0.1 Ha), with fewer neighbourhoods preferring 1/2 (0.2 Ha) acre and 1-acre (0.4 Ha) minimums. This suggests that while residents acknowledge the need for more efficient urban land use, there is also concern that excessive subdivision may lead to overcrowding, inadequate access, pressure on infrastructure, poor sanitation, reduced open space, parking challenges and eventual informalization of neighbourhoods.

The proposed 1/8-acre minimum parcel size should therefore be treated as a controlled minimum threshold rather than a blanket standard applicable across all zones. In areas planned for higher-density residential or mixed-use development, 1/8-acre plots will be appropriate where they are supported by adequate road access, drainage, water supply, sewerage or approved sanitation systems, and compliance with setbacks, plot coverage and parking standards. However, in low-density residential areas, environmentally sensitive zones, peri-urban areas, and neighbourhoods with limited infrastructure, larger minimum plot sizes such as 1/4 acre, 1/2 acre or 1 acre may be necessary to preserve neighbourhood character and prevent premature densification.

The zoning regulations have therefore established minimum plot sizes by zone and sub-zone. In addition, it provides guidelines on how to regulate subdivision approvals by requiring access roads of adequate width, service wayleaves, drainage provisions, utility corridors, public purpose reservations where applicable, and compliance with approved local physical and land use plans including this zoning plan. Fragmentation that results in substandard parcels, landlocked plots, unsafe access, inadequate sanitation or non-compliance with zoning standards should not be approved.

From a development control perspective, subdivision and change-of-use applications should be evaluated together. This is because parcel size directly influences density, building typology, infrastructure demand and neighbourhood form. The permitting framework have required that subdivision proposals demonstrate conformity with the zoning plan, infrastructure capacity, environmental safeguards, access standards, and the intended density of the receiving zone. This will help Nanyuki Municipality manage urban growth while preventing the proliferation of poorly serviced plots and informal settlement conditions.

Chart 7: Preferred Land Sizes Across Neighborhoods



Source: Kreis, 2026

Overall, the land use regulations defining the proposed zoning plan adopt a hybrid model as required from the synthesis of findings described above. Each zone has a clear primary land use and desired character, but compatible uses may be allowed where they remain consistent with the neighborhood character and meet infrastructure, environmental, access, public-health, safety and nuisance-control requirements. This is particularly important for Nanyuki Municipality, where urban growth is producing mixed-use pressure, densification, expansion of hospitality and commerce, conversion of agricultural land, and demand for professional offices and services within residential areas.

## 4.4 Proposed Nanyuki Municipality Zoning Plan

### 4.4.1 General distribution of proposed primary land use zones across the neighborhoods of Nanyuki Municipality

The Nanyuki Municipality Zoning Plan (2026–2036) establishes a coherent spatial framework that consolidates commercial activity within the Central Business District and along key transport corridors, while providing a graduated transition from high and medium density residential areas near the urban core to lower-density residential development toward the municipal periphery. Public-purpose, educational, recreational and utility zones are distributed across the municipality to support equitable access to social services, open spaces and essential infrastructure, while industrial activities are concentrated in defined locations to minimize land-use conflicts with residential neighbourhoods. The plan further recognizes major institutional holdings, environmentally sensitive areas, riparian corridors and areas requiring special planning interventions. Overall, the zoning pattern seeks to promote compact and orderly urban growth, efficient infrastructure provision, compatible mixed-use development, environmental protection and more predictable development control, while accommodating Nanyuki’s anticipated population growth and changing socio-economic functions over the 2026–2036 planning period. The table below outlines the general distribution of primary land uses by zones as proposed in the plan on map 20.

Table 13: General land use proposals by neighborhoods

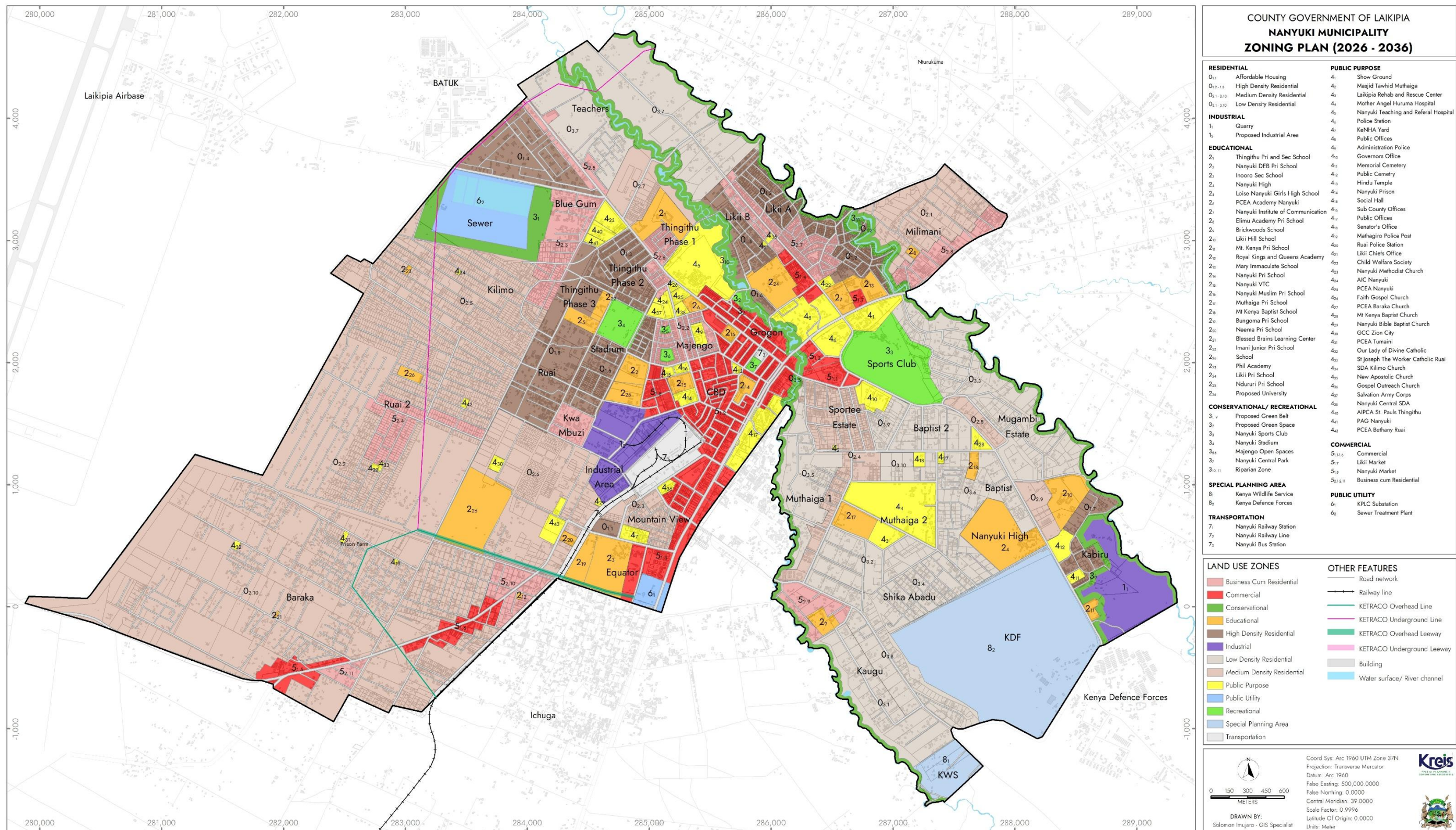
| Zone                         | Subzone                  | Zone Code      | Neighborhood                                                                                                                                                                                                                                                                                                                   |
|------------------------------|--------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential                  | High Density             | 0 <sub>1</sub> | Part of Teachers; Likii A; Likii B; Thingithu Phase 2; Ruai; Stadium area; AHP site around Mountain view; Part of Kabiru sandwiched between the memorial & County cemeteries and the industrial quarries.                                                                                                                      |
|                              | Medium Density           | 0 <sub>2</sub> | Larger part of Barak; Ruai; Kilimo; Mountex limited land next to Teachers neighborhood; Mountain view estate; Sportee Estate; Part of Muthaiga 1 neighborhood fronting major road; Part of Mugambi estate fronting major road; and Milimani neighborhood north of Likii A                                                      |
|                              | Low Density              | 0 <sub>3</sub> | Northern part of Teachers neighborhood; Mugambi Estate; Baptist-Milimani neighborhood; Shika Adabu; Kaungu; and Muthaiga 1 neighborhoods                                                                                                                                                                                       |
| Industrial                   | Heavy Industry           | 1 <sub>1</sub> | The quarry sites area within Kabiru neighborhood; proposed optimization of the KDF land as an industrial zone; Part of the proposed industrial zone near the rail terminus                                                                                                                                                     |
|                              | Light Industry           | 1 <sub>2</sub> | Proposed optimization of the KDF land as an industrial zone; part of the proposed industrial zone near the rail terminus; part of select commercial (Grogon area within the CBD proximity)                                                                                                                                     |
| Educational                  | Primary                  | 2 <sub>1</sub> | As proposed and existing                                                                                                                                                                                                                                                                                                       |
|                              | Secondary                | 2 <sub>2</sub> |                                                                                                                                                                                                                                                                                                                                |
|                              | Tertiary                 | 2 <sub>3</sub> |                                                                                                                                                                                                                                                                                                                                |
| Recreational                 | -                        | 3              | All proposed public parks; green spaces; the sports club; proposed conversion of the existing slaughter area to a recreational park; proposed tree planted (green belt) buffer around the sewer treatment etc                                                                                                                  |
| Public Purpose               | -                        | 4              | Includes the mapped churches; hospitals; and public institutions and government offices                                                                                                                                                                                                                                        |
| Commercial                   | Commercial               | 5 <sub>1</sub> | Majorly the CBD and immediate neighborhoods; proposed sections within Baraka neighborhood; the proposed optimization of prison farm as a comprehensive residential district                                                                                                                                                    |
|                              | Business cum Residential | 5 <sub>2</sub> | Select sections of Milimani neighborhood; sections of Likii A & B neighborhoods fronting the main road; sections of Thingithu Phase 1 & 2 neighborhoods; Majengo area; Blue Gum neighborhood; part of Ruai & Baraka neighborhoods; Kwa Mbuzi; and part of Kaungu neighborhood at the intersection with Muthaiga 1 neighborhood |
| Public Utilities             | -                        | 6              | Proposed expansion area for the sewerage treatment plant and the KeTRACO power substation around Equator                                                                                                                                                                                                                       |
| Transportation               | -                        | 7              | All roads and rail related infrastructure as designated including the bus and rail stations                                                                                                                                                                                                                                    |
| Conservation                 | -                        | 8              | All riparian buffers; rivers; wetlands                                                                                                                                                                                                                                                                                         |
| Agriculture                  | -                        | 9              | Allowed within the designated low density residential zones but only limited to small scale crop farming activities. Livestock rearing is not allowed                                                                                                                                                                          |
| Special Planning Areas (SPA) |                          | 10             | Designated as the KDF & KWS land that have been proposed for optimized land use including industrial and business cum residential respectively                                                                                                                                                                                 |

Source: KREIS, 2026

From the foregoing, the zoning plan is proposed below.



Map 22: Proposed Nanyuki Zoning Plan



Source: KREIS, 2026

#### 4.5 Proposed land subdivision minimums and maximum building heights by zone

From the foregoing, the zoning plan recommends the following land subdivision minimums and maximums for the building heights



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

**RESIDENTIAL**

- O<sub>1.1</sub> Affordable Housing
- O<sub>1.2</sub> High Density Residential
- O<sub>2.1-2.10</sub> Medium Density Residential
- O<sub>3.1-3.10</sub> Low Density Residential

**INDUSTRIAL**

- I<sub>1</sub> Quarry
- I<sub>2</sub> Proposed Industrial Area

**EDUCATIONAL**

- E<sub>1</sub> Thingithu Pri and Sec School
- E<sub>2</sub> Nanyuki DEB Pri School
- E<sub>3</sub> Inooro Sec School
- E<sub>4</sub> Nanyuki High
- E<sub>5</sub> Loise Nanyuki Girls High School
- E<sub>6</sub> PCEA Academy Nanyuki
- E<sub>7</sub> Nanyuki Institute of Communication
- E<sub>8</sub> Elimu Academy Pri School
- E<sub>9</sub> Brickwoods School
- E<sub>10</sub> Likii Hill School
- E<sub>11</sub> Mt. Kenya Pri School
- E<sub>12</sub> Royal Kings and Queens Academy
- E<sub>13</sub> Mary Immaculate School
- E<sub>14</sub> Nanyuki Pri School
- E<sub>15</sub> Nanyuki VTC
- E<sub>16</sub> Nanyuki Muslim Pri School
- E<sub>17</sub> Muthaiga Pri School
- E<sub>18</sub> Mt Kenya Baptist School
- E<sub>19</sub> Bungoma Pri School
- E<sub>20</sub> Neema Pri School
- E<sub>21</sub> Blessed Brains Learning Center
- E<sub>22</sub> Imani Junior Pri School
- E<sub>23</sub> Phil Academy
- E<sub>24</sub> Likii Pri School
- E<sub>25</sub> Ndururi Pri School
- E<sub>26</sub> Proposed University

**CONSERVATIONAL/ RECREATIONAL**

- C<sub>1</sub> Proposed Green Belt
- C<sub>2</sub> Proposed Green Space
- C<sub>3</sub> Nanyuki Sports Club
- C<sub>4</sub> Nanyuki Stadium
- C<sub>5</sub> Majengo Open Spaces
- C<sub>6</sub> Nanyuki Central Park
- C<sub>7</sub> Riparian Zone

**SPECIAL PLANNING AREA**

- SPA<sub>1</sub> Kenya Wildlife Service
- SPA<sub>2</sub> Kenya Defence Forces

**TRANSPORTATION**

- T<sub>1</sub> Nanyuki Railway Station
- T<sub>2</sub> Nanyuki Railway Line
- T<sub>3</sub> Nanyuki Bus Station

**PUBLIC PURPOSE**

- P<sub>1</sub> Show Ground
- P<sub>2</sub> Masjid Tawhid Muthaiga
- P<sub>3</sub> Laikipia Rehab and Rescue Center
- P<sub>4</sub> Mother Angel Huruma Hospital
- P<sub>5</sub> Nanyuki Teaching and Referral Hospital
- P<sub>6</sub> Police Station
- P<sub>7</sub> KeNHA Yard
- P<sub>8</sub> Public Offices
- P<sub>9</sub> Administration Police
- P<sub>10</sub> Governors Office
- P<sub>11</sub> Memorial Cemetery
- P<sub>12</sub> Public Cemetery
- P<sub>13</sub> Hindu Temple
- P<sub>14</sub> Nanyuki Prison
- P<sub>15</sub> Social Hall
- P<sub>16</sub> Sub County Offices
- P<sub>17</sub> Public Offices
- P<sub>18</sub> Senator's Office
- P<sub>19</sub> Muthaigo Police Post
- P<sub>20</sub> Ruai Police Station
- P<sub>21</sub> Likii Chiefs Office
- P<sub>22</sub> Child Welfare Society
- P<sub>23</sub> Nanyuki Methodist Church
- P<sub>24</sub> AIC Nanyuki
- P<sub>25</sub> PCEA Nanyuki
- P<sub>26</sub> Faith Gospel Church
- P<sub>27</sub> PCEA Baraka Church
- P<sub>28</sub> Mt Kenya Baptist Church
- P<sub>29</sub> Nanyuki Bible Baptist Church
- P<sub>30</sub> GCC Zion City
- P<sub>31</sub> PCEA Tumaini
- P<sub>32</sub> Our Lady of Divine Catholic
- P<sub>33</sub> St Joseph The Worker Catholic Ruai
- P<sub>34</sub> SDA Kilimo Church
- P<sub>35</sub> New Apostolic Church
- P<sub>36</sub> Gospel Outreach Church
- P<sub>37</sub> Salvation Army Corps
- P<sub>38</sub> Nanyuki Central SDA
- P<sub>39</sub> AIPCA St. Pauls Thingithu
- P<sub>40</sub> PAG Nanyuki
- P<sub>41</sub> PCEA Bethany Ruai

**COMMERCIAL**

- C<sub>1</sub> Commercial
- C<sub>2</sub> Likii Market
- C<sub>3</sub> Nanyuki Market
- C<sub>4</sub> Business cum Residential

**PUBLIC UTILITY**

- PU<sub>1</sub> KPLC Substation
- PU<sub>2</sub> Sewer Treatment Plant

**LAND USE ZONES**

- Business Cum Residential
- Commercial
- Conservational
- Educational
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Public Purpose
- Public Utility
- Recreational
- Special Planning Area
- Transportation

**OTHER FEATURES**

- Road network
- Railway line
- KETRACO Overhead Line
- KETRACO Underground Line
- KETRACO Overhead Leeway
- KETRACO Underground Leeway
- Building
- Water surface/ River channel

**COORDINATES**

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

**DRAWN BY:**  
 Solomon Imjaro - GIS Specialist

**Units:** Meter



#### 4.5.1 Interpretation of terms used in defining land use categories and zoning regulations

Effective implementation of the zoning plan is not possible without a rigorous land use regulations framework. The framework must not be ambiguous but one that is easily understood. To enhance this understanding, it is important to understand some of the terms used in defining the conditions necessary for implementation of the zoning plan as outlined in table 14.

Table 14: Definition of terms used in the proposed land use regulations framework

| Category                    | Meaning                                                                                                                                                              | Approval Implication/process                                                                                                                                                                    |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permitted use               | A use that is consistent with the primary zone character and may be approved where normal development-control standards are met.                                     | Processed through ordinary development permission/building approval processes, subject to technical circulation where required.                                                                 |
| Compatible use              | A secondary use that can coexist with the primary zone/permitted use without undermining its character, provided scale and impacts are controlled.                   | Approved with conditions on development scale, parking needs, hours, signage, waste, access, noise and building form.                                                                           |
| Conditional use             | A use that may be acceptable in some locations but requires case-by-case assessment due to traffic, nuisance, safety, environmental or infrastructure impacts.       | Requires technical assessment, public notices and meaningful stakeholder engagements, technical circulations approvals and specific mitigation conditions in conformity with the permitted use. |
| Prohibited use              | A use whose impacts are inconsistent with the zone character/permitted land use or create unacceptable environmental, safety, public-health or infrastructure risks. | Not approvable unless the zoning plan is formally amended through the lawful plan-review process.                                                                                               |
| Non-conforming existing use | A lawful use that existed before adoption of the zoning regulations/approval of the zoning plan but does not conform to the new zone regulations.                    | May continue subject to nuisance control. However, expansion, rebuilding, subdivision, intensification or change of use should comply with the new regulations.                                 |

#### 4.5.2 Proposed land use regulations & guidelines for implementation of proposed Nanyuki Municipality Zoning Plan

| Zone        | Code           | Subzone        | Permitted / Primary Uses                                                                                                                                                                     | Compatible Uses                                                                                                                                                                                   | Conditional Uses                                                                                                                                                                                                                                                                                                                                                                                         | Prohibited Uses                                                                                                                                                                                                      | Key Development Controls                                                                                                                                                                                                                                                                                                  |
|-------------|----------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential | O <sub>1</sub> | 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.               | Minimum plot size generally not below 0.045 ha unless approved as a comprehensive development. Maximum height to be limited at G+9. Higher limits as the County may deem fit to depend on road width, sewer/water capacity, fire access and aviation restrictions.                                                        |
| Residential | O <sub>2</sub> | 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.                              | Discourage excessive fragmentation and beacon-to-beacon development. Maintain on-plot parking, setbacks, landscaping, drainage and access. Normal subdivision preference should respect a minimum of 0.045 ha for the single-family plots and 0.1 ha where multi dwelling town houses or low-rise apartments are approved |
| Residential | O <sub>3</sub> | 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 with the 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). Also, petrol/service stations only on approved collector/arterial roads with more than 15m in width | 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. | Maintain low plot coverage as defined in sections below, generous setbacks, tree retention and building heights of G/G+1. G+2 character will be acceptable on transitional zone boundaries or when abutting a zone that allows higher densities or where a comprehensive scheme is approved.                              |
| Industrial  | I <sub>1</sub> | Heavy Industry | Heavy manufacturing, large agro-processing, bulk storage facilities, logistical yards, large warehouses, construction yards, mineral processing, Petrol stations, depots and utility plants. | Worker amenities, administrative offices, training facilities, emergency services, truck parking, loading yards and industrial support retail.                                                    | 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.                                                       | Require arterial/collector or rail/logistics access, 50-100 m buffers to residential areas where applicable, adequate and connected internal circulation, effluent treatment, spill containment, frequent environmental screening & assessments, adequate landscaping and emissions control.                              |
| Industrial  | I <sub>2</sub> | 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, petrol stations and transportation support amenities.                               | Garages, larger warehousing and night operations 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.                                                                                   | Require loading within plot, refuse storage, effluent management, ventilation, fire separation and buffers/screening where adjoining residential areas.                                                                                                                                                                   |

| Zone           | Code           | Subzone                  | Permitted / Primary Uses                                                                                                                                                                                                          | Compatible Uses                                                                                                                                                                                            | Conditional Uses                                                                                                                                                          | Prohibited Uses                                                                                                                                               | Key Development Controls                                                                                                                                                            |
|----------------|----------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Educational    | 2 <sub>1</sub> | 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 allowed compatible use.                                                                               | Bars, night clubs, betting premises, heavy industry, petrol stations or hazardous uses within incompatible proximity (at least 100m) are strictly prohibited. | Provide safe pedestrian access, controlled pick-up/drop-off, play space, sanitation, secure boundaries, fire access and buffering from nuisance uses.                               |
| Educational    | 2 <sub>2</sub> | 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, unregulated trading & informal street vending that blocks school access.                                     | Require campus planning, adequate parking for school buses, efficient water/sewer supply, fire access, stormwater drainage, universal access and separation from incompatible uses. |
| Educational    | 2 <sub>3</sub> | Tertiary                 | Colleges, universities, TVET institutions, research centres, libraries, student hostels, laboratories, innovation hubs and training facilities.                                                                                   | Student services, bookstores, clinics, cafeterias, sports facilities, research parks, staff housing, innovation incubators and public transport support.                                                   | Hotels/conference facilities, 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 the institutional land.                    | Require comprehensive site planning, internal circulation, open space, wastewater management, universal access and height compliance with aviation/security limits.                 |
| 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/restricted buffers. | Buildings should be ancillary, low coverage and generally ground level. Protect tree cover, drainage corridors, flood retention, riparian vegetation and public access.             |
| Public Purpose | 4              | Public Purpose           | County/municipal offices, courts, police posts, fire stations, social halls, hospitals, markets, cemeteries, libraries, rehabilitation centres, community centres and churches.                                                   | Staff housing, training rooms, public parking, toilets, service kiosks, urban gardens, transport lay-bys and emergency facilities.                                                                         | Privately operated public-purpose facilities and large religious assemblies and subject to public participation and impact controls.                                      | Private commercial redevelopment that extinguishes public function, heavy industry, incompatible nightlife, dumping and private residential subdivision.      | Protect mapped public-purpose land from encroachment and irregular allocation. Require access, utilities, fire safety, universal access, sanitation and buffering.                  |
| Commercial     | 5 <sub>1</sub> | Commercial               | Retail, offices, banks, markets, supermarkets, restaurants, hotels, guest houses, entertainment facilities, public parking and transport interfaces.                                                                              | Clinics, training centres, ICT hubs, cultural facilities, worship facilities, public utilities and residential short stay facilities (Short term rental accommodation like Air BnBs models) 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.                                                      | Require active frontage, service access, loading, parking/shared parking, walkways, drainage, solid-waste management, fire access and sewer upgrades for CBD intensification.       |
| Commercial     | 5 <sub>2</sub> | Business cum Residential | Ground-floor retail/services, offices, restaurants, clinics and                                                                                                                                                                   | Daycare, guest houses, coworking, religious/community rooms,                                                                                                                                               | Higher-rise mixed-use blocks, bars, night clubs, petrol stations, schools and health facilities subject to                                                                | Heavy industry, hazardous storage, offensive trades, open dumping and entertainment                                                                           | Separate residential/commercial circulation where possible; provide parking/loading, acoustic control, waste management, fire                                                       |



| Zone                   | Code | Subzone                | Permitted / Primary Uses                                                                                                                                                                     | Compatible Uses                                                                                                                                      | Conditional Uses                                                                                                                                                                              | Prohibited Uses                                                                                                                                                         | Key Development Controls                                                                                                                                                                                                |
|------------------------|------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        |      |                        | upper-floor apartments or serviced apartments and commercial short stay apartments (AirBnBs).                                                                                                | small non-nuisance workshops and public utilities.                                                                                                   | compatibility, traffic, noise, hours, fire and sewer/water tests.                                                                                                                             | uses creating unreasonable nuisance to residents.                                                                                                                       | escape, active frontage and safe pedestrian environment.                                                                                                                                                                |
| Public Utilities       | 6    | Public Utilities       | Water, sewer treatment, pumping stations, drainage channels, stormwater detention, substations, ICT, waste transfer stations, fire/rescue stations, easements 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.                           | Protect all reserves, easements and wayleaves. Require setbacks, fencing, maintenance access, drainage, odor/noise management and sector approvals.                                                                     |
| Transportation         | 7    | Transportation         | Roads, reserves, rail corridor, bus parks, matatu stages, boda boda stages, taxi bays, 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.                        | Protect road/rail reserves, visibility splays, drains and NMT paths. Require direct legal access before subdivision and control access spacing along arterials.                                                         |
| 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.                       | Maintain at least 30 m riparian reserve for rivers/streams or higher buffers where required. Prohibit filling, dumping, channel blockage and hard encroachment.                                                         |
| Agriculture            | 9    | Agriculture            | Crop farming, horticultural activities at appropriate scale, nurseries, greenhouses, agroforestry, farm residences and support services. Allowed only in LDR zones                           | Farm stores, small agro-processing, farm-gate retail, water harvesting and controlled urban agriculture.                                             | 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, livestock keeping, subdivision below approved standards and development in conservation buffers.    | Discourage land fragmentation. Require access, drainage, soil/water conservation, waste management and buffers where any sort of processing is involved.                                                                |
| Special Planning Areas | SPA  | Special Planning Areas | Existing lawful uses may continue under interim control while detailed plans are prepared for proposed land uses once agreements on usage have been agreed upon with the respective agencies | 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 master planning and public participation. | Irreversible private subdivision, public-land encroachment, development in no-build buffers, high-rise in flight paths and approvals compromising trunk infrastructure. | SPAs should be optimized through careful master planning, time-bound, publicly notified and supported by parcel audit, infrastructure plan, safeguards, capital investment priorities and enforcement responsibilities. |

#### 4.6 Summary Table for the land use guidelines/regulations

| <b>Legend:</b><br>✓ = Permitted (Primary allowed use)      C = Conditional (Approval with special conditions)      ✕ = Prohibited      NC = Nonconforming existing use that is approved |                 |                               |                                  |                                |             |                       |                       |                       |                      |                               |                |                         |                   |                           |                 |                    |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------|----------------------------------|--------------------------------|-------------|-----------------------|-----------------------|-----------------------|----------------------|-------------------------------|----------------|-------------------------|-------------------|---------------------------|-----------------|--------------------|----------------|
| Land Use<br>Zone/Category                                                                                                                                                               | Zone<br>Code    | Low<br>Density<br>Residential | Medium<br>Density<br>Residential | High<br>Density<br>Residential | Commercial  | Mixed<br>Use<br>(BCR) | Industrial<br>(Light) | Industrial<br>(Heavy) | Public/Institutional | Environmental<br>Conservation | Offices        | Hotels &<br>hospitality | Hospitals/clinics | Religious<br>institutions | Public<br>parks | Petrol<br>stations | Night<br>Clubs |
| High Density Residential (HDR)                                                                                                                                                          | 0 <sub>1</sub>  | ✕/NC                          | ✓                                | ✓                              | C           | ✓                     | ✕                     | ✕                     | C/NC                 | ✓                             | C              | C                       | ✓                 | ✕/NC                      | ✓               | ✕                  | ✕              |
| Medium Density Residential (MDR)                                                                                                                                                        | 0 <sub>2</sub>  | ✕/NC                          | ✓                                | ✕/NC                           | C (limited) | ✕/NC                  | ✕                     | ✕                     | C/NC                 | ✓                             | ✕              | ✕/NC                    | ✓                 | ✕                         | ✓               | C/NC               | ✕              |
| Low Density Residential (LDR)                                                                                                                                                           | 0 <sub>3</sub>  | ✓                             | C/NC                             | ✕                              | ✕           | ✓                     | ✕                     | ✕                     | ✕/NC                 | ✓                             | ✕/NC           | ✕/NC                    | ✓                 | ✕                         | ✓               | C/NC               | ✕              |
| Heavy Industry                                                                                                                                                                          | 1 <sub>1</sub>  | ✕                             | ✕                                | ✕                              | ✕           | C                     | ✓                     | ✓                     | ✕                    | ✓                             | ✕              | ✕                       | ✕                 | ✕                         | ✓               | ✓                  | ✕              |
| Light Industry                                                                                                                                                                          | 1 <sub>2</sub>  | ✕                             | ✕                                | ✕                              | C/NC        | ✕/NC                  | ✓                     | ✕                     | ✕                    | ✓                             | C/NC           | ✕                       | ✕                 | ✕                         | ✓               | ✓                  | ✕              |
| Primary Education                                                                                                                                                                       | 2 <sub>1</sub>  | ✕                             | ✕                                | ✕                              | ✕           | ✕                     | ✕                     | ✕                     | ✓                    | ✓                             | ✕              | ✕                       | ✕                 | ✕                         | ✕               | ✕                  | ✕              |
| Secondary Education                                                                                                                                                                     | 2 <sub>2</sub>  | ✕                             | ✕                                | ✕                              | ✕           | ✕                     | ✕                     | ✕                     | ✓                    | ✓                             | ✕              | ✕                       | ✕                 | ✕                         | ✕               | ✕                  | ✕              |
| Tertiary Education                                                                                                                                                                      | 2 <sub>3</sub>  | ✕                             | ✕                                | ✕                              | C (limited) | ✕                     | ✕                     | ✕                     | ✓                    | ✓                             | ✕              | ✕                       | C (limited)       | ✕                         | ✓               | ✕                  | ✕              |
| Recreational                                                                                                                                                                            | 3               | ✕                             | ✕                                | ✕                              | C (limited) | ✕                     | ✕                     | ✕                     | ✓                    | ✓                             | ✕              | ✕                       | ✕                 | ✕                         | ✓               | ✕                  | ✕              |
| Public Purpose                                                                                                                                                                          | 4               | ✕                             | ✕                                | ✕                              | C (limited) | ✕                     | ✕                     | ✕                     | ✓                    | ✓                             | ✓              | C (limited)             | ✓                 | ✓                         | ✓               | ✕                  | ✕              |
| Commercial                                                                                                                                                                              | 5 <sub>1</sub>  | ✕/NC                          | ✕/NC                             | C                              | ✓           | ✓                     | ✓<br>(limited)        | ✕                     | C                    | ✓                             | ✓              | ✓                       | ✓                 | ✓                         | ✓               | ✓                  | ✓              |
| Business cum Residential (MU)                                                                                                                                                           | 5 <sub>2</sub>  | ✕/NC                          | C                                | ✓                              | ✓           | ✓                     | ✕/NC                  | ✕                     | ✕                    | ✓                             | ✓              | ✓                       | ✓                 | ✕/NC                      | ✓               | ✕/NC               | ✕/NC           |
| Public Utilities                                                                                                                                                                        | 6               | ✕                             | ✕                                | ✕                              | ✕           | ✕                     | ✕                     | ✕                     | ✓                    | ✓                             | C<br>(limited) | ✕                       | ✕                 | ✕                         | C<br>(limited)  | ✕                  | ✕              |
| Transportation                                                                                                                                                                          | 7               | ✕                             | ✕                                | ✕                              | C (limited) | ✕                     | C<br>(limited)        | ✕                     | ✕                    | ✓                             | ✕              | ✕                       | ✕                 | ✕                         | C<br>(limited)  | C<br>(limited)     | ✕              |
| Conservation                                                                                                                                                                            | 8               | ✕                             | ✕                                | ✕                              | ✕           | ✕                     | ✕                     | ✕                     | ✕                    | ✓                             | ✕              | ✕                       | ✕                 | ✕                         | ✓               | ✕                  | ✕              |
| Agriculture                                                                                                                                                                             | 9               | ✓                             | C                                | ✕/NC                           | ✕           | ✕                     | ✕                     | ✕                     | ✕                    | ✓                             | ✕              | ✕                       | ✕                 | ✕                         | ✓               | ✕                  | ✕              |
| Special Planning Area (KDF)                                                                                                                                                             | 10 <sub>1</sub> | C (limited)                   | C (limited)                      | C (limited)                    | C (limited) | C<br>(limited)        | ✓                     | ✓                     | C (limited)          | ✓                             | C<br>(limited) | C (limited)             | C (limited)       | C (limited)               | C<br>(limited)  | C<br>(limited)     | C<br>(limited) |
| Special Planning Area (KWS)                                                                                                                                                             | 10 <sub>2</sub> | ✓                             | ✓                                | ✓                              | ✓           | ✓                     | ✕                     | ✕                     | C (limited)          | ✓                             | C<br>(limited) | C (limited)             | ✓                 | ✕                         | ✓               | ✕                  | ✕              |

## 4.7 Development Control Parameters

Table 15: Development control parameters table

| Land Use Zone  | Subzone              | Min Plot Size (Ha)      | Max Plot Coverage (%) | Max Building Height | Min Road Access |
|----------------|----------------------|-------------------------|-----------------------|---------------------|-----------------|
| Residential    | HDR                  | 0.045 Ha                | 80%                   | 10 floors (G+9)     | 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%                   | 12 floors (G+11)    | 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)       | CBD                                            | 0.045 Ha           | 80%                   | 9 floors (G+8)      | 15m road                |
|                       | Neighborhoods                                  | 0.045 Ha           | 75%                   | 6 floors (G+5)      | 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                      |
| Special Planning Area | KDF land                                       | As existing        | -                     | -                   | -                       |
|                       | KWS land                                       | As existing        | -                     | -                   | -                       |

## 4.8 Parking 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 16: 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 5 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 <sup>2</sup> gross floor area                                   |
| Offices and administration                        | 1 parking space per 50 m <sup>2</sup> 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 <sup>2</sup> 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 Nanyuki Municipality.

### 4.8.1 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.



## 4.9 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 Nanyuki Municipality.

Table 17: Proposed setbacks and building-line requirements

| 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.

### 4.9.1 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.
- For developments adjoining the KDF Laikipia Airbase, BATUK facilities or other controlled and security areas, height, lighting, access, building form and setbacks shall be subject to consultation with the relevant national security and aviation authorities.

- 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.

#### 4.10 Environmental Regulations 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 18: Environmental and infrastructure 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 | 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                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                 | road authority and 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.

#### 4.10.1 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.

#### 4.11 Generalized Development Control & Permitting Requirements/Rules

**Development permission:** No material changes 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 should proceed without the relevant development permission from the County Director of Physical & Land Use planning in accordance to PLUPA 2019.

**Zoning map primacy:** The approved local physical and land use development plan (zoning plan, GIS database, attendant physical & land use planning report and maps shall be the primary reference for determining land use, applicable standards, overlays, buffers and development conditions. Applications shall demonstrate conformity with the approved Nanyuki zoning plan, permitted-use schedules, plot-ratio and coverage controls, parking requirements, building lines, infrastructure capacity and environmental constraints.

**Technical Circulations:** The County Government shall circulate relevant applications to competent agencies, including NEMA, the Water Resources Authority, the applicable road

authority, public-health and fire authorities, utility providers, aviation authorities and national security agencies where applicable.

**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. Major, traffic-generating, environmentally sensitive, industrial, institutional and mixed-use developments may be required to submit a traffic-impact assessment, environmental and social impact assessment, drainage study, fire-safety report, geotechnical report or other technical studies.

**Subdivision and land fragmentation:** Subdivision should only be approved where each resultant parcel has lawful access, meets minimum plot-size standards, supports intended use, protects public reservations and does not frustrate future infrastructure provision.

**Parking and loading:** Parking, loading, service access and pick-up/drop-off areas shall be provided within the plot. Beacon-to-beacon development that eliminates parking, ventilation, access and drainage should not be permitted and continuous public sensitization to members of the public should discourage this.

**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.

**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 relevant authorities.

**Strategic installations:** Development around KDF, BATUK, airbase-related installations, flight paths and other strategic installations shall observe height, security, access and consultation requirements before approval.

**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.

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

**Public participation:** Applications likely to alter neighborhood character or affect public rights should be subjected to statutory notice and stakeholder comments, including change of use, major

subdivision, industrial use, petrol station, night club, high-rise development, major institution, SPA declaration or public land conversion.

**Inspection and enforcement:** Approvals should include commencement notice, staged inspection, compliance certificate and occupation certificate requirements. Non-compliance should trigger enforcement notices, revocation, prosecution or restoration orders as applicable. Compliance shall be verified during plan review, site setting-out, construction inspection and occupation certification. Material departures from an approved plan shall require fresh or amended development permission.

#### 4.12 Types of Development Permitting Applications to be administered by the Municipality

In this context, development permitting is seen as the framework through which good management practices in land use and property development will be regulated to ensure that all development takes place at an appropriate time and place and in such a manner that it will conform to the zoning standards and regulations as well as the approved Laikipia County Spatial Plan provisions. To effectively manage these land-based developments and activities, the following tools are outlined and elaborated on as the land use management tools upon which development will be assessed against within Nanyuki Municipality to process applications and trigger issuance of development permits. They are summarized in table 19 and elaborated in sections below:

Table 19: Types of development control applications

| Permit Trigger   | When It Applies                                                                                                                                                                                                                                                                                                   | Minimum Requirements                                                                                                                                                                                    | Submission |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 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                                                                                                                                                                                                                                     | Survey plan; mutation/amalgamation proposal;                                                                                                                                                            |            |



| Permit Trigger                           | When It Applies                                                                                                                                                                                                                                                                                                                                                           | Minimum Requirements                                                                                                                                                                                    | Submission |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|                                          | plots, for whichever purpose (inheritance; succession; allocation; sale or property development), whether for immediate disposal or for future purposes.                                                                                                                                                                                                                  | road access; public purpose reservations; infrastructure layout; drainage plan; minimum plot-size compliance.                                                                                           |            |
| Land Amalgamation                        | Land amalgamation will be the process of combining any piece of land to one large piece and under one title deed. This process will also be known as land consolidation and will be carried out in accordance to the Physical & Land Use Planning Act, No. 13 of 2019 and the regulations contained in the Land Consolidation Act (Cap 283).                              |                                                                                                                                                                                                         |            |
| 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 and in the event that the lease is expired, a renewal of lease. | Land ownership documents; survey documents; planning brief; site plan; neighborhood compatibility statement; parking/access statement; public notice where required; sector approvals where applicable. |            |
| 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
- v. Any other as the county executive committee member may prescribe from time to time.

#### **4.13 Specific Regulations, Requirements and Considerations for various Development Control Tools**

##### **4.13.1 Change of Use**

Additional basis upon which a change of use becomes necessary are:

- i. The proposal consists of a significant change of the registered use of the land and constitutes a change of more than twenty per cent (20%) of the registered use of the land based on the plot coverage and plinth area; and
- ii. The existing registered use of land does not conform to the approved County Spatial Plan and any other development plan or the zoning regulations contained therein.
- iii. While considering applications for Change of Use within the areas bordering the KDF/BATUK land, the Municipality will consult with the relevant KDF offices before issuing the approval. In other areas of Nanyuki Municipality that do not border the KDF/BATUK properties, the consultation might not be necessary unless the Municipality deems it fit to consult.

##### **4.13.1.1 Contents of the Technical Brief for Change of Use**

- i. The technical brief must outline the provisions of an approved physical and land use development Plan within the area where the proposed development is set to take place;
- ii. The report must also bring out the probable effects on the character of the neighborhood that the proposed development will cause;
- iii. The report will also need to detail out the effects on vehicular and pedestrian safety; visual impact; effect on the right to a view;
- iv. The surrounding building character, water and sewer availability; and
- v. The infrastructure availability and adequacy including waste generation and collection capabilities.

These parameters will assist the reviewing committee in the consideration of the application for permitting purposes.

##### **4.13.2 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.***

#### **4.13.3 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.

#### **4.13.4 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.

#### **4.13.5 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.

#### 4.14 The Application Procedure & General Requirements for all Applications

Every application shall have the following documents attached as a minimum requirement before any processing is done:

- i. Ownership document
- ii. Land search
- iii. Rates clearance certificate/most recent rates payment receipt
- iv. Survey plan/RIM
- v. A location plan of the site overlayed on a google/satellite image
- vi. Etc.

The applications will be done in the manner prescribed in the Physical and Land Use Planning Act (PLUPA) No. 13 of 2019. More specifically, these applications will be submitted on behalf of the clients by qualified professionals i.e. registered and practicing in private practice (Physical Planners; Architects; or Engineers) depending on the service sought. The applications will be done in form of technical briefs and submitted using prescribed submission forms as defined by PLUPA. These are outlined below.

Table 20: An Outline of all Applicable PLUPA Forms for Submission of Various Applications

| S/N | SERVICE                                                                                                                             | PLUPA FORM  | INTENTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|-------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Change of Use<br>Extension of use<br>Land Subdivision / Amalgamation<br>Extension / Renewal of Lease<br>Densification<br>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.<br>Most important to note: <ul style="list-style-type: none"> <li>▪ All notices should bear the name of the registered planner making the application</li> <li>▪ 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</li> </ul> |



| S/N | SERVICE                                                                                | PLUPA FORM    | INTENTION                                                                                                                                                                                                                                                                                                                                                                    |
|-----|----------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 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                                                                                                                                                      |

| S/N | SERVICE              | PLUPA FORM  | INTENTION                                                                                                                                       |
|-----|----------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                      |             | 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. |

***\*All the forms are available in PLUPA regulations and can be modified to suit County templates\****

## 4.15 Approval Process Flow

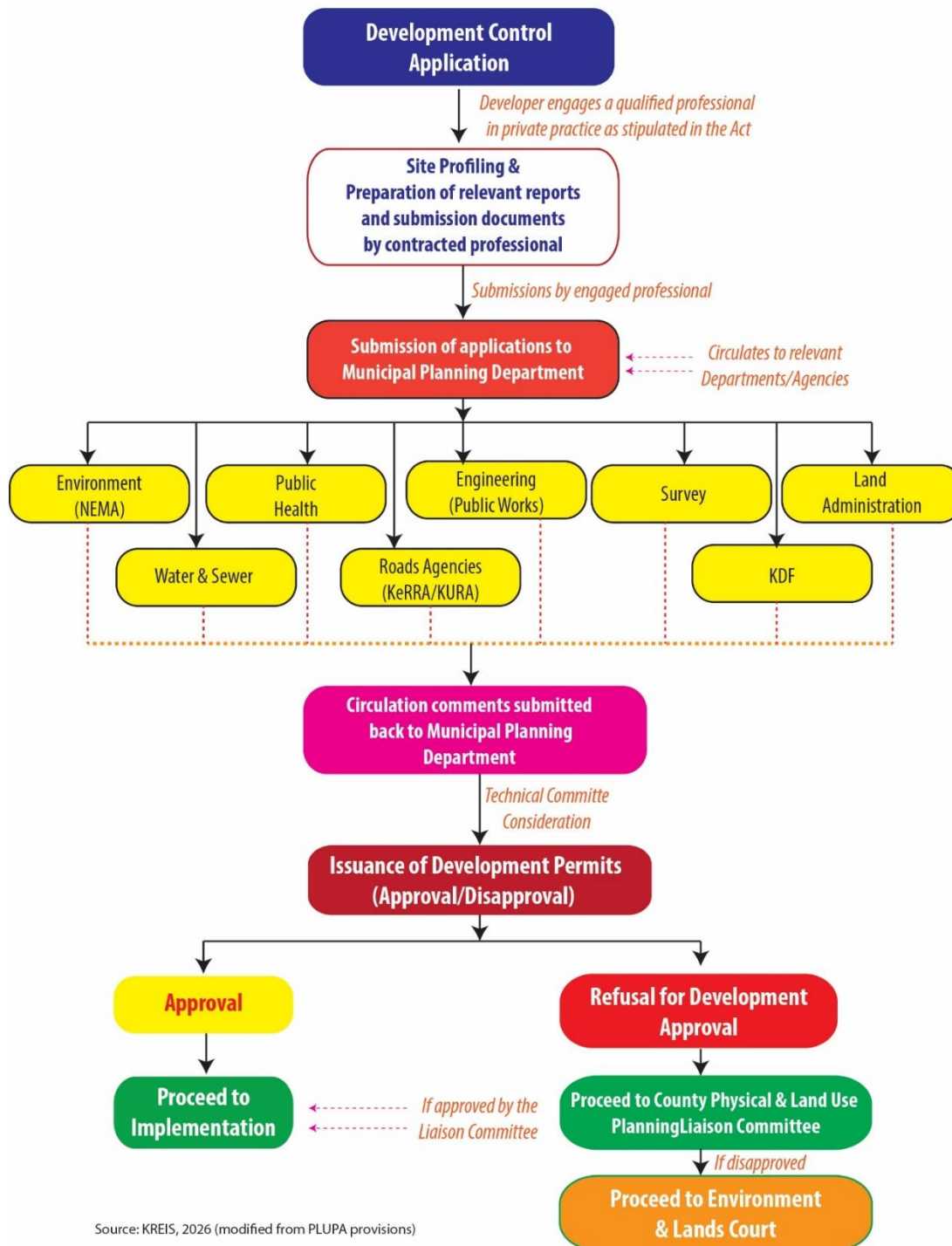
### 4.15.1 Issuance of Approvals or disapprovals

The Municipality shall take into consideration the following when processing a development application:

- i. The provisions of the approved Laikipia County Spatial and any other development Plans;
- ii. The provisions of other relevant national and county policies;
- iii. Have regard to the health, safety, amenity, efficiency, aesthetics and conveniences of the community generally and to the proper Planning and density of development and land use in the area;
- iv. Have regard to any comments received from the officers or authorities and or relevant stakeholders as referred to in section 60 of the Physical Planning and Land Use Planning Act; and
- v. in the case of a leasehold, have regard to any special conditions stipulated in the lease.

In summary, any development control will require to follow the process shown in the figure below:

**GENERIC DEVELOPMENT CONTROL APPLICATION AND APPROVAL PROCESS ALIGNED TO THE  
PHYSICAL & LAND USE PLANNING ACT, NO. 13 OF 2019 FOR NANYUKI MUNICIPALITY**



Source: KREIS, 2026 (modified from PLUPA provisions)

## 4.16 Management of the Development Applications

### 4.16.1 Manual development applications & permitting system

As it is, the County and Municipality at large receive all development applications manually. Through the same channels, approvals and/or refusals are communicated to the developers or their representatives. This has earned the County Government and the Municipality good revenues which have translated to development albeit not to the optimum potential. It is the view

of this document that the County Government needs to transit the development applications and permitting system to an electronically managed system to enhance service provision and revenue collections.

#### 4.16.2 Electronic development applications & Management system

This is highly recommended to be put in place within the County Government structures with a shared platform that links directly to the Municipality functions on development control. The system will bring planning and building departments onto the same system, from design through inspections to occupying a building, with streamlined and standardized processes.

On the part of the applicants and developers, they will gain significant time back in their day when they can apply for a development permit online rather than travelling to the government office to drop off their application. This will ensure that they save time not just from travel, but also from reduced back-and-forth communication with the Municipal planning department. Applicants can stay updated on their permit and inspection status via email, communicate online and complete all needed pieces from home (no more countless and hard-to-follow emails or phone calls). The preferred E-permitting system should not just be for tech-savvy applicants but should be an all-encompassing user-friendly system for all levels of tech comfort. This will benefit everyone in the long run, and finding a user-friendly software will make all the difference. Some of the input to feed into this system will be the development control application forms annexed into this report. They will be converted into easy to access online forms that can be filled and received on the backend by an assessor within the Municipal Planning department.

#### 4.17 Service Delivery Schedule & Approval Timelines for Development Control Applications

The following table outlines the proposed number of days and cost for various development control services to be offered by the Municipality of Nanyuki

Table 21: Proposed 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                                             |

| SERVICE                                                          | SERVICE SUB-CATEGORY                                            | PROPOSED TIMELINES TO PROCESS DEVELOPMENT APPROVALS          |
|------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------|
|                                                                  | 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<br>*Must be accompanied by an approved Change of Use |
|                                                                  | Mutation/Amalgamation/Subdivision compliance certificate        | 5 Days                                                       |
| 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                                                      |
|                                                                  | Residential                                                     | 5 Days                                                       |



| SERVICE                                                                               | SERVICE SUB-CATEGORY                 | PROPOSED TIMELINES TO PROCESS DEVELOPMENT APPROVALS |
|---------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------|
| Occupation Certificates                                                               | 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 ** |                                      |                                                     |

#### 4.18 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.

## 5 CHAPTER FIVE: CLIMATE CHANGE ADAPTATION AND RESILIENCE

This chapter provides the climate adaptation and resilience basis for the Nanyuki Municipality Zoning Plan. It translates the municipality's observed climate risks into spatial planning priorities, development control requirements, infrastructure investment needs and community-based resilience actions. The chapter draws on a wide array of stakeholder consultations, spatial analysis of settlement density and vegetation cover, and the Laikipia County climate change planning framework.

Nanyuki's continued urban growth has increased the replacement of pervious surfaces with buildings, paved yards and roads. Without appropriate development control and stormwater management, this trend may intensify surface runoff, urban flooding, local heat-island effects and pressure on water resources. The zoning plan therefore provides an important statutory and operational instrument for mainstreaming climate resilience into land use decisions.

### 5.1 Climate Risks and Vulnerability

Climate risk refers to the likelihood of adverse impacts arising from climate-related hazards and their interaction with exposed and vulnerable people, infrastructure, livelihoods and ecosystems. For the purposes of this zoning plan, risk has been assessed using four linked components:

- i. **Hazard:** the climate-related event or condition that can cause harm, including floods, drought, extreme heat, cold waves and localized slope instability.
- ii. **Exposure:** the people, buildings, roads, drainage systems, utilities, businesses, farms, public facilities and ecological assets located in hazard-prone areas.
- iii. **Sensitivity:** the degree to which exposed systems are likely to be affected, considering the quality of buildings, drainage, infrastructure, livelihoods and public health conditions.
- iv. **Adaptive capacity:** the ability of households, communities, institutions and systems to anticipate, respond to, recover from and adjust to climate impacts.

This framework is useful for zoning because it links climate evidence to land use regulation. Areas with high hazard exposure require stronger development controls, protection of ecological buffers, climate-responsive infrastructure standards and targeted public investment.

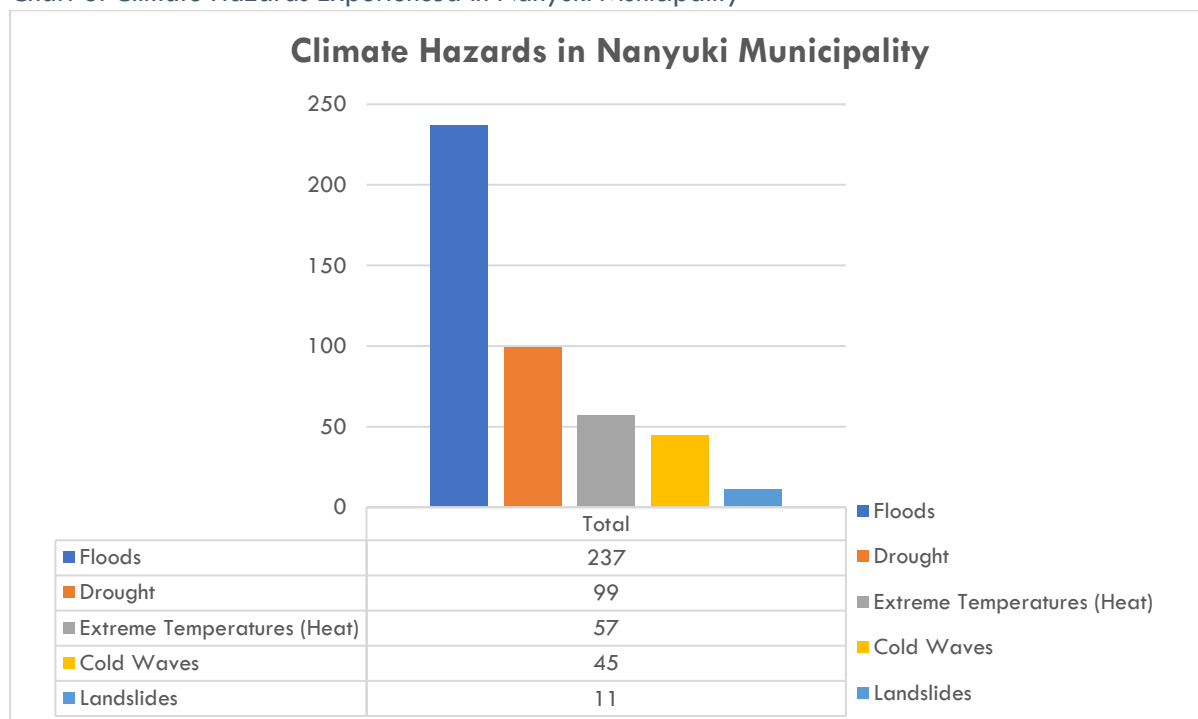
### 5.2 Vulnerability and Risk Assessment in Nanyuki Municipality

The assessment considered hazard occurrence, neighbourhood exposure, sensitivity of infrastructure and livelihoods, and existing coping mechanisms. The results show that Nanyuki Municipality is most affected by flooding, followed by drought and water stress, and extreme temperature events.

### 5.2.1 Hazard Analysis

Survey responses identified floods as the dominant climate hazard, with 237 responses, followed by drought at 99 responses, extreme heat at 57 responses, cold waves at 45 responses and landslides at 11 responses. Although landslides were reported, consultations indicate that they are not a prevalent municipal hazard; they should nevertheless be addressed through localized slope and erosion-control standards where relevant. This has been illustrated in the chart 1.

Chart 8: Climate Hazards Experienced in Nanyuki Municipality



Source: Kreis, 2026

From the chart above, it is evident that the most problematic hazards are floods, drought, and extreme temperatures i.e. both heat and cold waves. These have been discussed below.

#### 5.2.1.1 a) Flood Hazard

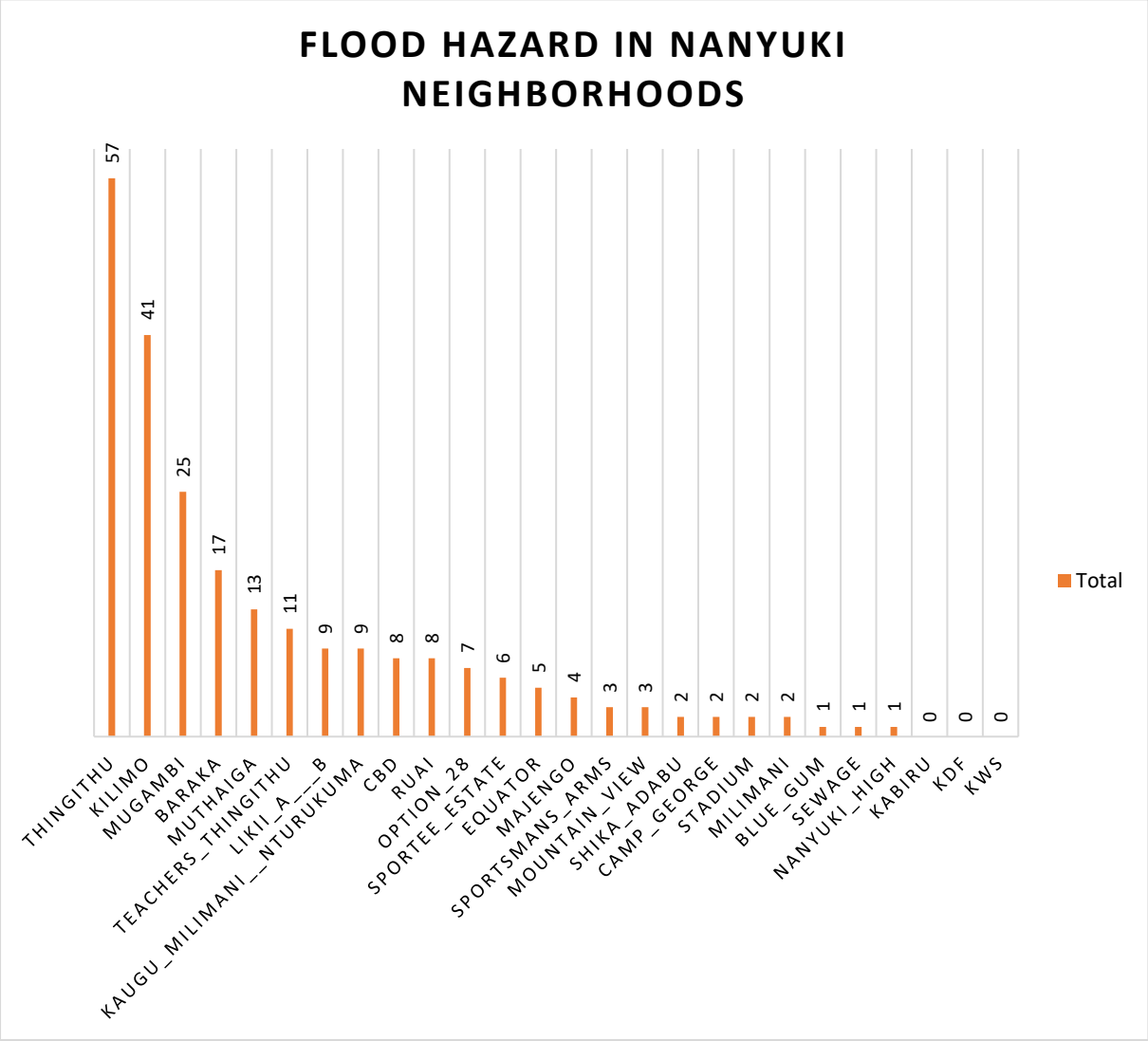
Flooding is the most significant climate-related risk for Nanyuki Municipality. It manifests in two main forms: fluvial<sup>1</sup> flooding along the Nanyuki and Likii river systems, and pluvial<sup>2</sup> or surface-water flooding in built-up and poorly drained neighbourhoods. The risk is amplified by inadequate stormwater infrastructure, blocked drains, encroachment on drainage wayleaves and riparian corridors, and low-permeability (black cotton/clayey) soils in some neighbourhoods. This soil type is highly expansive and exhibits exceptionally poor drainage and low permeability, leading to rapid waterlogging and prolonged flooding during heavy rainfall events.

<sup>1</sup> Occur when rivers, streams, and/or drainage ditches overflow due to prolonged rainfall or rapid snowmelt

<sup>2</sup> Occurs when heavy rainfall exceeds the rate at which the ground can absorb it. This often results in urban flooding

The highest flood reports were recorded in Thingithu, Kilimo, Mugambi, Baraka, Muthaiga, Teachers/Thingithu, Likii A and B, Kaugu/Milimani/Nturukuma, the CBD and Ruai. Flooding affects housing habitability, disrupts mobility, damages roads and drainage assets, exposes residents to waterborne and vector-borne diseases, and undermines household and business livelihoods.

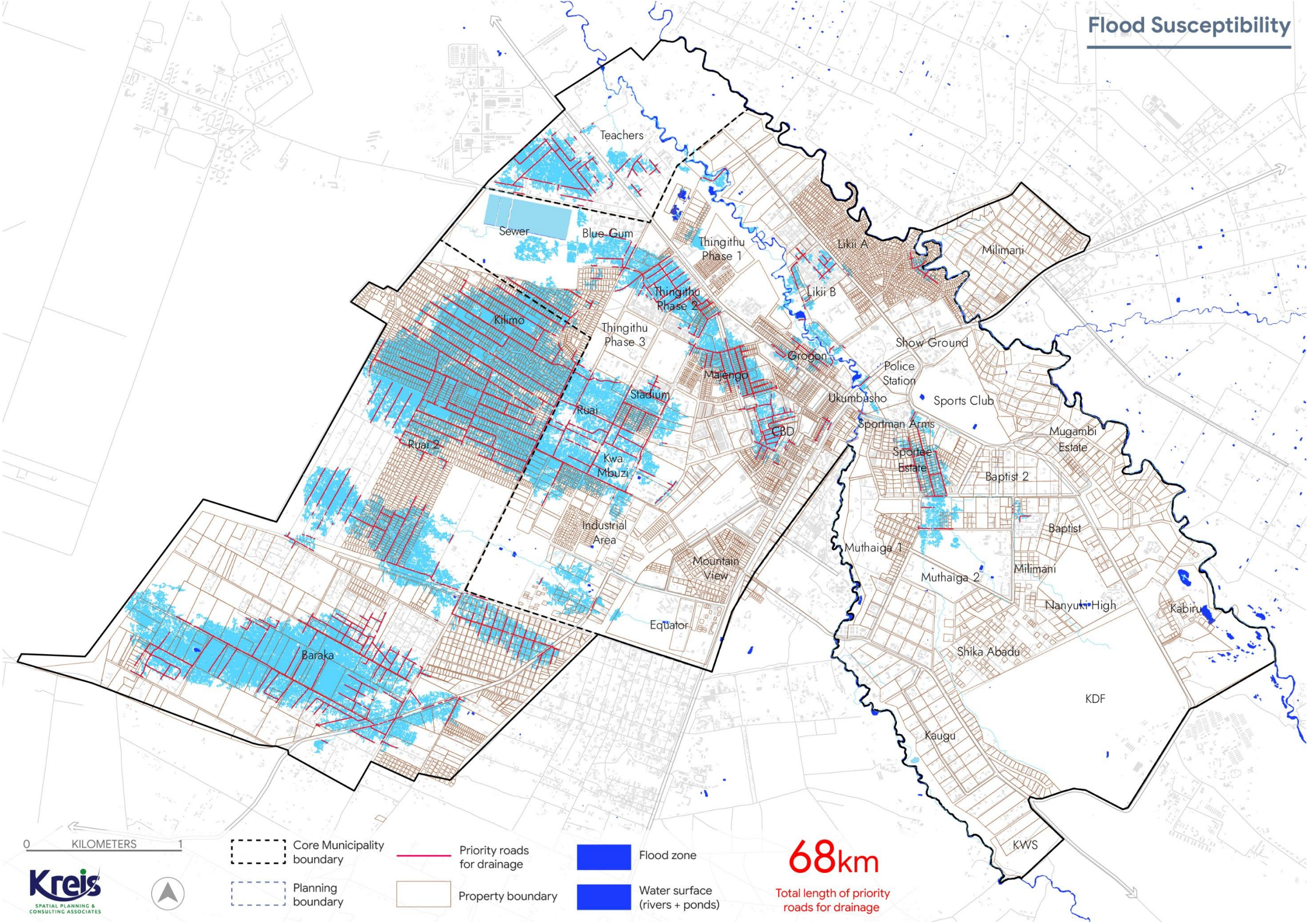
Chart 9: Flood Hazard in Nanyuki Neighborhoods



Source: Kreis, 2026



Map 24: Flood vulnerability assessment & priority roads for storm water infrastructure improvement



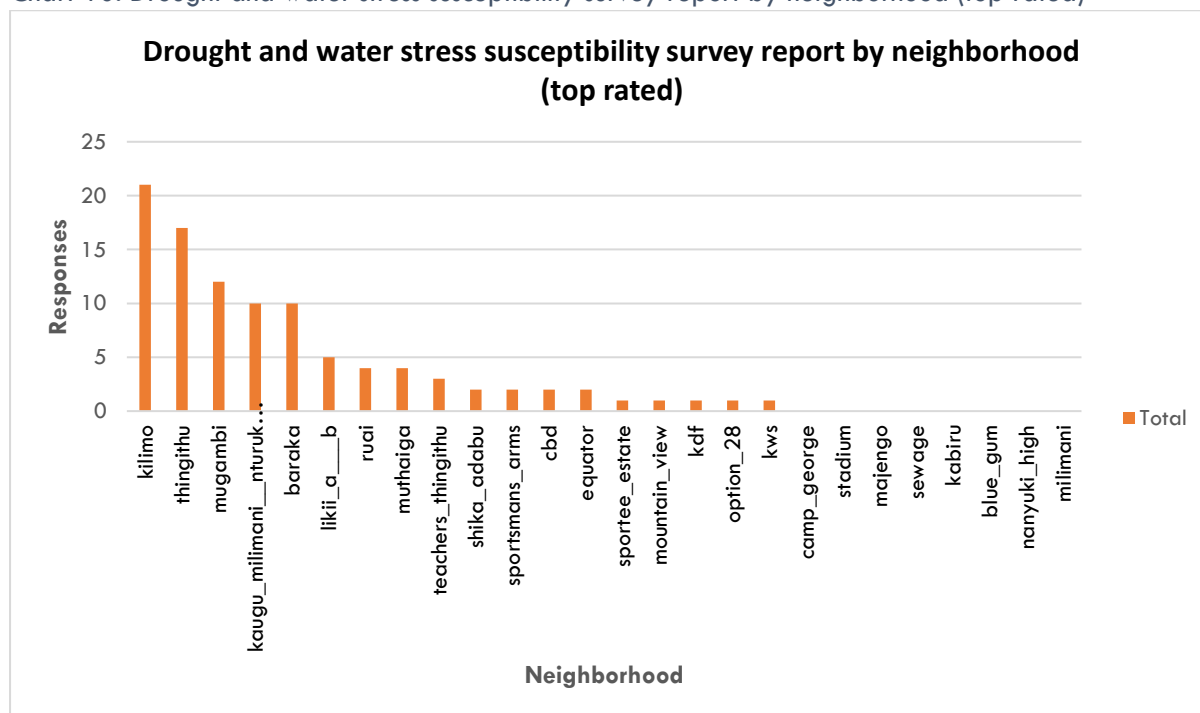
Source: KREIS, 2026



### 5.2.1.2 b) Drought & Water Stress

Drought and water stress are mainly associated with shorter or poorly distributed rainfall, reduced river flows, pressure on boreholes and competition among domestic, agricultural and livestock water uses. At the municipal level, residents reported seasonal stress on water sources that support small-scale farming, livestock keeping and household supply. The most frequently cited drought-affected areas include Kilimo, Thingithu, Mugambi, Kaugu/Milimani/Nturukuma and Baraka as illustrated in the chart 3.

Chart 10: Drought and water stress susceptibility survey report by neighborhood (top rated)



Source: Kreis, 2026

### 5.2.1.3 c) Extreme Temperatures

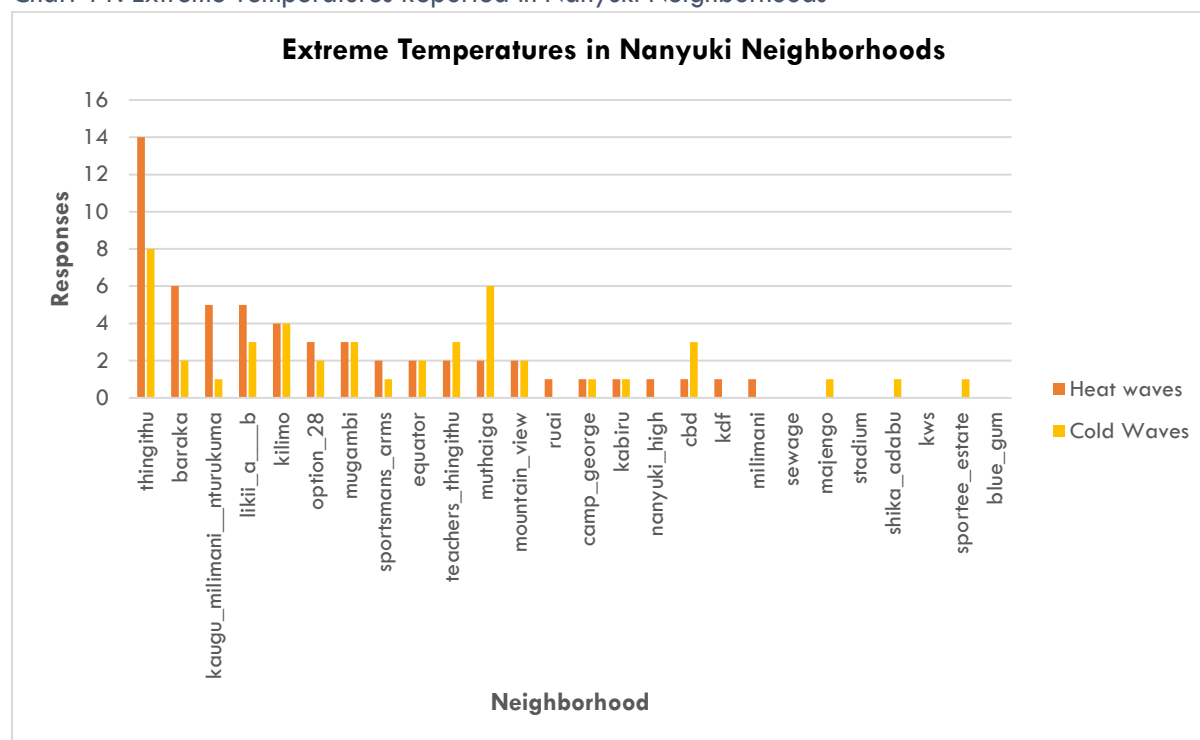
Extreme temperature risk is expressed through both heat waves and cold waves. Heat stress is likely to intensify where built-up areas, paved surfaces, low tree canopy and limited open space create urban heat-island effects. Cold-wave vulnerability is aggravated by poorly insulated housing and the limited capacity of low-income households to improve indoor thermal comfort.

Our survey established that Nanyuki Municipality was exposed to both extreme heat and cold waves. The susceptibility of Nanyuki Municipality residents to these extreme temperatures is attributed to local land use patterns. Nanyuki is highly developed with high-density built-up areas accounting for its central core. The extensive structural footprint dominated by impervious surfaces replace natural vegetative surface thus inducing Urban Heat Island (UHI) effect.

During heat waves, the buildings trap and thermal energy, driving localized microclimates that expose residents to higher, dangerous temperatures than surrounding rural zones. Conversely,

poor insulated urban housing structures struggle to retain heat leaving low-income populations highly vulnerable to adverse health outcomes of extreme cold. From the assessment of the empirical data, the neighborhoods that reported experiencing extreme temperatures were also mapped out to have extensive building footprint compared to natural vegetation.

Chart 11: Extreme Temperatures Reported in Nanyuki Neighborhoods



Source: Kreis, 2026

### 5.2.2 Exposure Analysis

Exposure is concentrated where dense settlement, critical infrastructure, commercial activity and livelihood assets overlap with flood-prone drainage systems, riparian corridors and areas with limited vegetation cover. The building-footprint analysis shows a built-up area of approximately 1.8 km<sup>2</sup>, representing about 8% of the municipality demonstrating the likelihood of urban heat island (UHI) effect. Some of the factors influencing the formation of heat islands include artificial surfaces such as asphalt, concrete which have high heat retention capacity compared to natural vegetation.

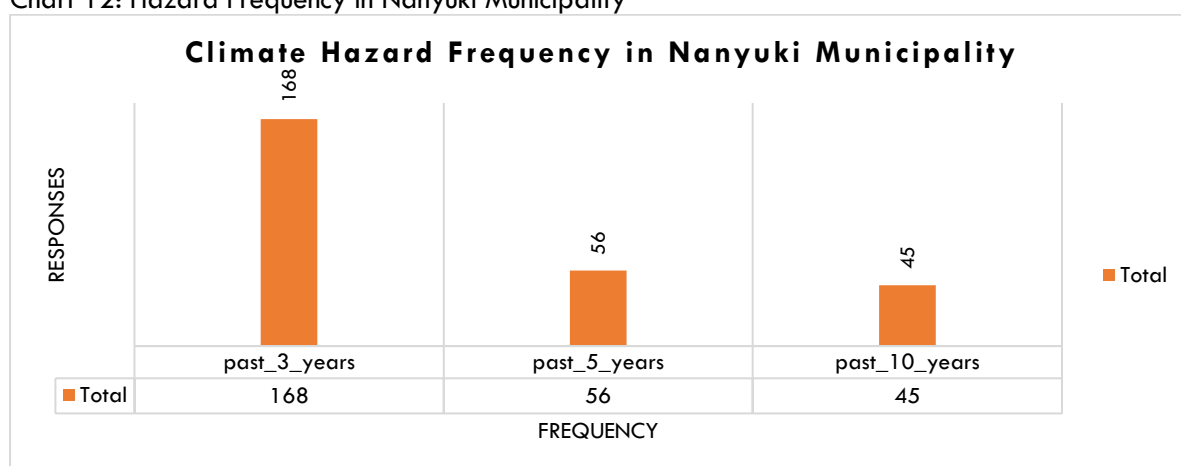
Additionally, urban areas have high building density which increases susceptibility to canyon effect where heat is trapped between tall buildings preventing its dissipation. The most concentrated built-up clusters occur around Likii, the CBD, Majengo, Thingithu and other established neighbourhoods, increasing the need for stormwater controls, ventilation corridors and urban greening in development approvals.

### 5.2.3 Sensitivity Analysis

Sensitivity is reflected in the frequency of hazards, the severity of impacts and the timeliness of institutional response. Respondents indicated that climate hazards have become more noticeable in the last three years.

Tracking the recurrence of climate events was significant in establishing two key dynamics; the acceleration rate to which infrastructure and environmental components degrade under repeated exposure and the subsequent mobilization and response rate from key public institutions. Empirical data gathered from local residents established these structural risks confirming that climate hazards have manifested with increased frequency over the past three years with recurrent floodings emerging as the critical threat to the Municipality's socio-economic stability.

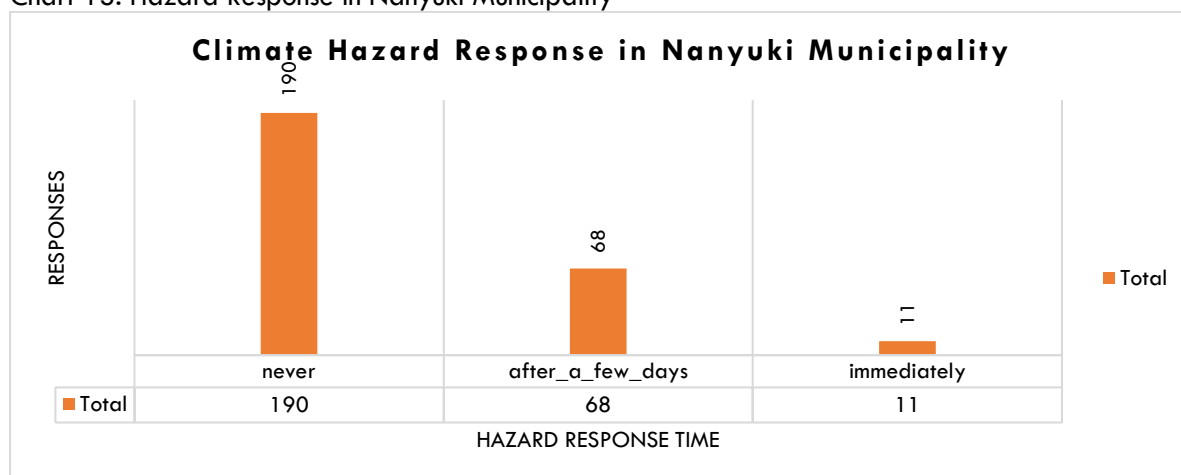
Chart 12: Hazard Frequency in Nanyuki Municipality



Source: Kreis, 2026

At the same time, most respondents reported that public institutions either do not respond or respond only after a few days. This gap between hazard occurrence and response capacity increases the likelihood of avoidable losses, especially in flood-prone and low-income areas.

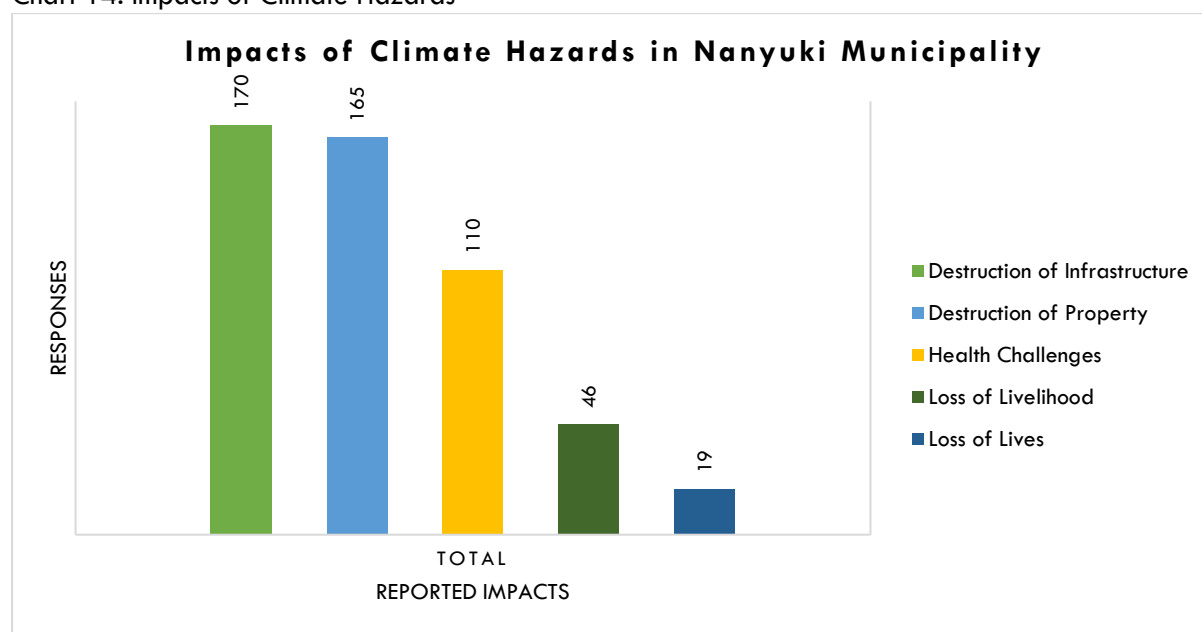
Chart 13: Hazard Response in Nanyuki Municipality



Source: Kreis, 2026

The main reported impacts include infrastructure damage, property damage, health challenges, livelihood losses and isolated loss of life. These impacts demonstrate that climate adaptation should not be treated only as an environmental issue. It is directly linked to land use zoning, building control, road and drainage design, public health, disaster preparedness and local economic resilience.

Chart 14: Impacts of Climate Hazards



Source: Kreis, 2026

Context to these impacts is elaborated below:

- i. **Destruction of property** – Residents noted that during flooding events, water would flood in their houses making them inhabitable. Additionally, heavy rains resulted in cracks on walls posing a threat in terms of buildings collapsing.
- ii. **Destruction of Infrastructure** – It was reported that floodings made roads impassable. Some roads, especially earth roads became muddy thus inconveniencing accessibility to other areas. It was also reported that some drainage channels blocked making water spill over on roads while some trees fell on power lines resulting in power outage in some areas.
- iii. **Health Challenges** – Lack of proper drainage resulted in extensive stormwater stagnation, creating prolific breeding grounds for vector mosquitoes and significantly increasing residents' exposure to Malaria. Additionally, effluent spillage from sewer into water sources exposed residents to waterborne diseases.
- iv. **Loss of livelihoods** – Floodings destroyed crop yields for small-scale farmers who relied on them as a source of livelihood through vending for subsistence income. Property



owners also reported lack of tenants in some of the buildings as the perennial floods made these buildings uninhabitable.

#### 5.2.4 Adaptive Capacity Analysis

Salvador, (2020) defines adaptive capacity as the ability of communities, systems, and institutions to adjust to potential damage, take advantage of opportunities and respond to consequences. Adaptive capacity analysis involves appraising this ability in target areas. In Nanyuki, communities have already adopted coping measures, including clearing blocked drains, constructing gabions, digging small drainage channels, participating in tree planting, reporting encroachment on wayleaves and mobilizing resources for road repairs. These actions demonstrate local willingness to respond, but they remain fragmented and largely reactive.

Municipal resilience will require stronger coordination, budgeted maintenance, clear enforcement mandates, early-warning systems and integration of adaptation requirements into development approvals.

### 5.3 Summary of Climate Risk Priorities

| Hazard                   | Risk level    | Planning significance                                                                              | Priority response                                                                                                      |
|--------------------------|---------------|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Flooding                 | High          | Fluvial flooding along river corridors and pluvial flooding in poorly drained built-up areas.      | Protect riparian land and drainage wayleaves; upgrade stormwater systems; apply flood-sensitive development controls.  |
| Extreme heat             | High          | Dense built-up areas, paved surfaces and limited tree canopy increase local heat stress.           | Increase tree canopy, protect open spaces, promote cool materials, ventilation and climate-responsive building design. |
| Drought and water stress | Medium        | Reduced rainfall reliability and pressure on rivers, boreholes and small-scale farming systems.    | Promote rainwater harvesting, water reuse, water-sensitive landscaping and protection of water sources.                |
| Cold waves               | Medium        | Poorly insulated housing and vulnerable households increase exposure to cold-related health risks. | Promote basic thermal-comfort standards and targeted support to vulnerable groups.                                     |
| Landslides/erosion       | Low/localized | Not prevalent municipality-wide, but localized slope and erosion risks may occur.                  | Apply slope-sensitive development control, erosion control and geotechnical checks where required.                     |

#### 5.3.1 Climate Adaptation and Resilience Strategies

The strategies below translate the risk assessment into zoning, development control, infrastructure and institutional actions. They should be incorporated into the zoning regulations, permitting standards, capital investment programme and municipal operations.

Table 22: Climate Adaptation and Resilience Strategies for Identified Hazards

| Hazard       | Risk | Zoning and development control                                                                                                                                                                                                                                                                                                                                                                                                   | Infrastructure and nature-based measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Institutional resilience measures                                                                                                                                                                                                                                                                                                                                                       |
|--------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flooding     | High | <ul style="list-style-type: none"> <li>Designate and enforce riparian buffers, wetlands and drainage wayleaves as protected areas.</li> <li>Restrict or condition development in mapped flood-prone zones.</li> <li>Require minimum finished-floor levels, safe access and on-site stormwater retention in low-lying areas.</li> <li>Limit excessive plot coverage and require pervious surfaces in new developments.</li> </ul> | <ul style="list-style-type: none"> <li>Prepare a municipal stormwater drainage plan.</li> <li>Upgrade primary and secondary drains and provide regular desilting and maintenance.</li> <li>Use detention ponds, bioswales, infiltration trenches, culverts and well-designed outfalls.</li> <li>Restore riverbanks and wetlands to improve natural flood regulation.</li> <li>Developing diversion channels to redirect water from residential areas toward the main rivers within the municipality i.e. Nanyuki River and Likii River.</li> <li>Construction of high-capacity dykes along the river banks to prevent spillovers during heavy rains.</li> </ul> | <ul style="list-style-type: none"> <li>Establish a flood early-warning and evacuation protocol.</li> <li>Create an emergency response and recovery fund.</li> <li>Remove encroachments from drainage wayleaves through lawful enforcement and public engagement.</li> <li>Restore wetlands within the municipality to enhance natural surface water management &amp; run off</li> </ul> |
| Extreme heat | High | <ul style="list-style-type: none"> <li>Require landscape plans and minimum tree-planting standards for new developments.</li> <li>Protect open spaces, river corridors and neighbourhood green buffers.</li> <li>Apply setbacks and building orientation standards that promote airflow and shading.</li> <li>Encourage cool roofs, reflective external finishes and climate-sensitive materials.</li> </ul>                     | <ul style="list-style-type: none"> <li>Implement street-tree planting and shaded pedestrian corridors.</li> <li>Restore urban rivers and water features where feasible.</li> <li>Increase pervious surfaces and reduce heat-retaining hardscapes in public spaces.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>Develop a municipal greening programme with KFS and community groups.</li> <li>Integrate heat-risk considerations into building inspection and public health messaging.</li> <li>Prioritize greening in high-density and low-canopy neighbourhoods.</li> </ul>                                                                                   |

| Hazard                   | Risk          | Zoning and development control                                                                                                                                                                                                                                                                                                                                                                            | Infrastructure and nature-based measures                                                                                                                                                                                                                                   | Institutional resilience measures                                                                                                                                                                                                                                                       |
|--------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Drought and water stress | Medium        | <ul style="list-style-type: none"> <li>Require rainwater harvesting for appropriate building typologies.</li> <li>Promote drought-resistant landscaping and water-efficient site design.</li> <li>Protect recharge areas, riparian corridors and water infrastructure reserves.</li> <li>Control activities that degrade water sources, including inappropriate planting along riparian zones.</li> </ul> | <ul style="list-style-type: none"> <li>Invest in wastewater treatment and safe reuse options.</li> <li>Promote community and institutional water storage.</li> <li>Support small-scale farmers with water-efficient irrigation and agroforestry practices.</li> </ul>      | <ul style="list-style-type: none"> <li>Develop water-demand management measures and public awareness.</li> <li>Use weather information to support farming and water-use decisions.</li> <li>Explore crop-insurance and livelihood support mechanisms for vulnerable farmers.</li> </ul> |
| Cold waves               | Medium        | <ul style="list-style-type: none"> <li>Encourage building designs that improve thermal comfort and ventilation without compromising indoor warmth.</li> <li>Prioritize upgrading of vulnerable housing in low-income areas.</li> <li>Require safe site planning that minimizes dampness and flooding-related cold exposure.</li> </ul>                                                                    | <ul style="list-style-type: none"> <li>Promote basic insulation, improved roofing and moisture control in housing improvement programmes.</li> <li>Ensure schools, health facilities and community buildings can serve vulnerable groups during extreme events.</li> </ul> | <ul style="list-style-type: none"> <li>Integrate cold-wave advisories into municipal communication systems.</li> <li>Identify vulnerable households and institutions for targeted support during severe cold events.</li> </ul>                                                         |
| Landslides and erosion   | Low/localized | <ul style="list-style-type: none"> <li>Require site-specific assessment for development on steep, unstable or erosion-prone land.</li> <li>Restrict development on unstable slopes and protect natural vegetation on erosion-prone sites.</li> <li>Control cut-and-fill activities through development permits.</li> </ul>                                                                                | <ul style="list-style-type: none"> <li>Use gabions, terracing, vegetation and engineered drainage where erosion risks are confirmed.</li> <li>Prevent stormwater discharge onto unstable slopes or neighbouring plots.</li> </ul>                                          | <ul style="list-style-type: none"> <li>Maintain a municipal register of localized erosion hotspots.</li> <li>Coordinate enforcement with environment, roads and disaster-risk offices.</li> </ul>                                                                                       |

While there is little knowledge about climate change, it is important that Nanyuki Municipality creates an initiative that sensitizes the residents on the phenomenon and the impacts that are already being experienced such as flooding and drought hazards. Municipality policies such as presentation of building and site plans to the Municipality for approval before commencement of any construction project will help in tracking balance between pervious and impervious surfaces with the aim of promoting a “sponge” municipality. Encouraging tree planting in residential homes will significantly contribute to the increment of tree canopy within neighborhoods and the larger municipality.

Although there is the Laikipia County Climate Change Action Plan, it is important for the municipality to formulate an action plan that ensures enforcement of proposed adaptation and resilient strategies. The municipality has a task to develop tracking systems in collaboration with the Kenya Meteorological Department that will assist in analyzing climate data and provide timely alert to the residents of any impending hazards. It is important for the municipality to ensure that farmers within the municipality are up-to-date with weather data to minimize crop losses. Furthermore, the County Government of Laikipia and the larger National Government should promote “crop insurance” to cushion farmers against losses that come with shift in weather patterns within the country.

The municipality is also obliged to establish initiatives that support the vulnerable groups to ensure their well-being is safeguarded. Formulating an emergency and evacuation plan is a crucial resilience strategy that will affirm the safety of residents and also attract more investing opportunities within the municipality.

#### **5.4 Municipal Greening and Urban Cooling Strategy**

The greening strategy should be treated as a climate-resilience instrument rather than a beautification measure. Trees, riparian vegetation, open spaces and green corridors reduce local heat, improve air quality, stabilize soils, enhance stormwater infiltration and improve public health and amenity.

Nanyuki Municipality currently has approximately 3 km<sup>2</sup> of total green cover, equivalent to about 14 percent of the municipal area, and approximately 0.72 km<sup>2</sup> of riparian vegetation as seen in map 8. This is a useful base but remains below the level required to provide equitable cooling and ecological services across all neighbourhoods. To enhance this, the following strategies can be implemented.

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#### **5.4.1 The 3 – 30 – 300 Strategy for Nanyuki Municipality Greening**

The 3-30-300 approach as proposed by Dr. Geoffrey Donovan (Konijnendijk, 2021) recommends that residents should see at least three trees from their homes, that each neighbourhood should achieve at least 30 percent tree canopy, and that every resident should live within a short walking distance of about 90m from an accessible green space. This strategy aims at promoting urban resilience through limiting the development of heat islands within urban areas while subsequently enhancing public health, air quality, and enhancing overall biodiversity within urban areas.

Given the current urban form, Nanyuki may not immediately achieve the access-distance target in all neighbourhoods. The municipality should therefore adopt the standard progressively and prioritize high-density, low-canopy and flood-prone areas.

- Require 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



Equally, it is the Municipality's obligation to ensure that the approved building and site plans are adhered to. Frequent inspections will ensure that developers do not compromise the approved site plan which further affirms the municipality's greening initiative.

#### 5.4.2 Green Building and Low-Impact Development Strategy

Green building requirements should be mainstreamed through the development application, review, approval and inspection process. The objective is to reduce flood risk, heat stress, energy demand and pressure on water resources while improving the comfort and safety of buildings.

- Require climate-responsive site plans showing plot coverage, paved areas, permeable surfaces, drainage flows, tree planting and rainwater-harvesting provisions.
- Promote passive design, including building orientation, shading, cross-ventilation, daylighting and roof designs that reduce heat gain while maintaining thermal comfort during cold periods.
- Encourage cool roofs, reflective paving materials, shaded parking areas and reduced hard standing in commercial, institutional and high-density residential developments.
- Require on-site stormwater management measures such as soak pits, infiltration trenches, rain gardens, detention areas and safe discharge points, depending on site conditions.
- Promote water efficiency through rainwater harvesting, greywater reuse where safe, drought-resistant landscaping and efficient plumbing fixtures.
- Encourage renewable energy and energy-efficient lighting and appliances in public, commercial and institutional developments.

### 5.5 Implementation Strategy

Implementation should be phased and coordinated across the Municipality Board, County departments responsible for physical planning, environment, roads and infrastructure, water, disaster risk management and public health, together with relevant national agencies and community structures. The zoning plan have assigned clear responsibilities and translated climate actions into approval conditions, budget lines and measurable performance targets. The following have been singled out as the most critical to accelerate implementation during the plan's lifetime:

*Table 23: Key priority climate adaptation and resilience actions*

| Timeframe            | Focus                               | Priority actions                                                                                                                                                                                                                                              |
|----------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Immediate to 2 years | Institutionalization and quick wins | <ul style="list-style-type: none"> <li>▪ Adopt a climate-resilience development control checklist.</li> <li>▪ Map and validate flood, drainage, heat and water-stress hotspots.</li> <li>▪ Begin routine drain clearance and wayleave enforcement.</li> </ul> |

| Timeframe      | Focus                                             | Priority actions                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                                   | <ul style="list-style-type: none"> <li>▪ Launch public awareness on flooding, greening and water conservation.</li> <li>▪ Require landscape, stormwater and rainwater-harvesting details in approvals.</li> </ul>                                                                                                                                                                                                                                        |
| 3 to 5 years   | Priority infrastructure and ecosystem restoration | <ul style="list-style-type: none"> <li>▪ Prepare and implement the municipal stormwater drainage plan.</li> <li>▪ Upgrade critical drains, culverts and road crossings in flood hotspots.</li> <li>▪ Implement neighbourhood greening and riparian restoration programmes.</li> <li>▪ Operationalize early-warning, evacuation and emergency response protocols.</li> <li>▪ Develop a municipal climate-resilience data and reporting system.</li> </ul> |
| Beyond 5 years | Long-term resilience and investment               | <ul style="list-style-type: none"> <li>▪ Integrate climate-risk maps into periodic zoning plan reviews.</li> <li>▪ Scale up blue-green infrastructure and water reuse investments.</li> <li>▪ Increase tree canopy toward neighbourhood targets.</li> <li>▪ Secure adaptation finance and public-private partnerships for resilient infrastructure.</li> <li>▪ Institutionalize annual resilience reporting and independent review.</li> </ul>           |

## 5.6 Monitoring and Evaluation Framework

Monitoring and evaluation should track whether the zoning plan is reducing climate exposure, improving adaptive capacity and guiding resilient investment. Indicators should be reviewed annually and updated during statutory plan review cycles.

Table 24: Monitoring & evaluation framework for climate adaptation and resilience strategies

| Theme                           | Indicator                                                                                               | Baseline                                         | Target/Direction                                           | Responsible office                                   |
|---------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------------------------|------------------------------------------------------|
| Climate-sensitive approvals     | Share of development applications reviewed using a climate-resilience checklist.                        | No consolidated checklist                        | 100% of relevant applications reviewed using the checklist | Municipality Planning Department                     |
| Stormwater resilience           | Kilometres of drains constructed, rehabilitated or routinely maintained in priority hotspots.           | To be established through drainage audit         | Annual increase based on approved works programme          | Roads/Drainage and Municipality Engineer             |
| Flood-risk reduction            | Number of recurrent flood hotspots with completed mitigation measures.                                  | Survey-identified hotspots                       | Progressive annual reduction                               | Municipality Board and Disaster Risk Office          |
| Urban greening                  | Tree canopy cover and number of trees planted and maintained in priority neighbourhoods.                | Approx. 14% canopy cover                         | Progress toward 30% neighbourhood canopy target            | Environment Department/KFS/Municipality              |
| Riparian and wetland protection | Area of riparian buffers, wetlands and drainage wayleaves protected or restored.                        | Approx. 0.72 km <sup>2</sup> riparian vegetation | No net loss and progressive restoration                    | Environment Department/WRA/Municipality              |
| Water security                  | Number/share of eligible developments with rainwater harvesting and water-efficient site measures.      | To be established through approvals audit        | Annual increase in compliant developments                  | Planning department, Water and Building Inspectorate |
| Preparedness and response       | Average response time to reported flood or extreme-weather incidents.                                   | Responses reported as delayed or absent          | Progressively reduced response time                        | Disaster Risk Management Office                      |
| Community resilience            | Number of neighbourhoods participating in greening, drain maintenance or climate-awareness initiatives. | Existing ad hoc initiatives                      | Annual increase in participating neighbourhoods            | Municipality and Community Structures                |

## 5.7 In Summary

Climate adaptation and resilience have been embedded in Nanyuki's zoning and development control framework. The evidence from local consultations and spatial analysis shows that flooding is the most urgent risk, while drought, water stress and extreme temperatures also require targeted planning responses. The zoning plan have made recommendations for development control to ensure protection of natural drainage systems, regulated development in risk-prone areas, improved stormwater infrastructure, increased green cover, promote climate-responsive buildings and strengthen preparedness for extreme events.

If implemented consistently, these measures will reduce damage to property and infrastructure, improve public health, support livelihoods, enhance environmental quality and make Nanyuki Municipality more resilient to current and future climate shocks.

## **6 CHAPTER SIX: GOVERNANCE & INSTITUTIONAL FRAMEWORK**

### **6.1 Governance & Management of the Municipality Institutional Structure**

#### **6.1.1 Proposed Institutional Coordination & Management of Functions at the Municipality**

Implementation of the Nanyuki 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.

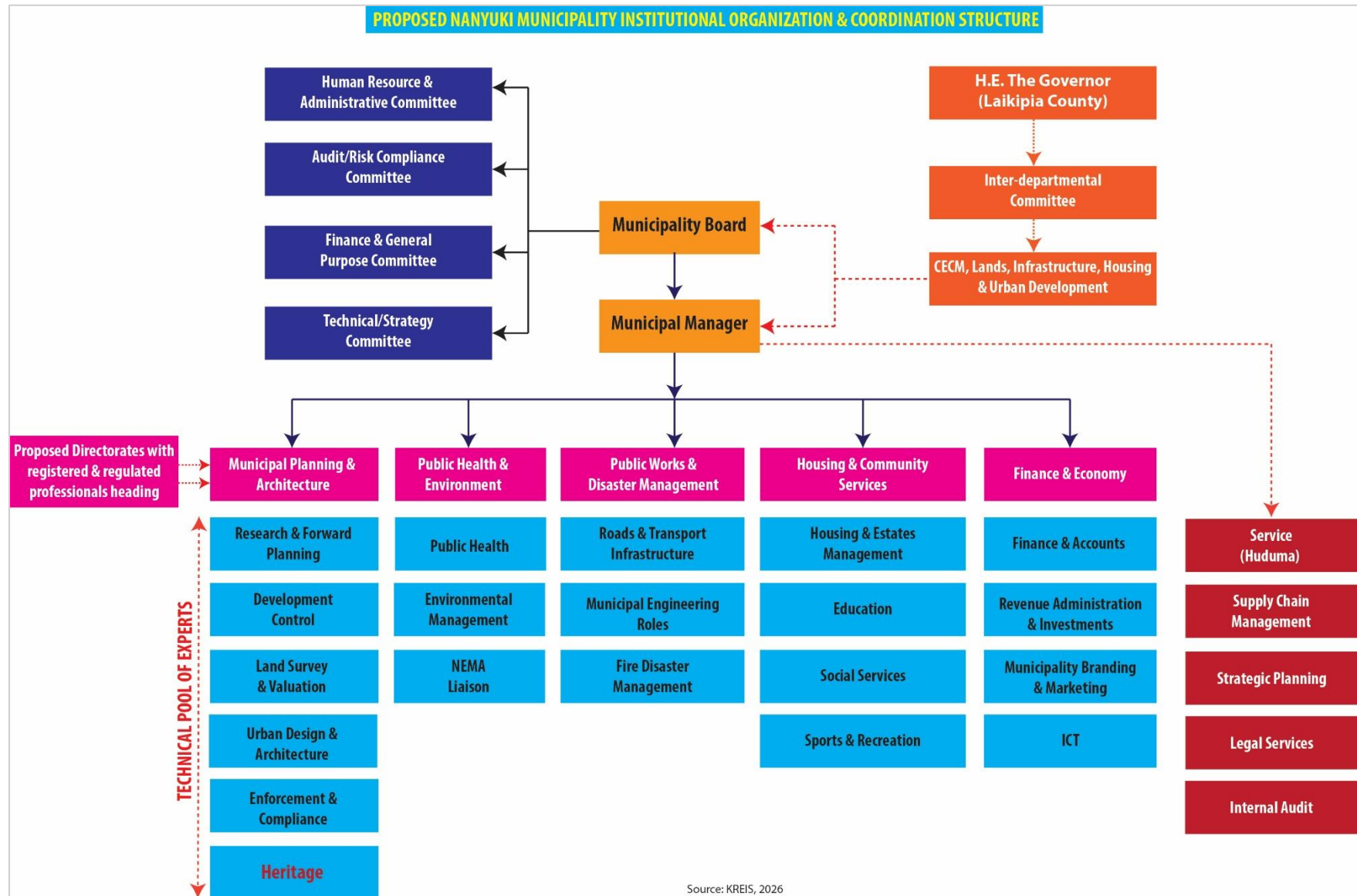
The relationship between the County Government and the Municipality should be structured around subsidiarity, coordination and accountability. The County Executive Committee Member responsible for lands, housing, physical planning and urban development should serve as the principal policy link between 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 1: Proposed Nanyuki Municipality Institutional Organization and Coordination Structure



## **6.2 Staffing & Capacity Requirements for Nanyuki Municipality**

Effective zoning implementation will require a phased strengthening of municipal technical capacity. The Municipality should prioritise 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.

### **6.2.1 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.

### **6.2.2 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.

### **6.2.3 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.

#### **6.2.4 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.

#### **6.2.5 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 Nanyuki's strengths in tourism, hospitality, agribusiness, commerce, military-linked services and gateway functions to Mt. Kenya and the wider Laikipia landscape.

### **6.3 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. Nanyuki 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.

## 7 CHAPTER SEVEN: MONITORING & EVALUATION FRAMEWORK

### 7.1 Introduction: Purpose of Monitoring and Evaluation

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.

### 7.2 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 neighborhood character management, protected environmental assets and more predictable approvals.     |
| Impact       | A compact, resilient, inclusive and economically productive Nanyuki Municipality whose growth aligns with the 2026-2036 zoning plan.                                          |



### 7.3 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 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. |
| NAWASCO 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 Neighborhood Committees          | Participate in plan review, report violations, validate neighborhood priorities and monitor service-delivery commitments.                               |

## 7.4 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, NAWASCO, 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 / neighborhood 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 neighborhoods                      | 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                 |

## 7.5 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.

## 7.6 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.                       |

| <b>Risk</b>                  | <b>Likely Effect</b>                                        | <b>Corrective Action</b>                                                                                          |
|------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 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 neighborhood 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.



## **8 CHAPTER EIGHT: CONCLUSION & RECOMMENDATIONS**

### **8.1 Conclusion**

Nanyuki Municipality is undergoing a decisive urban transition. Its growth is being driven by commerce, tourism, military and logistics functions, residential demand, 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 Nanyuki cannot be managed through rigid single-use zoning alone. The Municipality requires controlled flexibility: residential neighborhoods may accommodate small professional and community services where character is preserved; commercial and mixed-use corridors may intensify where infrastructure supports them; industrial growth may be encouraged where buffers and environmental controls are adequate; and sensitive ecological, public-purpose and strategic installation 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 Nanyuki guide growth toward compactness, resilience, economic productivity, neighborhood livability and protection of public and environmental assets.

### **8.2 Recommendations**

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

#### **8.2.1 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.

### **8.2.2 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 installations and flood-prone or riparian areas.
- c) Require every approval to state measurable conditions, commencement requirements, inspection stages and occupation or compliance certification requirements.

### **8.2.3 Link densification to infrastructure**

- a) Prioritize high-density and mixed-use development within the CBD, planned expansion areas 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 sewer, 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.

### **8.2.4 Protect residential neighborhood character**

- a) Permit professional offices and small service uses in single-dwelling 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 and corridors.
- c) Apply transition controls where commercial, high-density or mixed-use areas meet low-density neighbourhoods.

### **8.2.5 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.

### **8.2.6 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.

#### **8.2.7 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 informal settlement upgrading, CBD expansion, Ruai/Sewage flood-risk zones, riparian corridors, industrial or logistics expansion, public land recovery and military or aviation influence areas.
- c) Ensure every Special Planning Area has a boundary map, interim controls, public participation plan, implementation programme and time-bound review framework.

#### **8.2.8 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.

#### **8.2.9 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.

### **8.3 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 regulations; publish zoning plan (map); establish GIS-linked approvals register; prepare application checklists; sensitize municipal staff and stakeholders.                                     | Municipal Board, County Department of Physical Planning (Director), Municipal Planner                                                             |
| 6-12 months    | Update the cadastral data & LIMS for the Municipality; Audit public land and wayleaves; map flood/riparian buffers; identify priority SPAs; align approval forms and technical circulation procedures. | Municipality, Lands/NLC, County Department of Physical Planning (Director), WRA, NEMA, utility agencies                                           |
| Year 1-2       | Implement quarterly reporting; enforce high-risk violations; condition approvals on infrastructure capacity; commence trunk sewer, drainage and public facility priority planning.                     | Municipality, County departments, NAWASCO, roads agencies (KURA, KeNHA)                                                                           |
| Year 3-5       | Review densification outcomes; update zoning plan (map) where justified; implement SPA plans; strengthen revenue and compliance systems.                                                               | CECM Lands & Physical Planning, Municipal Board, County Department of Physical Planning (Director), County Assembly where amendments are required |
| 2030/2031      | Conduct mid-term evaluation and recommend amendments to zoning boundaries, standards, and capital investment priorities.                                                                               | County and Municipality                                                                                                                           |
| 2035/2036      | Undertake end-term evaluation and prepare next-generation zoning plan.                                                                                                                                 | County and Municipality                                                                                                                           |

#### 8.4 Final Statement

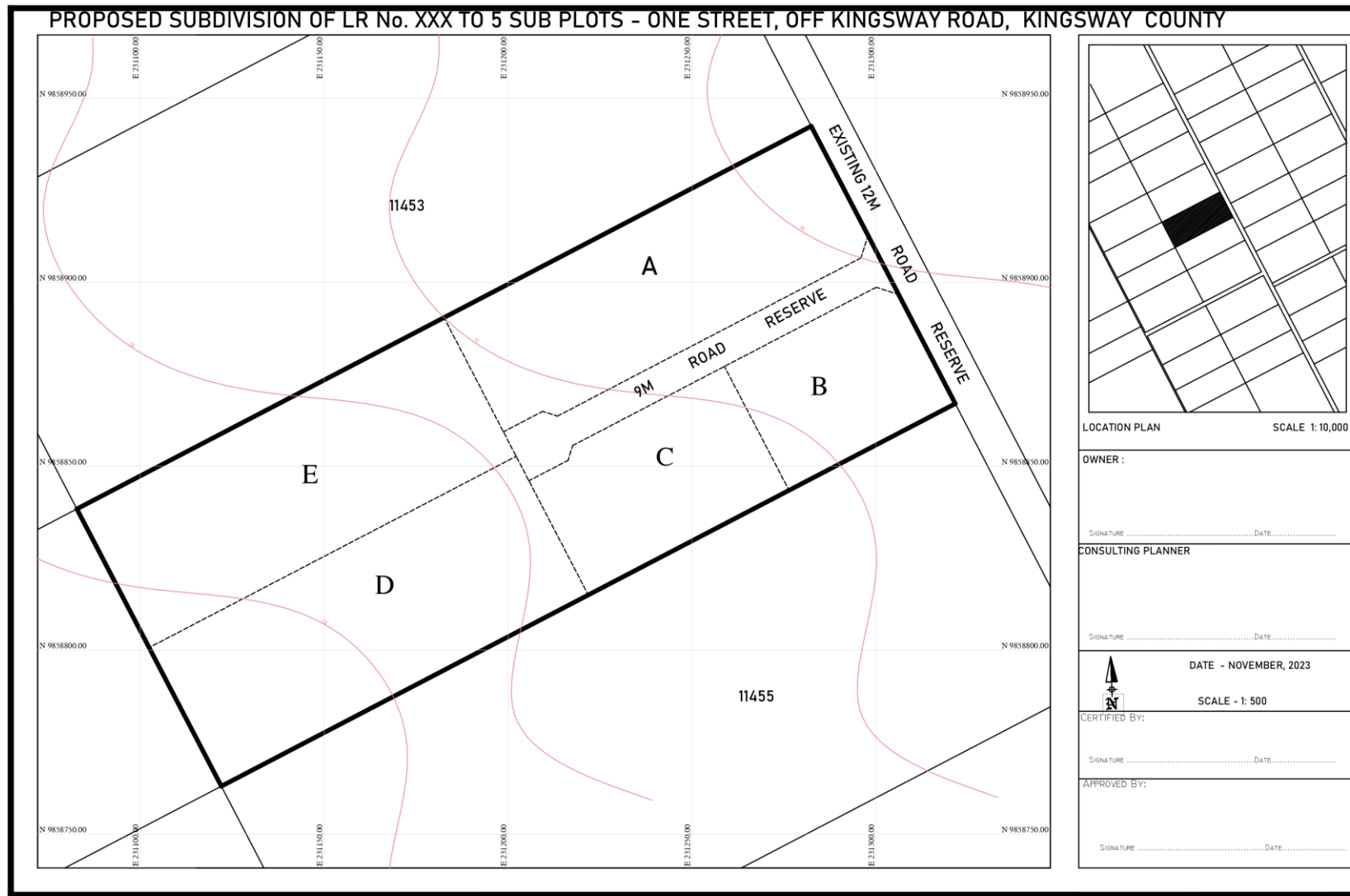
The success of the Nanyuki Municipality Zoning Plan will depend less on the existence of the zoning map and more on the consistency of implementation. The Municipality should therefore treat the Plan as an administrative and governance system: every application should be screened, every condition tracked, every public asset mapped, every sensitive area protected and every annual report used to improve subsequent decisions. This approach will allow Nanyuki to accommodate growth while preserving the environmental quality, residential character, public land, investment confidence and economic strengths that make the Municipality strategically important to Laikipia County.

## 9 REFERENCES

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- Salvador, B. P. (2020). *CLIMATE CHANGE VULNERABILITY AND RISK: A GUIDE FOR COMMUNITY ASSESSMENT, ACTION PLANNING, AND IMPLEMENTATION*. Nairobi: UN-HABITAT.



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



|                                                                                                                                                                                 |                                                                                                                                                                        |                                                    |                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------------------|
| <div style="writing-mode: vertical-rl; transform: rotate(180deg);">9857300 000000</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">9857250 000000</div> | <div style="position: relative; height: 100%;"> <div style="position: absolute; top: 0; right: 0; width: 150px; height: 150px; border: 1px solid black;"></div> </div> | <b>LOCATION PLAN</b><br><br><b>SCALE: 1: 2,500</b> |                                      |
| <b>PROPOSED SUBDIVISION OF LR No. XXX TO 5 PLOTS - ONE STREET, OFF KINGSWAY ROAD, KINGSWAY COUNTY</b>                                                                           |                                                                                                                                                                        |                                                    |                                      |
| SCALE: 1: 1,250<br><br>DATE: APRIL, 2022                                                                                                                                        | OWNER:<br><br>SIGN .....DATE.....                                                                                                                                      | PREPARED BY:<br><br>SIGN .....DATE.....            | APPROVAL:<br><br>SIGN .....DATE..... |

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

**BEFORE AMALGAMATION**



**Location Plan**

**Scale 1: 2,500**

Owner

Signature \_\_\_\_\_ Date \_\_\_\_\_

PREPARED BY:

Signature \_\_\_\_\_ Date \_\_\_\_\_

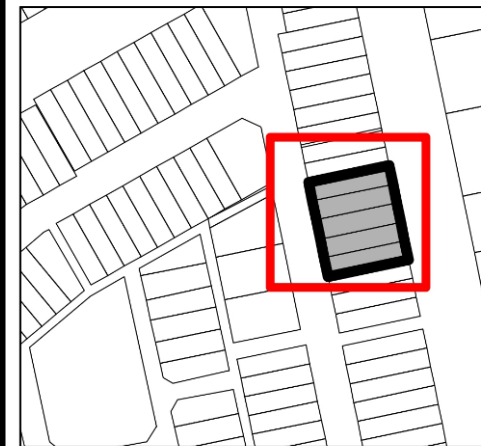
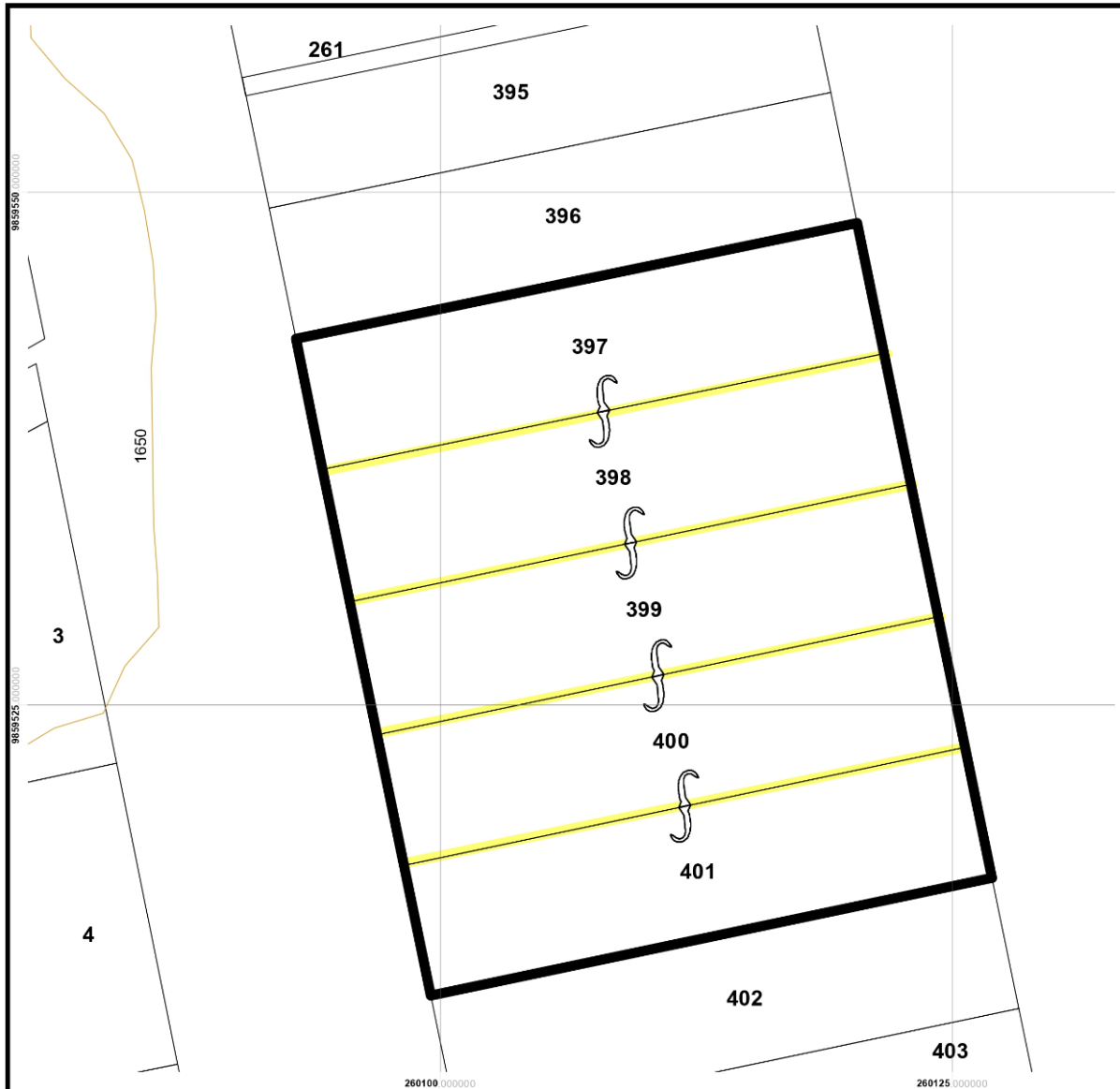


Date: 10/12/2023

Scale: 1: 250

**AFTER AMALGAMATION**

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



**Location Plan**

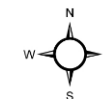
**Scale 1: 2,500**

Owner

Signature \_\_\_\_\_ Date \_\_\_\_\_

PREPARED BY:

Signature \_\_\_\_\_ Date \_\_\_\_\_



Date: 10/12/2023

Scale: 1: 250